

A resolution recommending that the City of Roswell Mayor & City Council grant approval for property located in Land Lot 612 of the 1st District, 2nd Section containing 16.24 acres of the requested site plan amendment with concurrent variances to allow for an 81 single family attached homes per Case # RZ12-08 and CV12-03 located at 1580 Old Alabama Road.

WHEREAS: Notice to the public regarding said zoning has been duly published in the Roswell Neighbor, the official news organ of the City of Roswell; and

WHEREAS: A public hearing was held by the Planning Commission on February 19, 2013; and

WHEREAS: The Planning Commission is a recommending body to the Mayor and City Council; and

WHEREAS: The Planning Commission has reviewed the site plan amendment based on the Standards of Review found in Section 31.1.12, Table 31.1.4 of the Roswell Zoning Ordinance; and

WHEREAS: The Planning Commission has reviewed the variance request based on the Authority to Grant Concurrent Variances found in Section 31.1.29 and the Criteria to Consider for Concurrent Variances found in Section 31.1.31 of the Roswell Zoning Ordinance; and

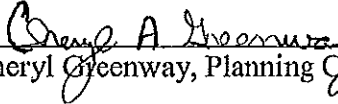
WHEREAS: The Planning Commission has reviewed the site plan amendment based on the 2030 Comprehensive Plan character area Suburban Residential; and

NOW THEREFORE, BE IT RESOLVED, The City of Roswell Planning Commission while in session on February 19, 2013 hereby ordains and recommends approval of this said site plan amendment with a concurrent variance for the front setback for property at 1580 Old Alabama Road to allow for 81 single-family attached homes subject to the following conditions.

1. The owner/developer shall develop the property in accordance with the site plan stamped "Received December 4, 2012 City of Roswell Community Development Department."
2. A preliminary plat for the property shall be required prior to the issuance of a Land Development Permit.
3. A final plat shall be recorded prior to the sale of any homes.
4. A 5' sidewalk or less to be added on the inner-loop of the development with a beauty strip to be installed prior to the sale of the homes.

5. The owner/developer shall install a pedestrian access from the development to the future Big Creek Parkway.

So effective this 19th day of February, 2013.


Cheryl Greenway, Planning Commission Chair