



Petition No. CU 201300068 and CV 201300701

HEARING & MEETING DATES			
Historic Preservation Meeting 3/13/13	Neighborhood Meeting 3/21/13	Planning Commission Hearing 4/16/13	Mayor and City Council Hearing 5/13/13
APPLICANT/PETITIONER INFORMATION			
Property Owners CORO, Crossville Hardscrabble LLC	Petitioner Lennar Investors	Representative Pete Hendricks	
PROPERTY INFORMATION			
Address, Land Lot, and District	188 Norcross St.; Land Lot 426, First District, Second Section		
Frontage and Area	519.32 feet on Norcross St. and 619.09 feet on Frazier St.; 10.68 acres		
Existing Zoning and Use	R-4/HR (Multi-Family Residential/Historic Roswell); 152 apartment units		
Overlay District	Historic District/Groveland		
2030 Comprehensive Plan; Future Development Map	Historic Area Town Center/Downtown		
Proposed Zoning	Groveland Community Hybrid Form-Based Code		
INTENT			

The applicant is requesting a conditional use for a multi-family residential community to be developed under the Groveland Community Hybrid Form-Based Code. The applicant is requesting a concurrent variance for a reduction in the total number of required parking spaces as part of the conditional use application.

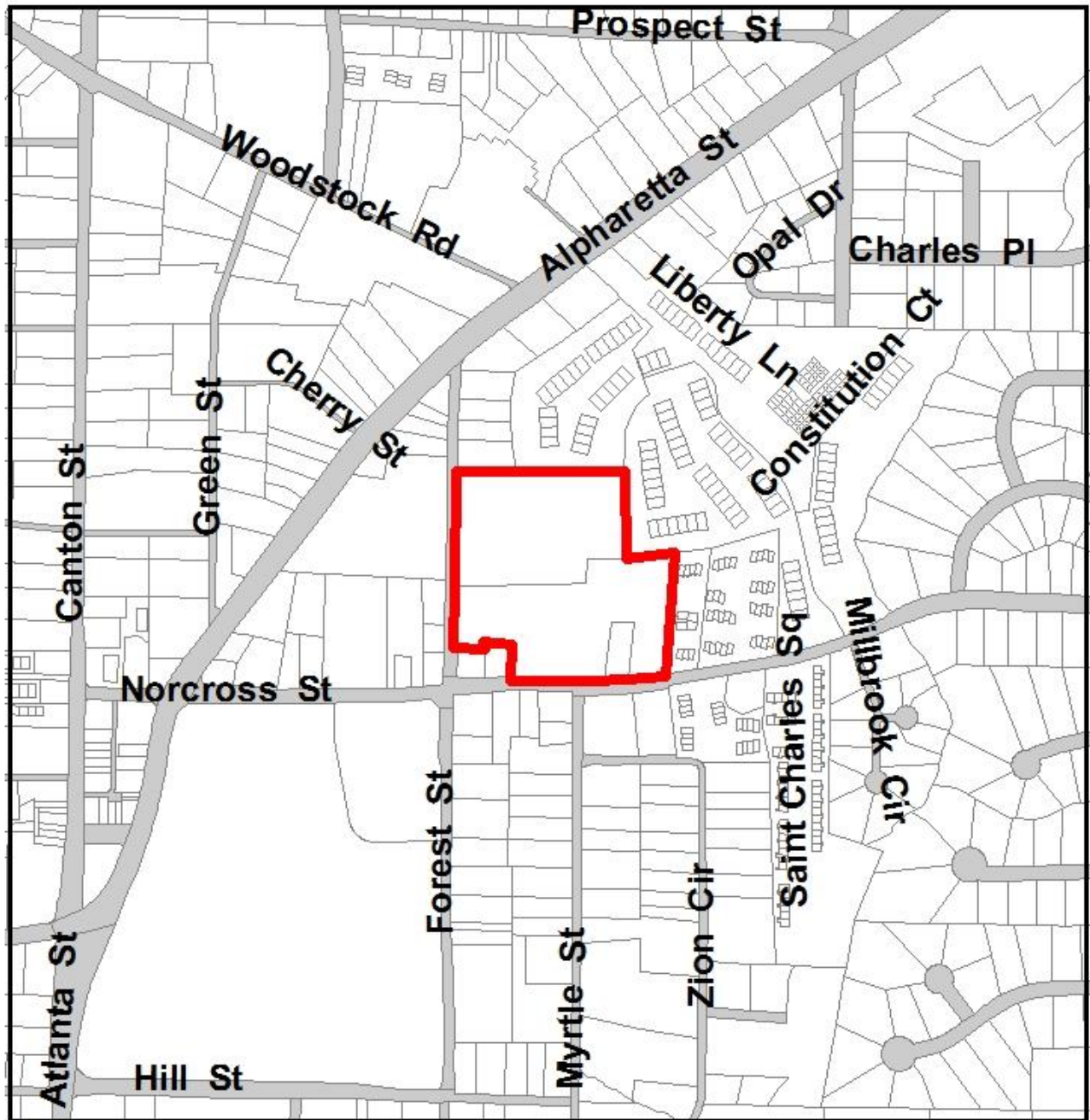
DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

CU 201300068 and CV 201300701 – Approval of the conditional use and concurrent variance

PLANNING COMMISSION RECOMMENDATION


The Planning Commission recommended approval of the conditional use and concurrent variance to the reduction in parking during their regularly scheduled April 16, 2013 public hearing with the following conditions.

1. The project shall be developed in accordance with the site plan stamped "Received April 2, 2013 City of Roswell Community Development Department."
2. All existing overhead utilities and all new utilities shall be placed underground at the owner's expense.
3. A combination plat shall be approved and recorded prior to the issuance of the Land Development Permit.
4. All mechanical equipment (HVAC) shall be located on the roofs of the buildings and screened by parapets.
5. All dumpsters on the property shall be screened.
6. The applicant shall construct a 50' eastbound left turn lane with a 50' taper on Norcross Street to turn into the Site Driveway as required by the Roswell Transportation Department.
7. The applicant shall construct a 50' westbound left turn lane with a 50' taper on Norcross Street to turn onto Myrtle Street as required by the Roswell Transportation Department. **This item will be eligible for impact fee credits.**
8. The owner/developer shall dedicate twelve (12) feet of right-of-way on Frazier Street to meet the requirement within the Groveway Community Hybrid Form-Based Code for street width prior to the issuance of the Land Development Permit.
9. The owner/developer shall dedicate sufficient right-of-way on Norcross Street to meet the requirement within the Groveway Community Hybrid Form-Based Code for street width and the required turn lanes prior to the issuance of the Land Development Permit.
10. The owner/developer shall replace the existing concrete sidewalks with brick along the frontages of Frazier and Norcross Streets.



1 in = 500 ft

Location

 188 Norcross St

Map Source: City of Roswell GIS
Map Created by: Micah Stryker

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STAFF RECOMMENDED CONDITIONS

It is recommended that this application for conditional use for a multi-family residential community based on the Groveway Hybrid Form Based Code with a concurrent variance to reduce the parking requirement be approved. The application shall be approved with the following conditions:

11. The project shall be developed in accordance with the site plan stamped "Received April 2, 2013 City of Roswell Community Development Department."
12. All existing overhead utilities and all new utilities shall be placed underground at the owner's expense.
13. A combination plat shall be approved and recorded prior to the issuance of the Land Development Permit.
14. All mechanical equipment (HVAC) shall be located on the roofs of the buildings and screened by parapets.
15. All dumpsters on the property shall be screened.
16. The applicant shall construct a 50' eastbound left turn lane with a 50' taper on Norcross Street to turn into the Site Driveway as required by the Roswell Transportation Department.
17. The applicant shall construct a 50' westbound left turn lane with a 50' taper on Norcross Street to turn onto Myrtle Street as required by the Roswell Transportation Department. **This item will be eligible for impact fee credits.**
18. The owner/developer shall dedicate twelve (12) feet of right-of-way on Frazier Street to meet the requirement within the Groveway Community Hybrid Form-Based Code for street width prior to the issuance of the Land Development Permit.
19. The owner/developer shall dedicate sufficient right-of-way on Norcross Street to meet the requirement within the Groveway Community Hybrid Form-Based Code for street width and the required turn lanes prior to the issuance of the Land Development Permit.
20. The owner/developer shall replace the existing concrete sidewalks with brick along the frontages of Frazier and Norcross Streets.

BACKGROUND

The subject property contains 152 existing apartment units. The apartments were built in 1960s.


EXISTING LAND USE AND ZONING OF ABUTTING PROPERTY

SUBJECT PETITION 201300068	Requested Zoning	Proposed Use	Land Area (Acres)	Number of Units	Density (Square Footage per Acre)
	N/A	Multi-Family Development	10.68 acres	320 units	N/A - Groverway Community Hybrid Form Based Code
Location in relation to subject property	Zoning	Use	Land Area (Acres)	Square Footage or Number of Units	Density (Square Feet or Units Per Acre)
North	C-1/HR; and R-3/HR	House office; and Liberty community	0.48 acres; 31 acres	1 structure; and 177 total units	2.1 upa; and 5.7 upa
South	O-P	Separate offices	2.51 acres (total)	2,240; 2,346; 6,000	4,869 SF per acre; 8,378 SF per acre; 6,976 SF per acre
East	R-4/HR	Townhomes; and Liberty community	1.11 acres; and 31 acres	11 units; and 177 total units	9.9 upa; and 5.7 upa
West	C-1/HR; and O-P/HR	Shopping center; and office	3.96 acres; and 0.28 acres;	27,000 SF; 2,400 SF	6,818 SF per acre; 8,571 SF per acre



1 in = 200 ft

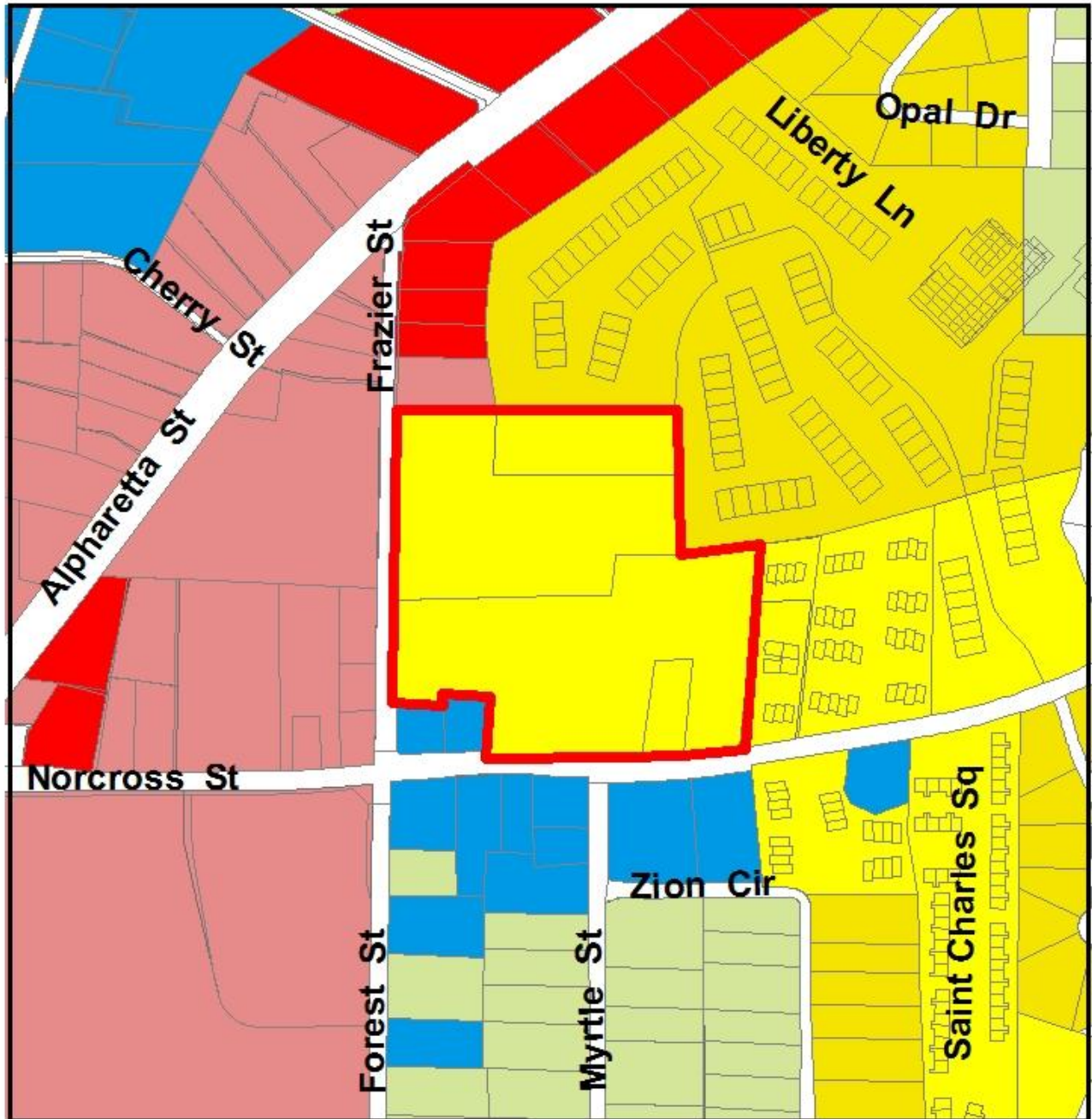
Aerial

 188 Norcross St

Map Source: City of Roswell GIS
Map Created by: Micah Stryker

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Aerial Date: February 2010



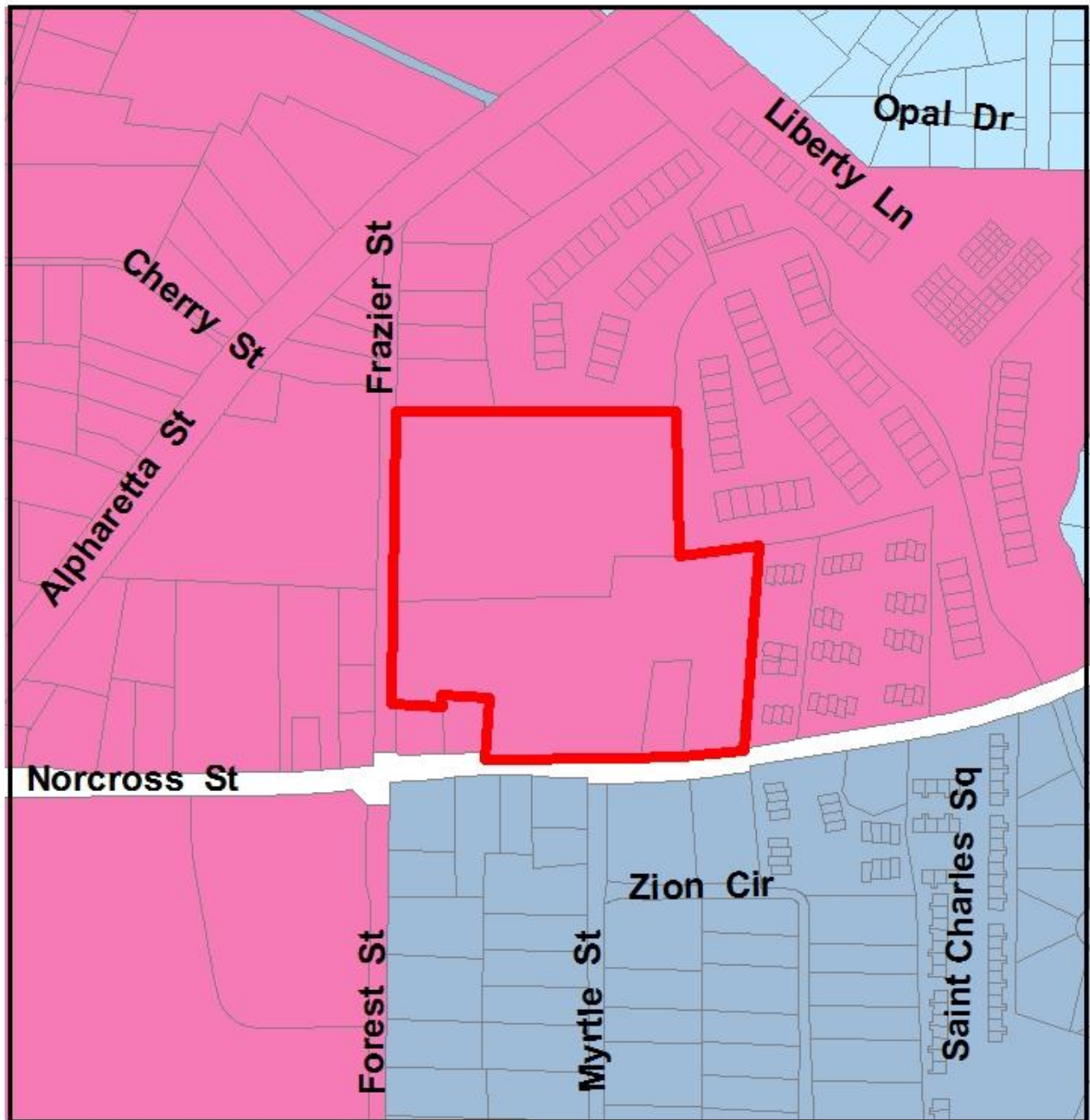
Zoning



1 in = 300 ft

Map Source: City of Roswell GIS
Map Created by: Micah Stryker

- 188 Norcross St
- C-1 - Central Commercial District
- C-2 - Neighborhood Commercial District
- C-3 - Highway Commercial District
- I-1 - Office and Business Distribution District
- O-P - Office - Professional District
- R-2 - Single-Family Residential District
- R-3 - Multi-Family Residential District
- R-4 - Multi-Family Residential District



1 in = 300 ft

Future Land Use

- 188 Norcross St
- Character Areas**
 - Highway 9/Alpharetta Highway Corridor Commercial
 - Historic Area Town Center/Downtown
 - Suburban Residential

Map Source: City of Roswell GIS
Map Created by: Micah Stryker

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View of property



View of property



View of the property



View of the property



View to the east



View across Norcross St. to the south



View across Frazier St to the west



View to the north



View of the property



View of the property

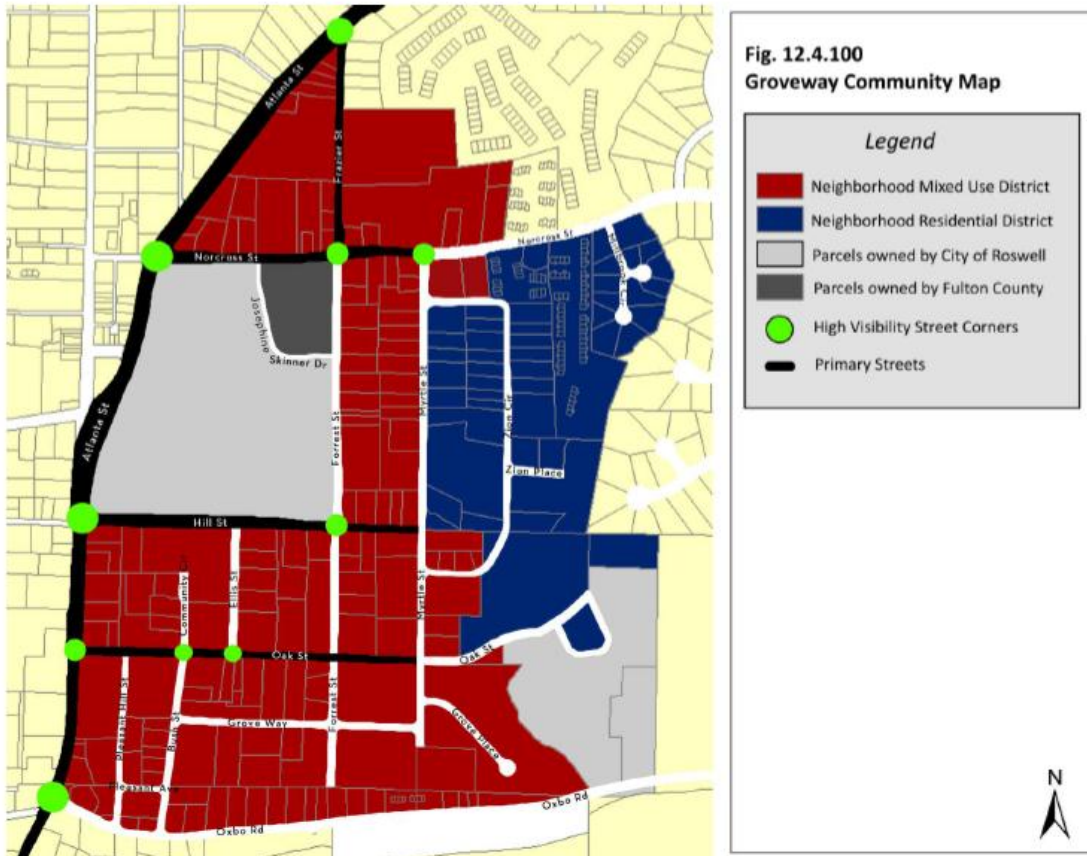


View of the property



SITE PLAN ANALYSIS

The site plan proposes 5 buildings with a total of 320 apartment units. The apartments are to be one and two bedroom. The parking required for the site is 512 spaces. The site plan shows 430 parking spaces for the site. The applicant is requesting a variance to reduce the amount of parking and to allow for more landscaping. The request by the applicant is to the Groveway Community Hybrid Form-Based Code (area map below). According to the Groveway ordinance, apartments are considered to be a conditional use in the Neighborhood Mixed Use District and must be approved by the Mayor and City Council unless they are located south of Oak Street, east of Bush Street and north of Oxbo Road.



Appendix "A"

GROVEWAY COMMUNITY HYBRID FORM-BASED CODE REQUIREMENTS

12.4.10 Right-of-Way Regulations

The minimum width of right-of-way for streets in the Groveway Community shall be 50 feet and constructed as identified in the cross-section in Figure 12.4.1.

The right-of-way on Frazier Street is 42 feet and the right-of-way on Norcross Street varies. The right-of-way on Norcross Street east of Myrtle Street is less than 50 feet and west of Myrtle Street is over 50 feet. The applicant will be required to dedicate right-of-way to meet this requirement as indicated in the conditions for approval.

12.4.11 Building Height

Buildings and structures in this district shall be at least one (1) story or eighteen (18) feet in height and not to exceed a permitted height of fifty-four (54) feet or four (4) stories.

The proposed plan indicates a building height of forty-five (45) feet and 3-story typical.

12.4.12 Building Length and Separation

Maximum building length is three hundred (300) feet. The separation between buildings shall be no less than thirty (30) feet to provide access to the interior of the block, including any parking areas. Building separation area shall consist of a paved walkway through the depth of the parcel. This walkway shall coordinate with and connect to other walkways leading to the interior of the same block if parking is located there. Buildings in excess of one hundred (100) feet in length shall conform to the regulations of the Maximum Façade Width Checklist.

The length of all of the buildings on the proposed plan is less than 300 feet. The separation between the buildings is more than 30 feet. The plan shows a 5' sidewalk throughout the development connecting the walkways. The buildings are all in excess of 100 feet in length which requires them to conform to the Maximum Façade Width Checklist which is section 12.4.18.

12.4.13 Building Orientation

All buildings in the community shall be located along and oriented toward new or existing streets. A building is oriented towards a street if it has a building entrance that opens directly onto that street. For lots along primary streets, designated as such in the Groveway Community Map, buildings must be oriented to the primary street.

The proposed plan indicates the buildings located along both Frazier and Norcross Streets and oriented to the streets. Frazier Street and Norcross Street west of Myrtle Street are considered primary streets on the Groveway Community Map.

12.4.14 Frontage Types

Frontage includes portions of all primary building facades up to the top of the first or second floor, including building entrances, located along and oriented toward streets. A property's permitted frontage type shall be as specified within each District's regulations charts. Frontage requirements regulate a building's primary entrance treatments, encroachments and property edges. Frontage requirements apply along the full length of the property frontage, even where this is no building façade.

The frontage type for Multi-Family Residential uses is the Terraced Yard Standards.

The proposed perspective elevations include ground floor elevations to Norcross and Frazier Streets to be in compliance with the requirements. The architectural elevations will be approved by the Historic Preservation Commission.

12.4.16 Building Architecture and Materials

Residential Buildings and Residential Portions of Mixed Use Buildings

Residential buildings and residential portions of mixed use buildings shall include at least three of the following modulation and/or articulation features at intervals of no more than 30 feet along all facades facing a street, park, common open space, and common parking areas:

- 1) Repeating distinctive window pattern at intervals of 30 feet or less.
- 2) Vertical building modulation. Minimum depth and width of the modulation is 18 inches and four feet, respectively, if tied to a change in color or building material and/or roofline modulation. Balconies may be used to meet the modulation if they are recessed or projected from the façade at least 18 inches.
- 3) Change of roofline.

- 4) Horizontal modulation(upper level step-backs).
- 5) Articulation of the building's top, middle and bottom. This typically includes a distinctive ground floor or lower floor design, consistent articulation of middle floors, and a distinctive roofline.
- 6) Building elements such as bay windows, porches, canopies, chimneys, or other repetitive feature that effectively articulates the façade.
- 7) Other methods that effectively reduce the perceived scale of the building and add visual interest.

The proposed perspective elevations submitted by the applicant show a change in the roofline, balconies that are projected, and articulation of the buildings top, middle and bottom floors. The architectural elevations will be approved by the Historic Preservation Commission.

12.4.18 Maximum Façade Width Checklist

For most buildings, small scale façade articulation features are sufficient to contribute to the pedestrian-oriented environment and add visual interest. Larger buildings need more substantial modulation features to break up the massing and add visual interest. Facades wider than 100 feet shall include at least one of the following features to break up the massing of the building.

- 1) Provide vertical building modulation at least 20 feet deep and 30 feet wide. For multi-story buildings with any frontage, the modulation must extend through more than one-half of the building floors.
- 2) Use of a contrasting vertical modulation design component featuring all of the following:
 - a) Component extends through all floors above the first floor fronting on the street. Upper floors that are stepped back more than 10 feet from the façade are exempt.
 - b) Utilizes a change in building materials that effectively contrasts from the rest of the façade.
 - c) Component is modulated vertically from the rest of the façade by an average of 6 inches.
- 3) Façade employs building walls with contrasting articulation that make it appear like two distinct buildings. To qualify for this option, these contrasting facades must employ all of the following:
 - a) Different building materials and/or configuration of building materials.
 - b) Contrasting window design (sizes of configuration).

The proposed perspective elevations submitted by the applicant, show a change in building materials which will contrast with the façade. The building materials used are brick, board and batten panel elements which are to be painted in an accent color and the windows along the façade show a contrast in their design. The architectural elevations will be approved by the Historic Preservation Commission.

12.4.19 Building Materials

The following standards shall be utilized for high-quality development and the use of the building materials that will be consistent with and add to the character of the area.

Brick and concrete siding standards

Masonry, concrete, brick or other durable material must be incorporated between wood trim and the ground plane (at least 2 feet above grade). Brick may also be used as a primary façade material.

The proposed perspective elevations indicate brick and the main building material for the development. The architectural elevations will be approved by the Historic Preservation Commission.

12.4.20 Building Details

Details for Multi-family Buildings

All multi-family building facades containing the building or unit's primary pedestrian entrance shall be enhanced with appropriate details.

Multi-family building facades must include four of the following features in the design:

- 1) Porch or entries with distinct design and use of materials.
- 2) Molding/framing details around all ground floor windows and doors, bay windows, decorative glazing, or door designs, and/or unique window designs.

- 3) Landscaped trellises or other decorative element that incorporates landscaping near the building entry or entries.
- 4) Light fixtures with a diffuse light source for each building entry.
- 5) Brick or stonework covering more than 10 percent of the façade.
- 6) Building materials employing one of the following:
 - a) Moldings, brackets, wave trim or lattice work.
 - b) Brick or stonework.
 - c) Other materials with decorative or textual qualities as approved by the Planning and Zoning Director.
- 7) Roofline design, including multiple gables and/or dormers or other design that adds visual interest.
- 8) Decorative railings, grill work, or terraced landscape beds integrated along the façade of the building.

The proposed perspective elevations address the porch and entry design by incorporating elements such as brick kneewalls along Norcross and Frazier Streets, the brick will be covering more than 10 percent of the façade, they will be using brick, the roofline design will include parapets to add visual interest, and they will have balconies and railings. The architectural elevations will be approved by the Historic Preservation Commission.

12.4.21 Blank Wall Treatment

A wall (including building facades and retaining walls) is considered a blank wall if a ground floor wall or portion of a ground floor wall over 6 feet in height has a horizontal length greater than 15 feet and does not include a transparent window or door with glazing; or any portion of a ground floor wall having a surface area of 400 square feet or greater does not include a transparent window or door with glazing.

Standards

- 1) Untreated blank walls visible from a street, customer parking lot, park, common open space, or pedestrian pathway are prohibited.
- 2) Methods to treat blank walls can include:
 - a) Display windows at least 18 inches deep and integrated into the façade.
 - b) Landscape planting bed at least 5 feet wide or a raised planter bed at least 16 inches high and 3 feet wide in front of the wall with planting materials which are sufficient to obscure or screen at least 75 percent of the wall's surface within three years. The landscaping must be combined with other features such as sculpture or other permanent art installation.
 - c) A vertical trellis in front of the wall with climbing vines or plant materials.
 - d) Public art.
 - e) Firewalls along property lines are exempt from the above standards, but where they are visible to the public, they shall include horizontal and/or vertical banding or other design treatments.

The proposed perspective elevations contain windows to help break up the walls, so there are not blank walls. The architectural elevations will be approved by the Historic Preservation Commission.

12.2.24 Open Space, Landscaping and Streetscape

12.2.25 Open Space Requirement

- 1) For parcels or developments on land one acre or larger, a minimum of ten (10) percent of the acreage of each new development shall be set aside for open space.
- 2) Open space that is incorporated into a new development shall provide connectivity to any existing nearby public amenity, including but not limited to trail networks, greenspace or park facilities.
- 3) Open spaces may include any combination of the following: planted areas, fountains, parks, plazas, trails, and paths, hardscape elements related to sidewalks and plazas, and similar features which are located on private property and accessible to the general public.
- 4) Private courtyards and other private outdoor amenities may be located at the interior of the block, behind buildings or on rooftops. Private courtyards and private outdoor amenities shall not be counted toward an open space requirement.

- 5) Open spaces shall be accessible and surrounded by a mix of uses directly accessible from the public sidewalk and building entrances.
- 6) All open space including setbacks, sidewalk clear zones, sidewalk zones and open spaces shall be fully implemented prior to the issuance of a certificate of occupancy for the primary development.
- 7) Each applicant shall present as part of the application for a building permit a legal mechanism under which all land to be used for open space purposes shall be maintained and protected. Such legal mechanism may include deed restrictions, property owner associations, common areas held in common ownership or control, maintenance easements, or other legal mechanisms.

The proposed site plan indicates 46,552 square feet has been provided for open space within the development. This meets the 10% requirement. The site plan also indicates 35,042 square feet of hardscape elements, and 111,736 square feet of landscape/amenity areas provided for a total open space of 146,778 square feet or 31.5% of the site.

12.4.25 Landscape Requirement

Along Streets

- 1) This area shall be planted with a row of street trees at least three and one-half inch (3.5) inches in caliper at thirty (30) foot intervals. Street tree installations shall be coordinated with all planned or potential streetscape improvements. Landscape strips shall also be planted with small shrubs, seasonal flowers, ground cover or turf grass.
- 2) Ground cover within the landscape strip shall consist of annual or perennial flowers, ornamental grasses or similar plantings, surrounded by mulch or pine straw. Ground cover must be maintained at a height no greater than 36".

The proposed tree protection plan/replacement plan indicates for the landscape strip calculations box of one (1) shade tree/10 small shrubs per 35 linear feet of the street; however, the plan actually shows along both Norcross and Frazier Streets street trees at 3.5 inches and 30' on center.

Parking Lots

- 1) All parking lots shall be surrounded with a landscape strip of no less than six (6) feet in width. Street trees every thirty (30) linear feet and small shrubs and other plantings shall be planted in these areas.
- 2) Parking lots shall include landscaped islands that account for no less than ten (10) percent of the total square footage of the lot. These islands shall also be planted with shade trees (at a rate of one tree per twelve (12) parking spaces) and small shrubs. Porous pavers or materials should be used whenever possible.
- 3) Shade trees shall be planted at a minimum of three (3) feet from any curb, so as to prevent injury to trees by vehicle bumpers.
- 4) There shall be a minimum curb radius of three (3) feet required on all the corners of all landscape islands and medians to allow for free movement of motor vehicles around plant materials.

The proposed site plan shows a 6' parking lot landscape strip throughout the development. There are also islands in the parking lot area which will be required to be planted with shade trees. The shade trees shall be shown on the landscape plans to be approved as a part of the approved certificate of appropriateness by the Historic Preservation Commission.

12.4.26 Utilities, Mechanical Units Service Areas and Fences

- 1) All service areas (loading docks, dumpsters, delivery areas, waste oil containers, mechanical units, utilities) shall be screened from view from the public right-of-way with buildings, landscaping, or decorative fencing.
- 2) Decorative fencing in front or side yards shall only be made of brick, stone, wrought iron, composite materials or wood. Fences shall be a maximum height of four (4) feet in the front yard and shall be set back at least two (2) feet from the back of the sidewalk.
- 3) No barbed wire, razor wire, chain-link fence or similar elements shall be visible from any public plaza,

ground level or sidewalk level outdoor dining area or public right-of-way.

4) Gates and security arms shall be prohibited from crossing any public street or sidewalk.

The Community Development Department shall require all existing overhead utilities and new utilities along Norcross and Frazier Streets to be placed underground as well as all utilities that cross the right-of-way of Frazier Street to the west and Norcross Street to the south.

12.4.27 Sidewalk Requirements

1) Public sidewalks shall be constructed along both sides of all streets.

2) Sidewalks shall be located between the building or private yard and the landscape strip adjacent to the street.

3) Sidewalks must at all times allow a minimum of five (5) foot wide uninhibited passageway per the requirements of the Americans with Disabilities Act of 1990.

4) There shall be a minimum distance of twenty-five (25) feet between curb cuts. Curb cuts shall not be permitted within one hundred (100) feet of the intersection of any two (2) public streets and shall not be more than twenty-four (24) feet wide or as approved by the Transportation Director.

The proposed site plan shows an eight (8) foot concrete sidewalk on both Frazier and Norcross Streets. The plan also indicates a five (5) foot sidewalk within the development.

12.4.30 Surface Parking Lot Standards

Parking lots in this district shall not be located between the building and the street. Lots shall be located either to the side or the rear of the building.

The proposed site plan shows the parking lot to be located to the side and rear of the buildings on Frazier Street and behind the buildings on Norcross Street.

12.4.34 Lighting

1) Street lights and pedestrian lights shall alternate along all sidewalks every thirty (30) feet.

2) All parking areas, walkways, vehicle entrances and service/loading areas shall provide area lighting sufficient to achieve a minimum of 2.4 foot candles of light as measured at grade or ground level.

3) Lighting fixtures in parking areas shall be located to assure adequate light levels without displacing planned trees. Light fixture placement shall be shown on landscape plans.

4) Lighting fixtures shall align with approved fixtures by the City of Roswell.

5) Lighting may be used to illuminate buildings, landscaped medians/islands and grounds for safety purposes and to enhance appearance.

6) Lighting attached to building exteriors or mounted on the ground to reflect upon building exteriors shall be consistent with the architectural style of the building.

7) Signs which employ blinking or moving lights or changing intensity of illumination are prohibited.

8) Security lighting shall be shielded and shall focus on the side or rear entry door.

9) Specialty lighting on outdoor patios, terraces, walkways, and trees may be used to encourage nighttime use by pedestrians.

The proposed site plan indicates street lights along Norcross and Frazier Streets to be located at a minimum of 30' on center. The site lighting note on the plan states that the project will meet the 2.4 foot candle requirement for the parking area, walkways, vehicular entrances and service/loading areas. The plan states that the lights will meet the following:

1) Pedestrian scale, lantern style fixture, mounted on at 14' pole.

2) Street scale, platform style fixture, mounted on 22' pole.

3) The color of all fixtures and poles will be black and the styles will align with fixtures that are approved by the City of Roswell.

4) All fixtures will be in accordance with Chapter 18-Outdoor Lighting of the Roswell Zoning

Ordinance.

12.4.36 Public Art

The Community Development Department recommends that the owner/developer provide public art visible to Frazier and Norcross Streets and also within the interior of the development to be approved by the Historic Preservation Commission

DRB/HPC comments and Design Guidelines

The applicant went to the Historic Preservation Commission on March 13, 2013 and the board had the following comments.

1. A discussion of an entrance into a courtyard that would pull to the street.
2. The garages will help to break down the parking lot area.
3. Likes the whole concept of pushing the buildings to the street.
4. This is a good spot for innovation in design.
5. Look into parallel parking on Norcross St.
6. In support of the variance to the parking reduction.
7. Like the lack of visibility of the parking.
8. How to handle the water runoff from the roofs.
9. Honor the streetscape with the façade.

LANDSCAPE PLAN ANALYSIS

The tree survey plan indicates the removal of 11 specimen trees from the property. The proposed tree replacement plan indicates street trees to be located along Frazier and Norcross Streets. There are a variety of trees being saved on the property.

VARIANCE CONSIDERATIONS

The applicant is requesting a variance to allow for a 20% parking reduction on the site. The minimum required parking spaces is 512. The 20% reduction would allow for a minimum of 410 parking spaces. The staff would allow for no fewer than the 410 spaces, but to allow the applicant the flexibility to establish a number between 410 and 470 spaces for the development. The proposed plan indicates 430 parking spaces.

The Community Development Department would recommend the first two (2) parallel spaces on Norcross Street be removed and replaced with landscaping. The first two (2) parallel spaces at the first entrance on Frazier Street and the first four (4) spaces at the northern entrance on Frazier Street should be removed and replaced with landscaping. There will be a total of eight (8) parking spaces to be removed. The removal of these spaces allow for proper stacking for driving in and out of the entrance and exits of the development.

DEPARTMENT COMMENTS

City of Roswell Environmental
Department

- Compliance with the stormwater ordinance will be required.
 - Plan view data was provided but full compliance may effect site layout.
-

City of Roswell Engineering
Division

- Streets and associated storm drainage for apartments shall be constructed to residential street standards as set forth in Sections 2 and 3 of the City Standard Construction specifications.
 - Rezoning plans and development plans must conform to topography and soil type so as to create the lowest practical erosion potential. No rezoning application shall be considered and no land-disturbing activities shall occur on any slope in excess of twenty-five (25) percent within five hundred (500) feet of any state waters or stream identified on the Water Resources Protection Map, latest version, without the submittal of a Steep Slope and Erodible Soils Evaluation. For purposes of this paragraph, "state waters" excludes channels and drainage ways which have water in them only during and immediately after rainfall events and intermittent streams that based on a field evaluation do not have a discernable flow at the time of the evaluation. Field evaluations shall not be made within forty-eight (48) hours of any rainfall event of 0.10 inches or greater or within seven (7) days of any rainfall event of 0.5 inches or greater. The rainfall measurement shall be based on the City of Roswell rainfall gauge closest to the site. **(Not applicable)**
 - Steep slope buffers shall be in addition to other buffer requirements and shall not exempt any sites from any other requirements of The City of Roswell. This section shall also apply to filling activities that occur within five hundred (500) feet of a "state waters" or included streams, as defined herein, when any part of that fill slope exceeds twenty-five (25) percent. **(Not Applicable)**
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Fiscal Impact

- A fiscal impact analysis was completed for the project. The analysis indicates a loss in 2014 due to the demolition of the existing apartments, but once the first building permits are issued there will be a positive cash flow. Through the life of the project, the anticipated revenues will exceed the anticipated costs.
 - The developer will be charged development impact fees for the proposed 320 units and given credit for the existing 152 units.
-

Historic

- The structure located at 188 Norcross Street is considered Historic on the Historic Properties Map. The 1988 Historic Properties Survey lists the construction date as 1940 according to the Fulton County Tax Digest. The 2001 Georgia Historic Resources Survey lists the construction date Ca. 1930-1939.
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City of Roswell Fire Department	<ul style="list-style-type: none"> • A fire flow test in accordance with the International Fire Code and appendix B must be conducted to determine if there is adequate water available for firefighting. This information should be obtained prior to the LDP permit process and be only 6 months old. • The final flow test results, which will include calculating flow at 20psi residual for all fire hydrants including proposed, must be on the LDP plans.
City of Roswell Transportation Department	<ul style="list-style-type: none"> • Grove way form based (Historic District) • Additional comments to be issued pending completion of the Traffic Impact Study. • Show/Label the proposed right-of-way distance from the street centerlines, along Frazier Street and Norcross Street frontages. The right-of-way along Frazier St frontage must encompass the proposed multi-use path plus a minimum one foot. • Show/label all driveways and intersections on the opposite side of the street, along the site frontages.
City of Roswell Transportation Department review of the Traffic Study	<p>The Frazier Street Apartments project is proposing to replace 152 existing apartment units with 320 new apartment units. The proposed development is located in the northeast corner of the intersection of Norcross Street and Frazier Street/Forest Street. According to the current ITE Trip Generation Manual, the daily and hourly trips generated by the proposed development triggered the requirement for the Applicant to conduct a Traffic Study. Prior to beginning work on the study, Transportation Staff and Applicant agreed on scope of the study in regards to the intersections to be studied study, growth rate to be used, trip distribution and base (2015)/horizon (2025) years to be evaluated.</p> <p>The Applicant was instructed to resubmit parts of the Traffic Study and analysis to exclude a lower number of existing trips since all current owners do not seem to own vehicles. Required parts of the Traffic Study and analysis were resubmitted on 3/28/2013 where no trips were excluded at all. That means the Applicant took a conservative approach and used 100% of the new trips in their analysis which will be generated by the 320 new apartment units without excluding any trips to cater for the existing 152 apartment units.</p> <p>The Traffic Study analyzed existing year 2013 conditions, year 2015 with/without development conditions and 2025 with/without development conditions. The analysis shows increased delay on <u>stop controlled minor street approaches</u> at un-signalized intersections due to the development including turning from Frazier Street onto SR 9 and turning from Myrtle Street/new Site Driveway onto Norcross Street. This situation is common for <u>stop controlled minor street approaches</u> exiting onto higher volume roadways and are usually not a huge concern as long as queues do not back up into adjacent significant intersections. The analysis does not show any significant increase in delay due to the development on any approaches on the signalized intersections within the study area including SR 9 at Norcross Street, SR 9 at Woodstock Street and Norcross Street at Frazier Street/Forest Street, with reason being: the development adds a very small percentage to the existing traffic.</p> <p>Considering the traffic analysis, overall traffic and some known issues in</p>

the area and reviewing the City's left turn lane policy, here are the conditions from the Transportation Department

- Applicant to construct a 50' eastbound left turn lane with a 50' taper on Norcross Street to turn into the Site Driveway.
- Applicant is also required to build a 50' westbound left turn lane with a 50' taper on Norcross Street to turn onto Myrtle Street. Impact Fee Credits could be given for this westbound left turn lane.
- Provide a sight distance study (including sketches) for all accesses along Frazier Street and Norcross Street. No fence or shrub likely to block the sight distance shall be placed in the driveways sight triangle.
- All accesses within 250' of Norcross St/Frazier Street intersection shall be right/in-right-out only.
- Sidewalk within the Historic District shall be brick.
- Right-of-way along Norcross Street and Frazier Street must encompass all sidewalk and ramps plus a minimum one foot; and shall be mitered a minimum 20' at all driveways.
- Provide 10' no access easement along Frazier St and Norcross Street frontages measured from the right-of-way. That is, no lot shall have direct access along Frazier Street or Norcross Street.
- Provide sidewalk connectivity between Frazier Street and Norcross street and the internal sidewalk.
- Address pedestrian crossing
- Maintain the existing bike shoulder along Norcross Street

Fulton County Department of
Water Resources

- This project is located within the City of Roswell Government water service jurisdiction. The anticipated water demand is 86,400 gallons per day.
 - The project is located within the Big Creek sewer basin. The anticipated sewer demand is 77,760 gallons per day.
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CHRONOLOGICAL LISTING OF PLANS SUBMITTED

Plans submitted February 15, 2013.

Revised plans submitted March 14, 2013 – changed the building layout

Revised plans submitted on April 2, 2013 – fixed the building layout; reduced the parking

STANDARDS OF REVIEW

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

The proposed request for multi-family residential community under the Groveway Community Hybrid Form-Based Code is a suitable use in view of the development of adjacent properties.

2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

The proposed multi-family residential community may not affect the existing use of adjacent properties.

3. Whether the property to be affected by the zoning proposal may have reasonable economic use as currently zoned.

The property is zoned R-4/HR and can be used as it is currently zoned; however, the applicant's request is to develop the property using the Groveway Community Hybrid Form-Based Code

4. Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools.

A traffic study was completed by the applicant and it was reviewed by the Transportation Department. There are several conditions for this conditional use related to the traffic study. The Fulton County School system provided the Community Development Department with a impact statement related to this development. The statement indicates that there would be 106 to 170 students generated for Roswell North Elementary School, 26 to 42 students generated for Crabapple Middle School and 35 to 53 students for Roswell High School. This is based off of the 320 proposed units. The Fulton County School System does not at this time make the calculations based on number of bedrooms.

5. Whether the zoning proposal is in conformity with the policies and intent of the future development plan.

The subject property is located within the Historic Area Town Center/Downtown character area of the Future Development Plan. The proposed request complies with the intent of the character area.

6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

The applicant is requesting to use the Groveway Community Hybrid Form-Based Code. By using this new ordinance, the project must meet certain requirements related to the scheme and purpose of the property and therefore a development is done based on design. The changing condition giving support for this approval is the passing of this ordinance in 2012 to allow for a new type of development in the city based on form.

7. Existing use(s) and zoning of subject property.

The subject property is zoned R-4/HR and is currently used as an apartment complex with 152 units.

8. Existing uses and zoning of nearby property. (See page 5).

See page five.

9. An explanation of the existing value of the property under the existing zoning and/or overlay district classification.

Not required for a conditional use.

10. Whether the property can be used in accordance with the existing regulations.

Not required for a conditional use.

11. The extent to which the property value of the subject property is diminished by the existing zoning district and/or overlay district classification.

Not required for a conditional use.

12. The value of the property under the proposed zoning district and/or overlay district classification.

Not required for a conditional use.

13. Suitability of the subject property under the existing zoning district and/or overlay district classification for the proposed use.

The proposed development which is based on design would not be able to be completed under the R-4/HR district to meet the requirements of the Groveway Community Hybrid Form-Based Code.

14. The suitability of the subject property under the proposed zoning district and/or overlay district classification.

Not required for a conditional use.

15. The length of time the property has been vacant or unused as currently zoned.

Not required for a conditional use.

16. A description of all efforts taken by the property owner(s) to use the property or sell the property under the existing zoning district and/or overlay district.

Not required for a conditional use.

17. The possible creation of an isolated zoning district unrelated to adjacent and nearby districts.

Not required for a conditional use.

18. Possible effects of a change in zoning or overlay district map, or change in use, on the character of a zoning district or overlay district.

The current use of the property is an apartment complex and the proposed use is for an multi-family residential community. The new design and development of the proposed multi-family residential community may bring about a change to the character of the area.

19. Whether the proposed zoning map amendment or conditional use approval will be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations.

The proposed multi-family residential community under the new Groveway Community Hybrid Form-Based Code will be an improvement to the value of the adjacent properties and development.

20. The possible impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quality.

The applicant will be required to comply with all stormwater and engineering requirements for the development.

21. The relation that the proposed map amendment or conditional use bears to the purpose of the overall zoning scheme, with due consideration given to whether or not the proposed change will carry out the purposes of these zoning regulations.

The Groveway Community Hybrid Form-Based Code was approved by the Mayor and City Council in 2012 and the purpose of the code was to allow for development based on form and design. This proposed project will be developed based on requirements in the ordinance.

22. The consideration of the preservation of the integrity of residential neighborhoods shall be considered to carry great weight. In those instances in which property fronts on a major thoroughfare and also adjoins an established residential neighborhood, the factor of preservation of the residential area shall be considered to carry great weight.

The proposed request does abut existing residential developments; however, the zoning of abutting properties is also a multi-family residential designation. The applicant is not requesting a rezoning, but a conditional use approval.

23. The amount of undeveloped land in the general area affected which has the same zoning or overlay district classification as the map change requested.

Not required for a conditional use.