

A resolution recommending that the City of Roswell Mayor & City Council grant approval of the requested rezoning regarding Case # RZ 201402562 located at Spring Drive, Marietta Highway and King Street.

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 October 21, 2014; and

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

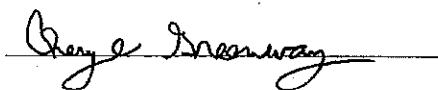
WHEREAS: The Planning Commission has reviewed the rezoning request based on the criteria found in Section 13.4.7 letter B of the Unified Development Code; and

WHEREAS: The Planning Commission has reviewed the rezoning request 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 October 21, 2014 hereby ordains and recommends approval of this said rezoning with the following conditions.

1. The owner/developer shall develop in substantial accordance to the site plan stamped "Received October 6, 2014 City of Roswell Community Development Department."
2. A preliminary and final plat must be completed in accordance with all city regulations.
3. There is no guarantee that the number of lots indicated on the plan may be achieved.
4. The exterior of the retaining wall along the front of the property must be approved by the Design Review Board for style, material and landscaping as it will have a major visual impact on Marietta Highway/SR 120.
5. That the zoning on the property be RS-4 (Single Family, Small Lot).
6. A variance shall be granted to allow for the primary and side street setbacks to be 10'.
7. The owner/developer shall provide documentation with the Land Disturbance Plans that the grading and elevation of the subject property meet this requirement to allow for the alternative as indicated in Section 10.2.5, Buffer Installation, letter E, Grade Change, number one in the Unified Development Code.

So effective this 21st day of October, 2014.



Cheryl Greenway, Planning Commission Chair