



Petition No. 201303673

HEARING & MEETING DATES			
Design Review Board Meeting 2/4/14	Neighborhood Meeting 1/9/14	Planning Commission Hearing 2/18/14	Mayor and City Council Hearing 3/10/14
APPLICANT/PETITIONER INFORMATION			
Property Owners BB&T	Petitioner Regina Caeli Academy	Representative Steve Ray	
PROPERTY INFORMATION			
Address, Land Lot, and District	1565Holcomb Bridge Road; First District, Second Section		
Frontage and Area	20' frontage on Holcomb Bridge Road; 2.259 acres		
Existing Zoning and Use	The property is zoned R-3 (Multi-family Residential). The buildings are vacant.		
Overlay District 2030	Riverbanks Campus		
Comprehensive Plan; Future Development Map	GA 400/Holcomb Bridge Road Node		
Proposed Zoning	N/ A – Conditional Use request		
INTENT			

The applicant is requesting a conditional use to develop a private school.

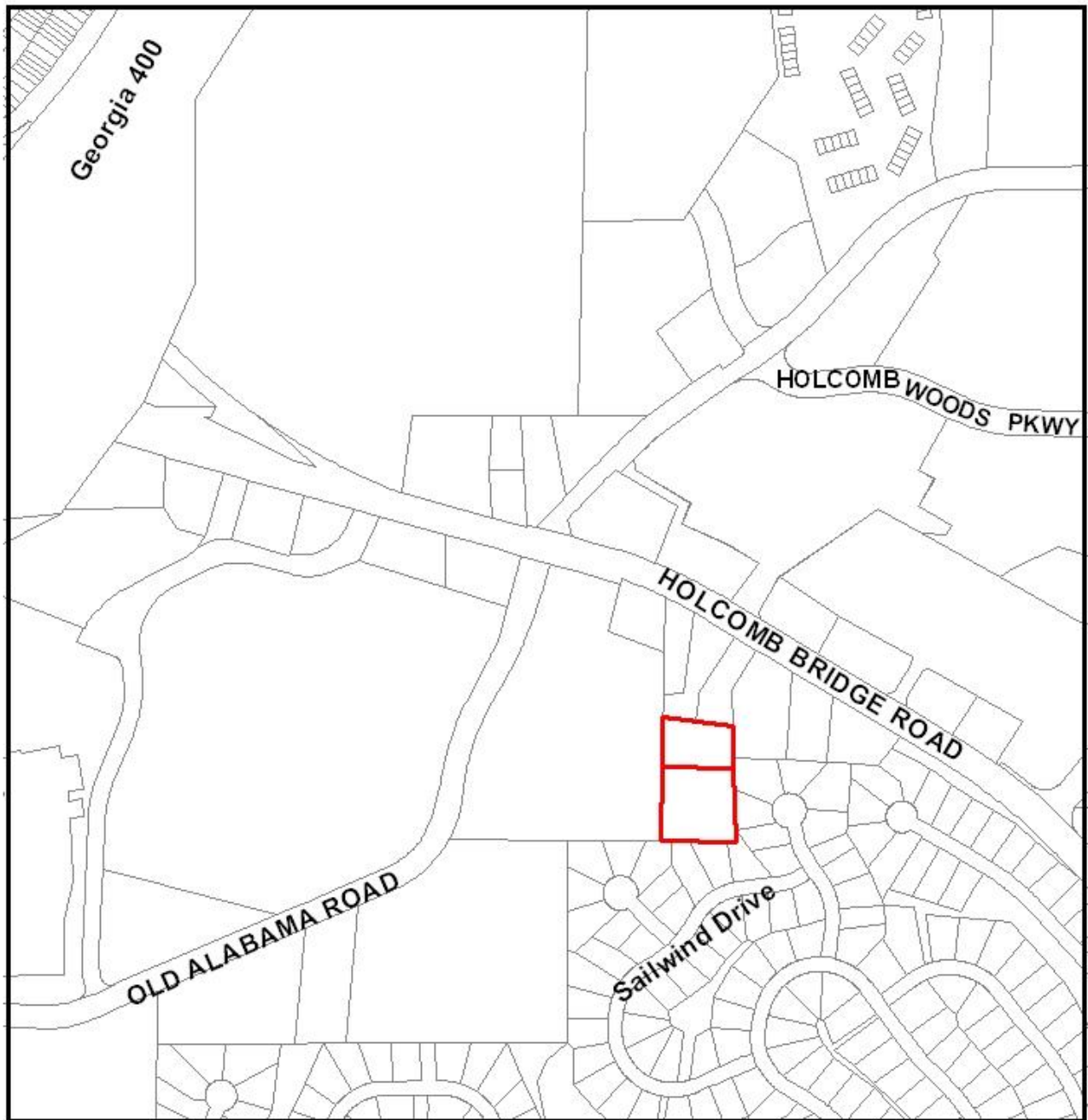
DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

201303673 - Approval

PLANNING COMMISSION RECOMMENDATION


The Planning Commission recommended approval of this conditional use request during their regularly scheduled February 18, 2014 public hearing with all of the staff conditions.

1. The owner/developer shall develop the property in accordance with the site plan stamped "Received December 3, 2013 City of Roswell Community Development Department."
2. The pool shall be removed prior to the certificate of occupancy for the school.
3. The evergreen trees as approved by the Design Review Board shall be planted by December 31, 2014. (These are the trees from the 2011 approval for the church.)
4. A change of use which is not a part of the letter of intent will require council approval.



1 in = 500 ft

Location

 1565 Holcomb Bridge Road

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STAFF RECOMMENDED CONDITIONS

It is recommended that this application for conditional use be approved. The conditional use application shall be approved with the following conditions.

5. The owner/developer shall develop the property in accordance with the site plan stamped "Received December 3, 2013 City of Roswell Community Development Department."
6. The pool shall be removed prior to the certificate of occupancy for the school.
7. The evergreen trees as approved by the Design Review Board shall be planted by December 31, 2014. (These are the trees from the 2011 approval for the church.)
8. A change of use which is not a part of the letter of intent will require council approval.

BACKGROUND

The property was used for many years as a daycare facility. The property has been vacant since June 2007. The property was approved for a conditional use in 2011 with the following conditions.

The conditions follow the chart.

EXISTING LAND USE AND ZONING OF ABUTTING PROPERTY

SUBJECT PETITION 201303673	Requested Zoning	Proposed Use	Land Area (Acres)	Number of Units	Density (Square Footage per Acre)
	N/A	Private School	2.259 acres	N/A	12,102 SF per acre
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-3 and C-2	Vacant building, Cartique car wash and Express Oil and Lube	2.95 acres	11,000SF; 2,700 SF; and 3,360SF	6,824 SF per acre
South	R-5	Martins Landing subdivision	2.52 acres	7 homes	2.7 units per acre
East	R-5	Martins Landing subdivision	2.52 acres	7 homes	2.7 units per acre
West	C-3	Shopping Center	11.6 acres	98,187 SF	8,464 SF per acre


1. To the plan stamped “received November 1, 2011, City of Roswell Community Development Department.”

2. To allow for the church and accessory church uses on the property.
3. The maximum assembly area is determined by the approved site plan indicating 970 square feet. Should the assembly area exceed this amount, sufficient parking must be established on site or as part of a recorded agreement prior to the expansion of said assembly area.
4. The church owners shall install and maintain at least thirty (30) Evergreen trees along the southern and eastern boundaries of the subject property. The trees shall be six feet in height and placed six feet on center and they should be planted prior to December 31, 2012 as approved by the Design Review Board and the City Landscape Architect.
5. The southern and eastern boundaries of the property shall not be used for the children's play area.
6. The church owners shall coordinate with the homeowners regarding the configuration and materials for the fence.
7. A compliant pool cover shall be installed to cover the existing pool on the property.

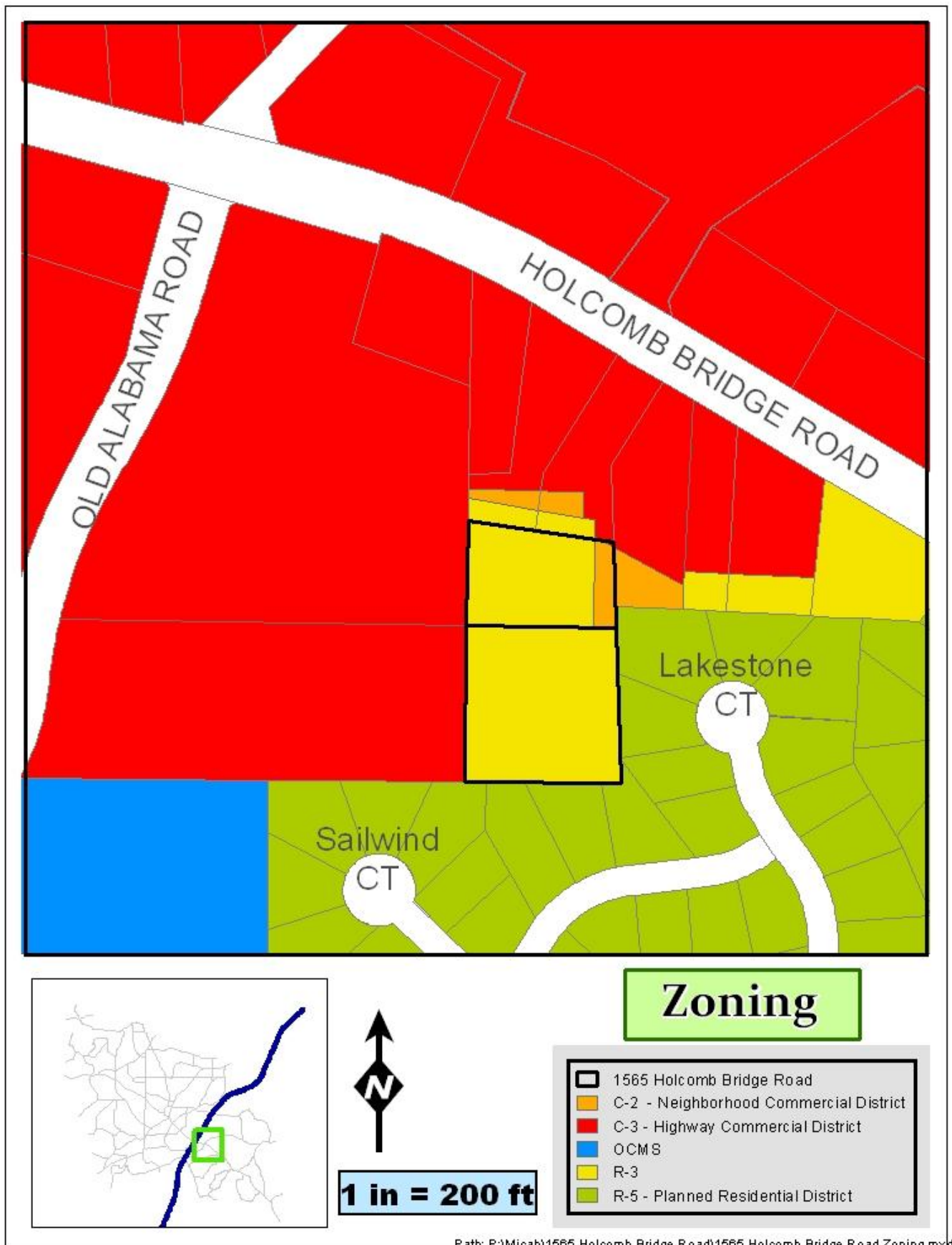


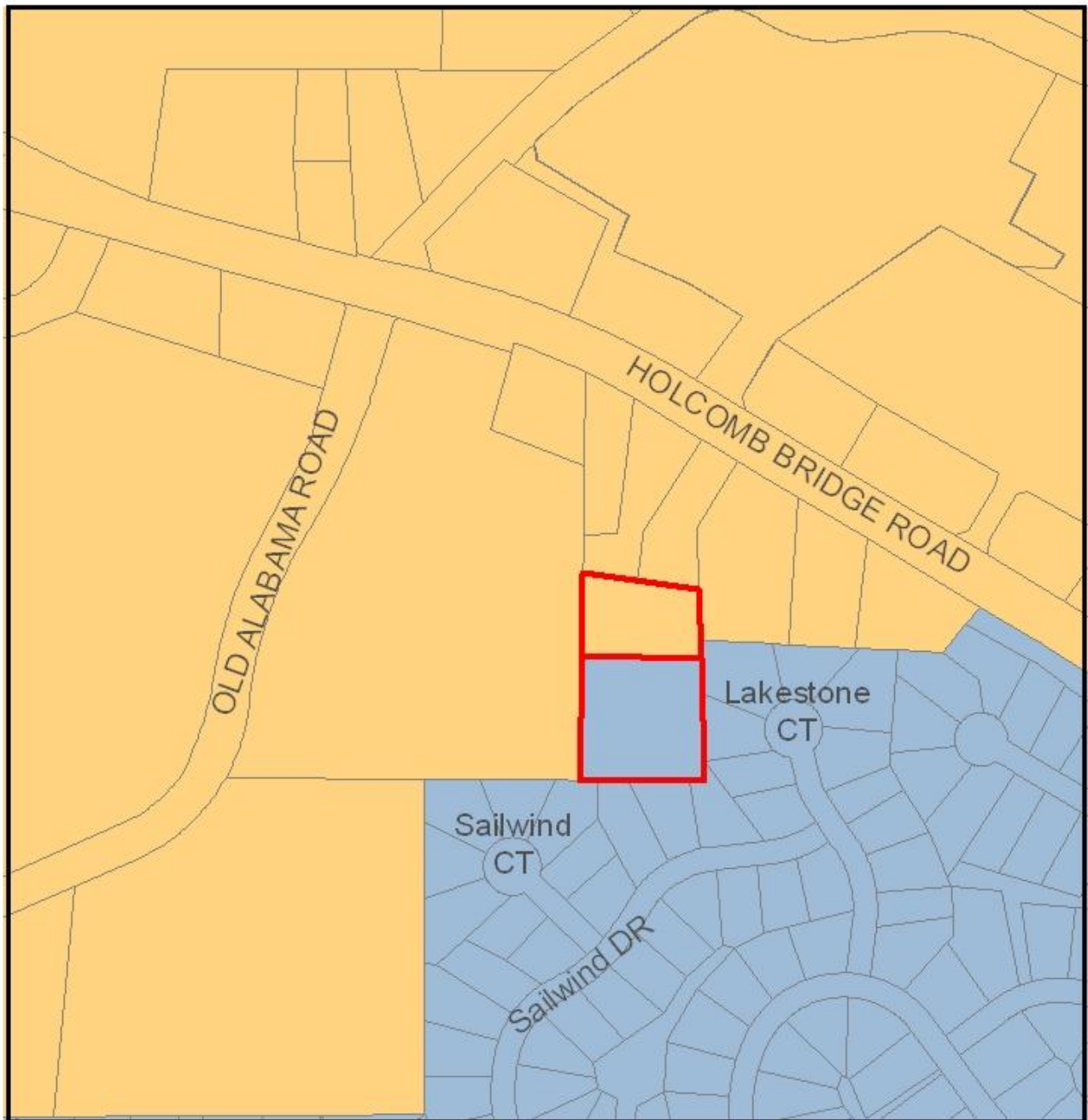
1 in = 200 ft

Aerial

 1565 Holcomb Bridge Road

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1 in = 300 ft

Future Development

- 1565 Holcomb Bridge Road
- GA 400/Holcomb Bridge Node
- Suburban Residential

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View of property



View of property



View of the property



View of the property



View



View of



View of



View of



View of the property



View of the property



View of the property



NOTICE OF PUBLIC HEARING

Case No: **Conditional Use 201303673**

Petitioner **Richard Beckman
Regina Caeli Academy**

Location: **1565 Holcomb Bridge Rd.**

Land Lots: **613**

Request: **A request for a Conditional Use for the purpose
of using the facility to establish a school.**

Public Hearings: **Neighborhood Mtg. - Jan. 9, 2014
(Room 220) 7:00 p.m.**

**Planning Commission - Feb. 18, 2014
(Council Chamber) 7:00 p.m.**

**Mayor & City Council - Mar. 10, 2014
(Council Chamber) 7:00 p.m.**

Location: **ROSWELL CITY HALL,
38 HILL STREET, ROSWELL, GA**

**For more information contact the Planning & Zoning Office, 38 Hill St.,
Ste. G-30, Roswell, GA (770) 641-3774 or www.roswellgov.com**

For sale LOCATED IN REAR
12K S.F. SCHOOL FACILITY W/ GYM

SITE PLAN ANALYSIS

There are two existing buildings on the site. The gymnasium building has a total of 15, 393 SF and the main office building has a total of 11, 946 SF. The applicant will be using both buildings. They will be demolishing a portion of the office building and replacing with the same footprint. The survey indicates 59 parking spaces on the site. The applicant also proposes to remove the existing pool.

DRB/HPC comments and Design Guidelines

This item was heard by the Design Review Board on February 4, 2014 and had the following comments.

1. Architecture of the buildings.
2. Landscaping and plants on the site.
3. Shared drive with the adjacent property and the arrival into the property.

LANDSCAPE PLAN ANALYSIS

One of the conditions placed on the 2011 approval, was for the applicant to plant "30 evergreen trees at 6' in height at 6' on center and to be approved by the Design Review Board and the City Arborist."

VARIANCE CONSIDERATIONS

There were variances that were approved with the conditional use in 2011 due to the fact that the buildings are existing.

DEPARTMENT COMMENTS

City of Roswell Environmental Department	<ul style="list-style-type: none">• Compliance to the stormwater ordinance is required for the site. Installations of new or replaced impervious area are subject to the stormwater ordinance.• Please request a meeting with the Water Resources engineer to discuss options.• Existing stormwater installations (i.e., pond, inlets) require an inspection and a schedule to perform necessary maintenance or repairs.• Any site work may require bringing dumpster pad to current standards including connection of drain to sanitary sewer.
City of Roswell Engineering Division	<ul style="list-style-type: none">• Expose and repair drop inlet.• Shield exterior lighting from adjacent properties. Site Lighting should be assessed and any changes should be compliant with the city's outdoor lighting ordinance.• Update site to meet current ADA and PROWAG (along the public ROW).• Add sanitary sewer easements: check DB 7568, page 453; DB 8931 page 451; and DB 9055 page 383.
Fiscal Impact	<ul style="list-style-type: none">• Not applicable
Archaeological	<ul style="list-style-type: none">• Not applicable
City of Roswell Fire Department	<ul style="list-style-type: none">• This building has been vacant for some time and will require significant improvements prior to occupancy. I am approving the request to be used as a school, however, any changes or construction will require plans submittal and permits. I have already spoken to the owner and the architect and they are well aware of the repairs and alterations needed.
City of Roswell Transportation Department	<ul style="list-style-type: none">• No comments
Fulton County Department of Water Resources	<ul style="list-style-type: none">• Prior to the abandonment of the swimming pool, applicant must contact Fulton County Department of Health Services
City of Roswell Arborist & Landscape Architect	<ul style="list-style-type: none">• Replace any dead/dying evergreen trees along eastern and southern boundary trees as necessary per note on sheet PLP01.0 prior to occupancy.

CHRONOLOGICAL LISTING OF PLANS SUBMITTED

Site plans submitted - December 3, 2013.

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 buildings exist and are currently vacant. A proposed private school at this location will allow for this property to function.

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

The former use on this property was a daycare/school for many years. The adjacent properties are already in existence. A school use at this location may not adversely affect the surrounding 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-3. The conditional use request will not change the zoning of the property.

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.

The property is located off of Holcomb Bridge Road which is a major thoroughfare. This proposed use for a private school may not cause an burdensome use on the existing transportation facilities and utilities.

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

The 2030 Comprehensive Plan indicates that this property is located in the GA 400/Holcomb Bridge Node. The property is part of the southeast quadrant in the node. The vision for this entire quadrant is for a pedestrian-oriented, mixed use activity center. While this request may not be mixed use, the node section of the 2030 Comprehensive Plan states to allow for adaptive re-use solutions for redevelopment. A portion of the subject property is located within the suburban residential area as indicated in the 2030 Comprehensive Plan.

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 property has been vacant since June 2007 when the Fulton County charter school moved out of the building. There have been several inquiries over the last couple of years regarding the use of this property.

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

The property is zoned R-3 (Multi-Family Residential) and contains two vacant buildings.

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

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 request for a private school may be a suitable use in the location. The property contains two existing buildings with parking and a playground area.

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 conditional use request will not change the zoning of the property. The property was a daycare and a school for many years, a private school may not change the character of the district.

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.

A church use may not be a deterrent to the established uses within Martins Landing. The use of a school may assist in supporting new businesses in the vacant buildings near the property.

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 plans to use the existing buildings. However, they do plan to remove a portion of one building due to review by the Fire Marshal and the Chief Building Official. The area to be removed will be replaced.

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 subject property is a part of the GA 400/Holcomb Bridge Road Node as noted earlier. The conditional use request to use the property as it exists functions with the 2030 Comprehensive Plan to allow for adaptive re-use of the existing property as a solution for redevelopment.

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.

A church went through the conditional use in 2011 and was required to establish a buffer abutting the single family homes along the eastern and northern property line. An application was made for the tree buffer to the Design Review Board and approved in 2012. The school will be required to establish this buffer.

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.