

Conditional Use Staff Report

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I. PROJECT INFORMATION

Petition Number	CU09-01
Project Name	Georgia Allstars Cheerleading
Property Location	3000 Northfield Place Land Lot 592
Property Size	8.6 acres
Existing Zoning	I-1 (Office and Business Distribution District)
Owner/Petitioner	Jamie Parrish – Georgia Allstars
Action Requested	The applicant is requesting a conditional use to allow for the cheerleading/dance routine classes to be allowed in I-1.

II. COMMUNITY DEVELOPMENT DEPARTMENT RECOMMENDATION

CU09-01 - Approval

A. RECOMMENDED STAFF CONDITIONS

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

1. Any expansion or relocation of the business within the City of Roswell must be approved by the Mayor and City Council.
2. The location of the business shall be limited to 3000 Northfield Place.

B. RECOMMENDED PLANNING COMMISSION CONDITIONS

The comments will be added after the September 15, 2009 hearing.

DESIGN REVIEW BOARD COMMENTS

This item does not require review by the Design Review Board.

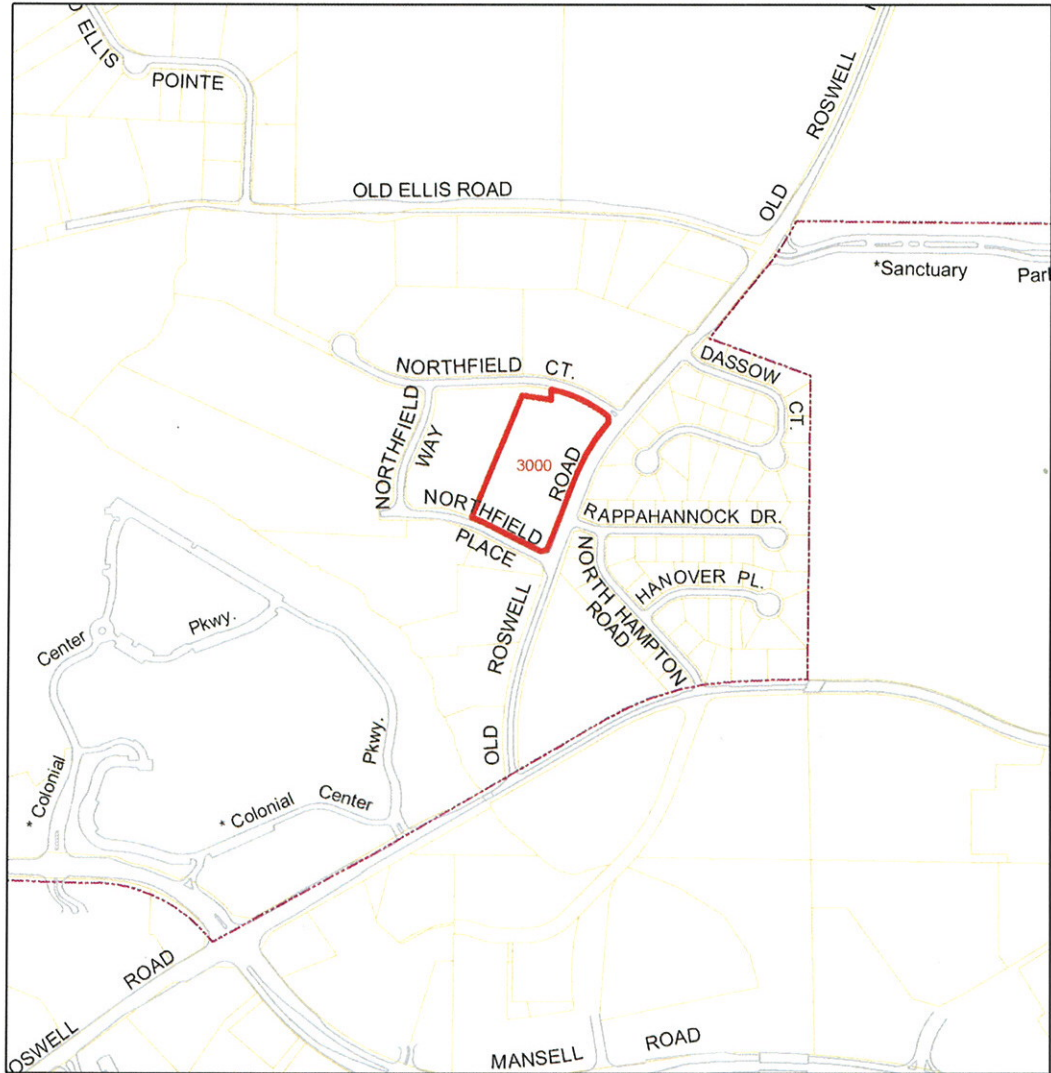
III. ASSESSMENT

A. SITE PLAN ANALYSIS

The proposed site is to be located at 3000 Northfield Place. The proposed cheerleading/dance classes would be located as a tenant within the existing business park. The request by the applicant is to allow for cheerleading classes containing dance routines to prepare them for competition.

The following maps are provided: Location Map, Zoning Map, Location Aerial Map, Site Aerial Map and a Future Land Use Map.

Northfield Place Location Map



Roswell, Georgia



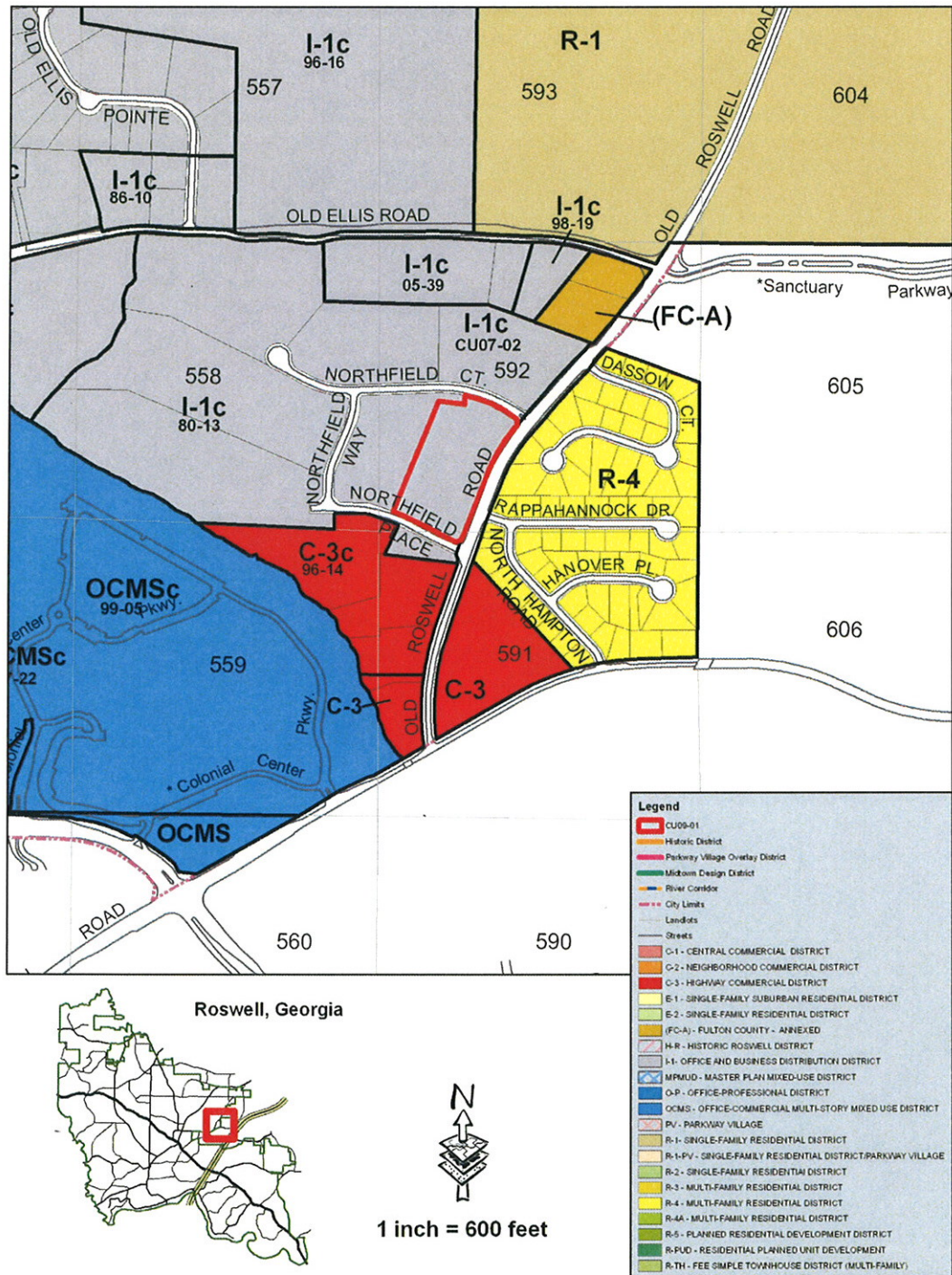
1 inch = 600 feet

Legend

-  CU09-01
 City Limits
 Streets
 Parcels

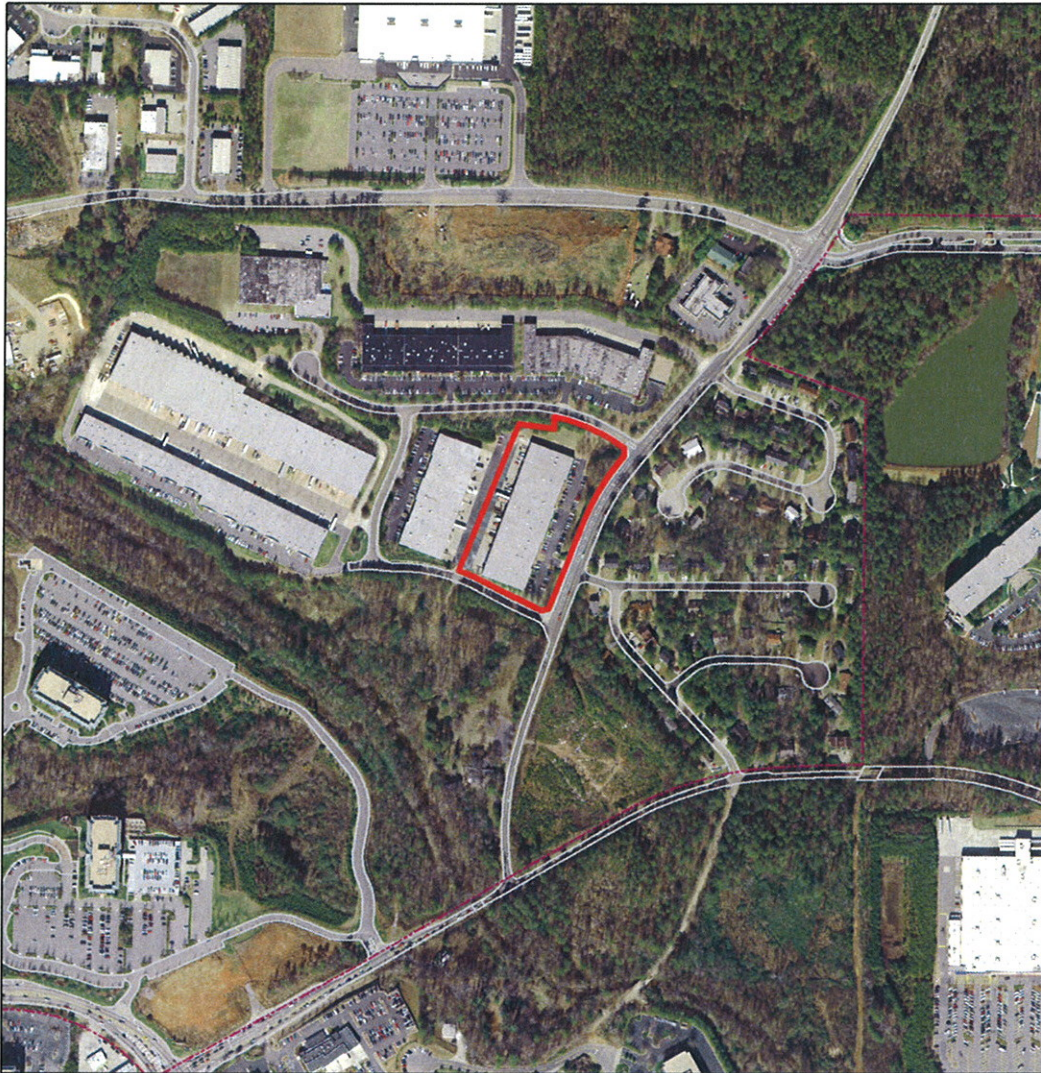
\\Poseidon\comdev\$\Community Development\Rezoning\Conditional Use Maps\CU09-01\CU09-01 Location Map

Northfield Place Zoning Map



\\Poseidon\comdev\$\Community Development\Rezoning\Conditional Use Maps\CU09-01\CU09-01 Zoning Map

Northfield Place Location Aerial Map






Roswell, Georgia



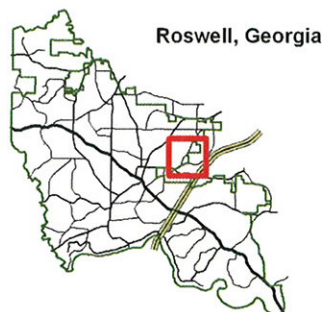
1 inch = 500 feet

Legend

-  CU09-01
-  City Limits
-  Streets

\\Poseidon\\comdev\$\\Community Development\\Rezoning\\Conditional Use Maps\\CU09-01\\CU09-01 Aerial Map

Northfield Place Site Aerial Map

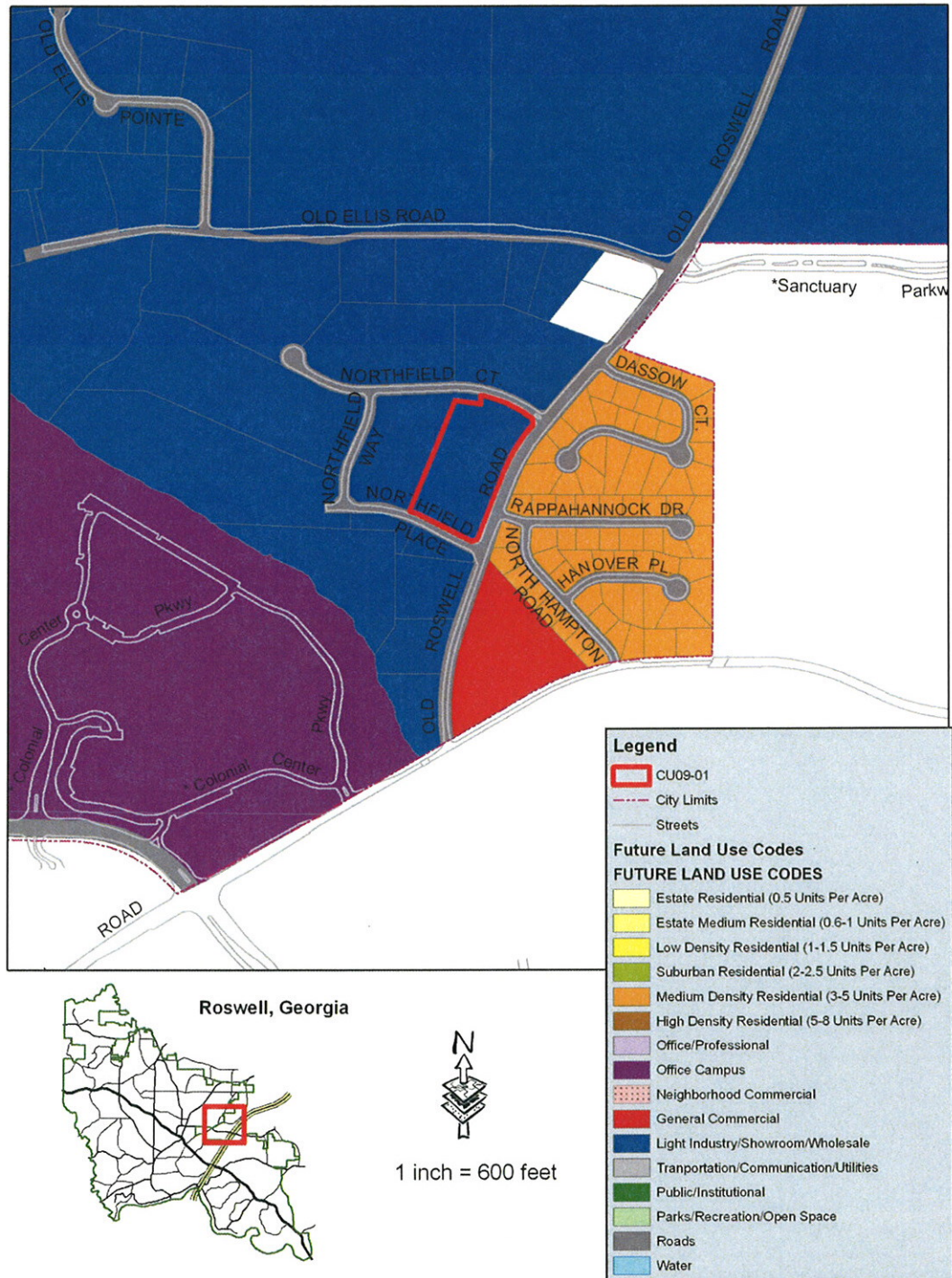


1 inch = 250 feet



\\Poseidon\\comdev\\Community Development\\Rezoning\\Conditional Use Maps\\CU09-01\\CU09-01 Aerial Map B

Northfield Place Future Land Use Map



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B. DESIGN GUIDELINES

Not required.

C. LANDSCAPE PLAN ANALYSIS

Not required.

D. TRANSPORTATION

Not required.

E. ENGINEERING

Not required.

F. ENVIRONMENT

No comment

G. FIRE

No comment

H. PARKS

No comment.

I. FISCAL IMPACT

Not required.

J. ARCHEOLOGICAL

Not required.

K. TRAFFIC STUDY

Not required.

IV. HISTORY (Listing of prior actions)

The property was annexed into the City of Roswell on April 21, 1980. The property was rezoned to I-1 under RZ80-13 by the Mayor and City Council on July 14, 1980.

V. CHRONOLOGICAL LISTING OF PLANS SUBMITTED

Original plans submitted – June 25, 2009

VI. STANDARDS OF REVIEW

Prepared by the City of Roswell Community Development Department for the Planning Commission Meeting on September 15, 2009.

- 1. Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property? (O.C.G.A. § 36-67-3(1))**

The proposed conditional use request for cheerleading/dance routine classes may be a suitable use in the I-1 zoning area. This district is mainly office warehouse and distribution.

- 2. Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property (O.C.G.A. 36-67-3(2))**

The area consists of office and business distribution facilities and warehousing, the proposed use will not adversely affect the adjacent or nearby properties. Across Old Roswell Road, are residential homes.

- 3. Whether the property to be affected by the proposal has a reasonable economic use as currently zoned (O.C.G.A. 36-67-3(3)).**

This proposal is a conditional use request and will not change the zoning of the property.

- 4. Whether the proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools (O.C.G.A. 36-67-3(4))**

The proposal may not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

- 5. Whether the proposal is in conformity with the policy and intent of the Comprehensive Plan including the land use element (O.C.G.A. 36-67-3(5))**

The 2025 Comprehensive Plan indicates this area as Light Industry/Showroom/Wholesale, of which a request for cheerleading/dance routine classes may not be in conformity with the area, but may be allowed as a conditional use.

- 6. Whether there are other existing or changed conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the proposal (O.C.G.A. 36-67-3(6))**

There may not be other existing or changed conditions affecting the use and development of the property which gives supporting grounds for either approval or denial of the request.

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

The subject property is zoned I-1 (Office and Business Distribution District), and is used for warehousing.

8. Existing uses and zoning of nearby property.

Location in relation to subject property	Zoning	Land Use	Acreage	Density
North	I-1	Office and warehouse	4.8 acres	11,250 SF per acre
South	I-1	vacant	10 acres	N/A
East	R-4	Residential single family homes	.26, .56, .25, .21 and .25 acres	3.8 upa; 1.7 upa; 4 upa; 4.7 upa and 4 upa
West	I-1	Office and warehouse	8.5 acres	7,058 SF per acre

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

The proposed request for cheerleading/dance routine classes is not a permitted use by right under the existing zoning district. Cheerleading and dancing fall under the classification of schools for the arts which are allowed as conditional uses in the I-1 zoning district and must be approved by the Mayor and City Council. A conditional use is a use that would not be appropriate generally or without restriction throughout the particular zoning district and is not automatically permitted by right within a zoning district, but which, if controlled as to number, area, location, or relation to the neighborhood, may be found to be compatible and approved by the governing body within a particular zoning district as provided in certain instances by the zoning ordinance.

10. 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 proposed conditional use is not a change to the zoning. The proposed request may be consistent with the character of the district.

11. 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 entire area is zoned I-1 (Office and Business Distribution District). The proposed request for cheerleading/dance classes may not be a deterrent to the existing businesses already located in this area.

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

The proposed conditional use is not for an addition in building or grading area and therefore may not negatively impact drainage, soil erosion and sedimentation, flooding, air quality and water quality.

13. 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 request for cheerleading/dance routine classes in the I-1 (Office and Business Distribution District) may not change the zoning scheme of the area. The I-1 zoning area is mainly warehousing and distribution.

14. 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 property considered with this request is zoned I-1. There are residential homes located across Old Roswell Road.

Appendix Attachments:

1. Application
2. Letter of intent
3. Survey

RZ/Staff Reports/2009/CU09-01