



Petition No. 201300576 and 201300577

HEARING & MEETING DATES			
Design Review Board Meeting 4/2/13	Neighborhood Meeting 4/18/13	Planning Commission Hearing 5/21/13	Mayor and City Council Hearing 6/10/13
APPLICANT/PETITIONER INFORMATION			
Property Owner Hammad Sophie	Petitioner Hammad Sophie	Representative Abdelkadar Elassar	
PROPERTY INFORMATION			
Address, Land Lot, and District	1200 Grimes Bridge Road, Land Lot		
Frontage and Area	247.84' on Grimes Bridge Rd; 243.86' on Maxwell Rd; 377.57' on Colonial Park Dr.; 2.036 acres		
Existing Zoning and Use	C-3 and O-P; vacant building and parking lot		
Overlay District	Midtown Design District and Citywide Design District		
2030 Comprehensive Plan; Future Development Map	Highway 9/Alpharetta Highway Commercial Corridor		
Proposed Zoning	N/A – conditional use request		
INTENT			
The applicant is requesting a conditional use on the portion of the property which is zoned O-P (Office Professional) to remove the parking and install greenspace and a play area for the children at the school. The applicant is also requesting a concurrent variance with this application.			

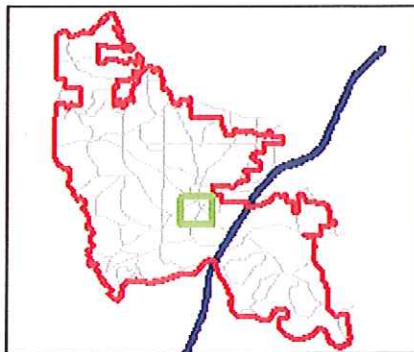
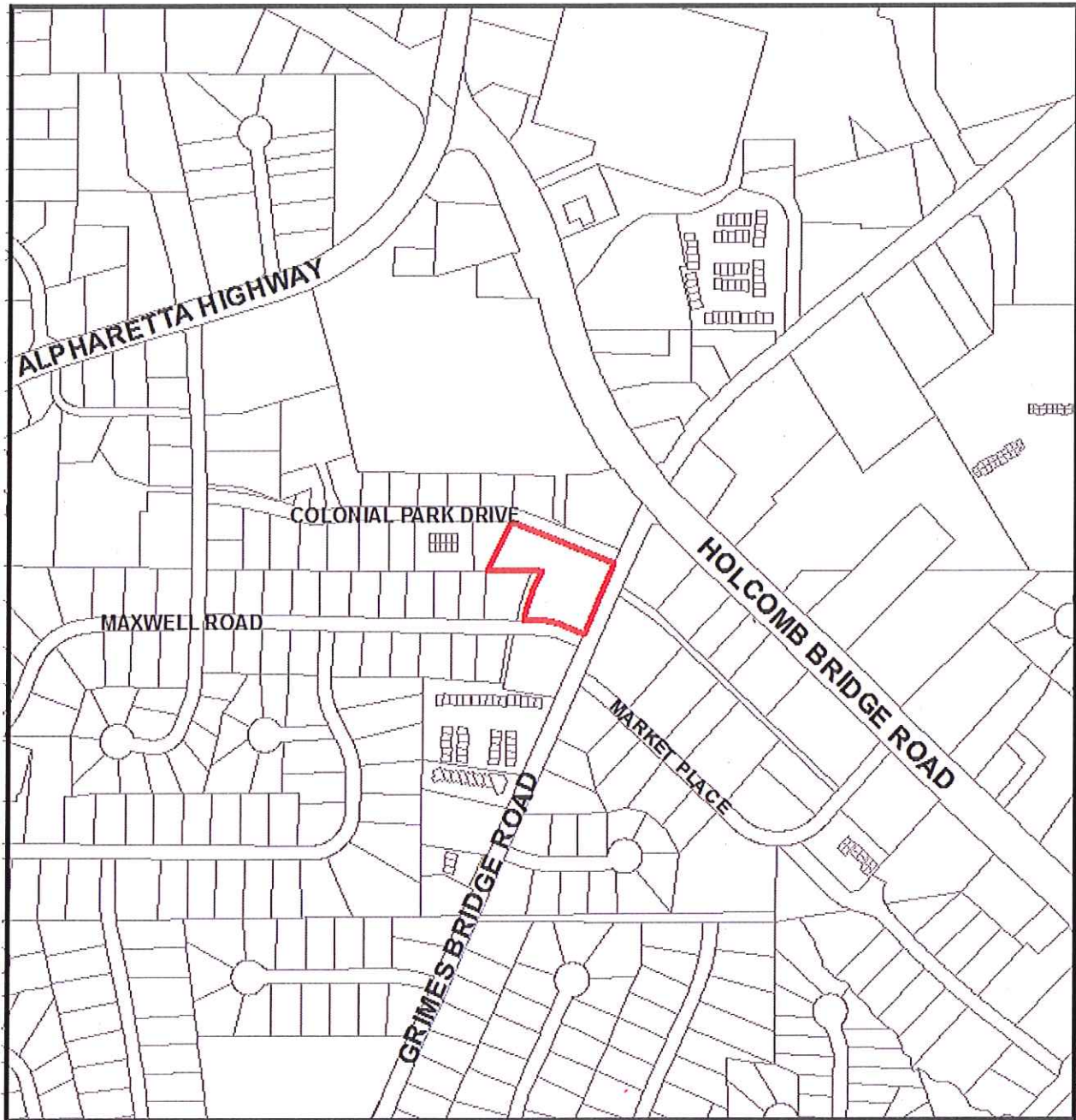
DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

201300576 and 201300577 - Approval of the conditional use and variance request

PLANNING COMMISSION RECOMMENDATION


The Planning Commission recommended approval during their May 21, 2013 public hearing with the three staff conditions.

1. The owner/developer develop the property in substantial accordance with the plan stamped "Received May 9, 2013 City of Roswell Community Development Department."
2. The perimeter fence indicated on the plan shall be approved by the Design Review Board.
3. The landscape/greenspace play area shall be approved by the Design Review Board



1 in = 500 ft

Location

 1200 Grimes Bridge Road

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STAFF RECOMMENDED CONDITIONS

The Community Development Department recommends approval of this conditional use request and variance to the rear building setback with the following conditions.

- 1 The owner/developer develop the property in substantial accordance with the plan stamped "Received May 9, 2013 City of Roswell Community Development Department."
- 2 The perimeter fence indicated on the plan shall be approved by the Design Review Board.
3. The landscape/greenspace play area shall be approved by the Design Review Board.

BACKGROUND

The back portion of the property at the former Post Office site at 1200 Grimes Bridge Road has always been zoned O-P (Office Professional).

EXISTING LAND USE AND ZONING OF ABUTTING PROPERTY

SUBJECT PETITION 201300576	Requested Zoning	Proposed Use	Land Area (Acres)	Number of Units	Density (Square Footage per Acre)
	NA	Greenspace/play area	2.036 acres	NA	NA
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	O-P	Bank and Office	1.2 acres; .46 acres	5,404 SF; 7,584 SF	4,503 SF per acre; 16,486 SF per acre
South	C-2	Office	.93 acres	9,331 SF	10,033 SF per acre
East	C-3	Retail	1.6 acres	17,799 SF	11,124 SF per acre
West	R-2 and O-P	Single family home and office	.53 acres; .37 acres	1; 2,152 SF	1.8 upa; 5,816 SF per acre



1 in = 200 ft

Aerial

1200 Grimes Bridge Road

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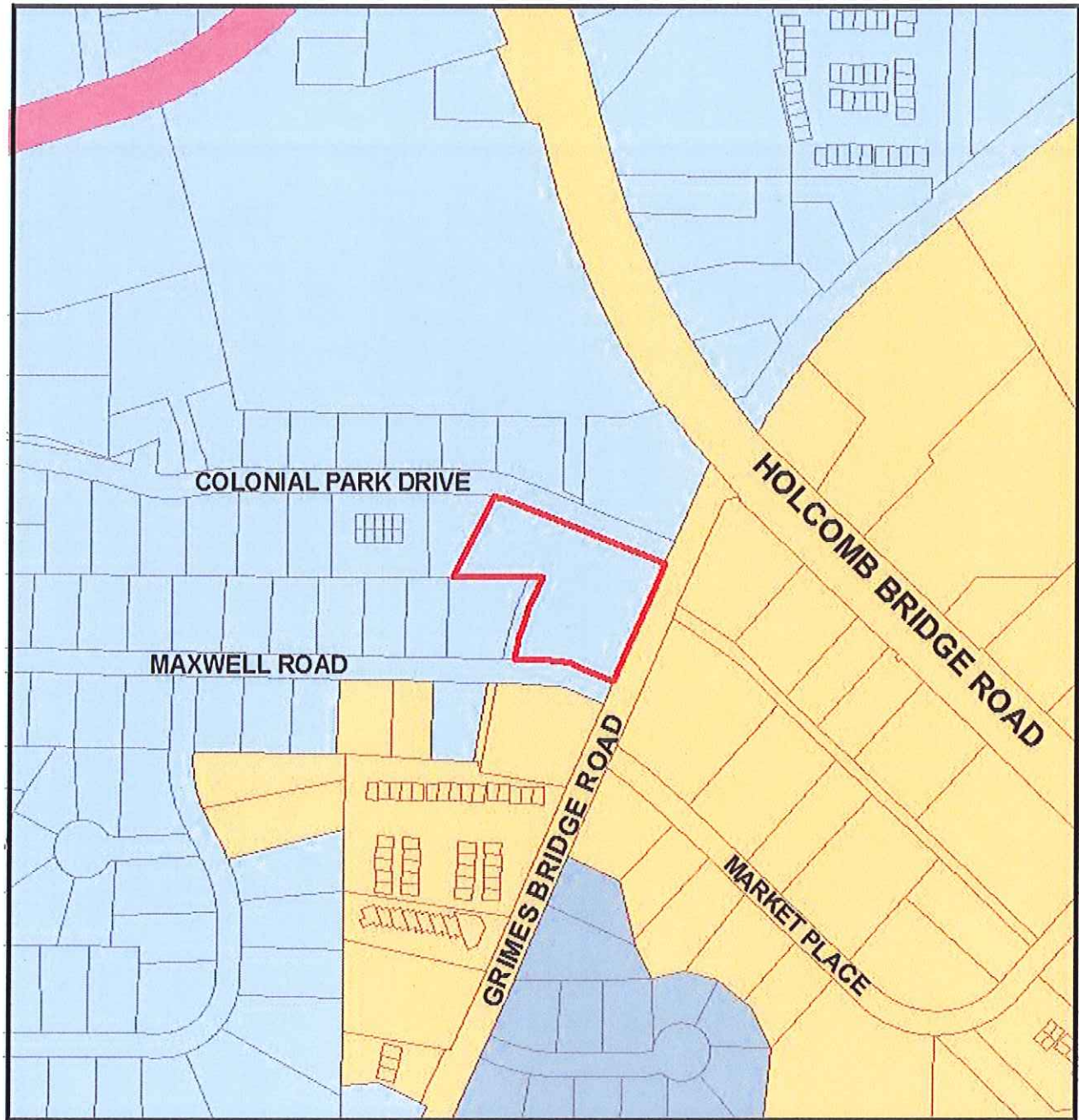


1 in = 300 ft

Zoning

- 1200 Grimes Bridge Road
- C-2 - Neighborhood Commercial District
- C-3 - Highway Commercial District
- O-P - Office - Professional District
- R-2 - Single-Family Residential District
- R-3 - Multi-Family Residential District

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1 in = 300 ft

Future Development

- 1200 Grimes Bridge Road
- Future Development Category**
- GA 400/Holcomb Bridge Node
- Highway 9/Alpharetta Highway Corridor Commercial
- Historic Area Town Center/Downtown
- Suburban Residential

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View of the property



View of the property



View of the property



View of the property



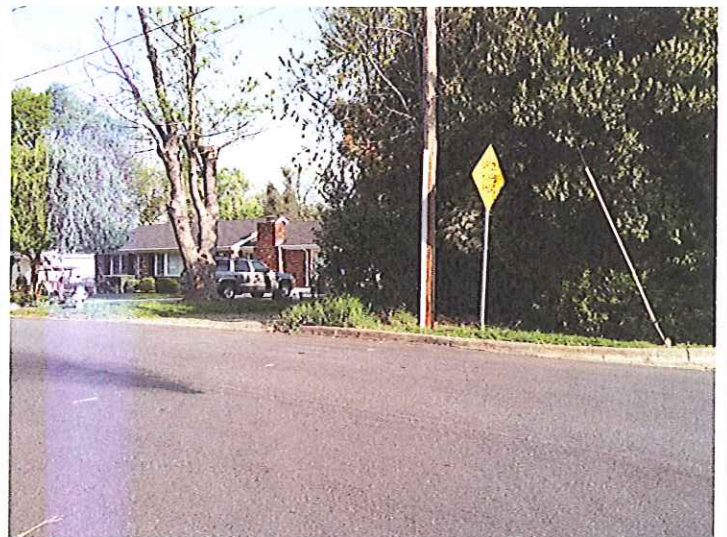
View of property to the



View of property to the



View of property to the



View of property to the



View of the property



View of the property



View of the property



View of the property



NOTICE OF PUBLIC HEARING

Case No. Conditional Use - 201300576
Concurrent Variance - 201300577

Petitioner ILM ACADEMY / Hammad Soel

Location: 1200 Grimes Bridge Rd.

Land Lot: 487

Request: Applicant is requesting a conditional use for the purpose of establishing an outdoor recreation area for the students with a concurrent variance to the rear setback and buffer to enclose the existing dock and concrete slab.

Public Hearings:

Neighborhood Mtg. -	April 18, 2013
(Room 220) 7:00 p.m.	
Planning Commission -	May 21, 2013
(Council Chamber) 7:00 p.m.	
Mayor & City Council -	June 10, 2013
(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

SITE PLAN ANALYSIS

The applicant is proposing to remove 33 parking spaces located in rear of the property and replace the area with greenspace and a play area for the students. There are 99 parking spaces existing on the property. With the removal of 33 spaces, there will 66 spaces left on the site. The site plan submitted by the applicant proposes a fence along the entire property. The staff believes that a fence is only needed around the greenspace/play area in the rear of the property.

DRB/HPC comments and Design Guidelines

The applicant went to the Design Review Board for comments on April 2, 2013 for their greenspace/open space plan. The board had the following comments:

1. Would there be a fence installed for the children's safety? The fence along the street front should have some architectural character to it, but the remainder of the fence could be something similar to black vinyl chain link which would be appropriate.
2. The board would like to see a plan for the entire property related to architectural elements for the enclosure related to the variance request.
3. The applicant should review the front of the property and possibly add some street trees.

LANDSCAPE PLAN ANALYSIS

The conceptual site/ landscape plan submitted on May 9, 2013 shows a vegetated buffer abutting the R-2 single family zoned property, a perimeter fence along the west and north property lines to be 4' tall metal picket and a 6' tall wood fence along the south property line with the buffer. The plan contains a lawn area with a 6' wide pathway around it. The lawn area contains a stage, four square court and labyrinth. A playground area is shown along the western property line. There are two areas shown for outdoor classroom areas and a vegetable garden located on the northern end of the property abutting the landscape buffer along Colonial Park Drive.

VARIANCE CONSIDERATIONS

The applicant is requesting to enclose the mechanical equipment next to the building where the overhang and dock is shown. By enclosing the equipment, the building will need a variance due to the setback from the R-2 zoned property. The required setback for a building from R-2 single family residential is 50', by enclosing the equipment, the building will be 40' from the R-2 zoned property. A 10' rear setback variance is being requested.

DEPARTMENT COMMENTS

City of Roswell Environmental Department	<ul style="list-style-type: none">• Hose bibb with backflow preventer required within 50 feet of pad for wash down.• Show dumpster pad drain connection to sanitary sewer on site plan.• Installation of new or replaced impervious area of 1000 - 4999 square feet requires compliance with the water quality portion of the stormwater ordinance. Installation of 5000 square feet or more triggers compliance with the full stormwater ordinance.
City of Roswell Engineering Division	<ul style="list-style-type: none">• Land Disturbance of 5,000 feet or more will require a Land Disturbance Permit from Engineering.
Fiscal Impact	Not applicable
Archaeological	Not applicable
City of Roswell Fire Department	<ul style="list-style-type: none">• This is a change of occupancy. All plans for construction must show the building in compliance with the 2000 edition of the Life Safety Code and all other applicable Codes for an Educational occupancy.
City of Roswell Transportation Department	No comment
Fulton County	No comment
City of Roswell Arborist & Landscape Architect	<ul style="list-style-type: none">• A tree removal permit is required for all trees 3-inch caliper or greater, if lot is 1-acre or more.

CHRONOLOGICAL LISTING OF PLANS SUBMITTED

March 5, 2013 – plans submitted.

May 9, 2013 – revised landscape/conceptual site plan of the greenspace/play area submitted.

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 applicant is requesting to remove the parking from the O-P section of the property and replace it with a greenspace/play area. It is a suitable use for the area.

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

The property is zoned C-3 and O-P. A school is permitted by right in the C-3 area. The applicant would like to use the O-P portion for greenspace/play area instead of a parking area

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

This is a conditional use request to change parking into greenspace. The zoning of the property will not change.

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 proposed request to install a greenspace/play area for the children from the school to use will not cause a burdensome use of the existing streets, transportation facilities, utilities or schools.

5. Whether the zoning proposal is in conformity with the policies and intent of the 2030 Comprehensive Plan.

The subject property is located in the Highway 9/Alpharetta Highway Corridor character area of the 2030 Comprehensive Plan. One of the goals of this character area was for the economic development plan to establish strategic actions to address vacancies. The applicant is using the existing building for a school.

6. Whether there are 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 request to use this area as a greenspace/play area will remove some of the asphalt/concrete from the site which will in turn may help to improve the drainage on this property.

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

The subject property is zoned C-3 and O-P and the existing building is vacant at this time.

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 request is to install greenspace and a play area; there will be no change to the zoning.

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.

There will be no change to the zoning of the property.

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 request is to remove parking and install greenspace under the O-P zoning section of the property for a school. This request may not be a deterrent to the adjacent properties.

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

The removal of impervious surface and the installation of landscaping may not have an impact and may improve the drainage and soil erosion on the property.

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.

There will be no change to the zoning. It is a conditional use request.

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 applicant is requesting a variance to existing building setback in order to enclose the HVAC equipment on the property. There is a single family home located on one side of the property. The plan indicates a vegetative buffer abutting the single family home.

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.