

Project Name	JP Morgan Chase Bank
Property Location	250 Rucker Road
Owner/Petitioner	JP Morgan Chase Bank
Representative	Andrea Cardo – Interplan, LLC
Petitioner's Request	Construction of new building on a vacant site

Background

The subject property is a vacant site located at the corner of Rucker Road and Crabapple Road. The property is currently zoned C-3 (Highway Commercial District).

Site Plan Analysis

The plan indicates that a new 4,200 square foot building will be built on the 1.2 acre site. The site will have parking abutting both Crabapple and Rucker Roads with the building facing the intersection of the two. There will be three teller lanes in the rear of the building with an access lane along the eastern edge of the property.

Landscape Plan Analysis

The proposed landscaping will include Georgia gem ash, foster holly, willow oak, sentry ginkgo, okame cherry, allee elm, as well as other hollies and flowers.

The site is required to have a tree density of 30 units and the plan shows a density of 36 units.

Elevations

The elevations for the new building show a light grey stone base with brick around the windows and door to make up the middle section of the building. Above the brick is a beige silver trim and beige stone above that. The teller canopy is blue on the bottom half with matching beige on the top. The canopy also has stone and brick columns to match the building. The front doors are glass surrounded by glass windows.

Design Guidelines

The site is subject to the Citywide Design Guidelines as stated in Article 19 of the City of Roswell Zoning Ordinance. The applicant has responded to each of the criteria. Please see attachment for the response.

Department Comments

Landscape:

- Appears to be a conflict between overstory tree selection and overhead power lines on Rucker Road. The Oak and Ash mature height and spread to large near power lines. Consider understory trees or medium height overstory tree such as Trident Maple for this location.
- Substitute Overcup or Nuttall Oak for Willow Oak.
- One (1) Ginkgo tree planted to close to sign on Crabapple Rd. Will block view in time.
- Install all irrigation equipment outside of R.O.W.
- Plant several Foster Holly on either side off island to screen dumpster enclosure.

Engineering:

- Coordinate improvements with Roswell DOT.
- Provide BMP maintenance agreement; agreement shall be executed and recorded in the Fulton County Superior Clerk's office.
- Identify the NPDES filing status of the site.

Building:

- No comment

PW:

- No comment

Fire:

- The applicant must conduct a fire flow test to determine if there is adequate water available for firefighting. The flow test must be conducted in accordance with the 2006 edition of the International Fire Code and appendices B, C and D. The flow test information must be on the plans.

Transportation:

- Verify the right-of-way and/or the intersection improvements shown are accurate. On the intersection improvements plan, the right-of-way encompass all the proposed sidewalk along Rucker Rd and Crabapple Rd, plus a minimum 1 foot. On that plan, portion of the proposed sidewalk along Crabapple Rd falls outside the City right-of-way.

Recommended Conditions

Staff recommends that this applicant be approved with the following condition:

- The applicant must comply with all staff comments.

Attachments

- DRB application, letter of intent, and proposed elevations and site plan.