

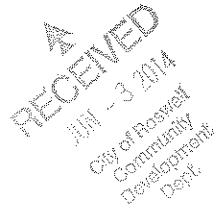


site planning ■ landscape architecture ■ civil engineering ■ land surveying

June 3, 2014

City of Roswell
Planning/Zoning Department
38 Hill Street, Suite G-30
Roswell, GA 30075

Re: Letter of Intent
110 Woodstock Street- R-TH Fee-Simple Townhome Rezoning
Land Lot 411, 1st District, City of Roswell, Fulton County, Georgia



To Whom It May Concern:

The intent of the zoning proposal is to rezone the existing site located at 110 Woodstock Street that is currently zoned RS-12 (Single Family Residential) to R-TH Fee Simple Townhouse. The property is a 2.42 acre parcel that is currently undeveloped with moderate tree cover and is surrounded by commercial and multi-family residential uses. The site is situated in the center of commercial / historical Roswell near public parks and restaurant areas. West of the property is a parking lot to support the public park for the City of Roswell, and a water tower. To the north of the property are residential homes and a multi-family development which directly borders the property. To the east of the site is one of Roswell's old cemeteries in the downtown area. The proposal and intent is to develop the site with the R-TH zoning to support residential housing of 8.65 units / acre.

The R-TH zoning was determined by the applicant and the staff to be the best suited for the proposed development. The R-TH district, per the new UDC code, provides an aesthetic street scape feel to the product frontage and the view of the units. The product is arranged to provide a streetscape with trees, trail connections, and open space along Woodstock Street. Access to the site is provided off Woodstock Street, a collector road at one location, and the entrance drive is a full access drive. The townhome product will comply with the UDC code and the development will be an upscale townhome community with rear loaded homes with courtyards in the front of the homes. The property is located over 2,000 feet from the Chattahoochee River and it does not fall within the MRPA river protection nor does it meet the thresholds of a DRI. The site is mildly sloping from the front of the site on Woodstock Street to the rear of the site. In the rear of the site, Stormwater will be provided to the property with water quality and the stormwater area is to be designed in a natural system.

Overall, the proposed R-TH zoning fits much better with the surrounding area than the existing RS-12 zoning because it is similar in use and density to the surrounding area. The proposed townhomes will enhance the area and increase home values with upscale housing and will also provide walkability for pedestrians to get to retail and restaurant services. The property is a great transition from commercial and multi-family to the townhome product to support the nearby commercial uses. There will be two concurrent variances being filed with the zoning application. The first request is to reduce the Civic 40 foot landscape buffer on the eastern and western sides of the property. However, with the reduction, adequate screening will still be provided in the reduced buffer areas as is the original intent of the landscape buffer. The second request is to vary the Woonerf street type for the main road in the development to include 5' sidewalks and pull-in 90 degree parking instead of parallel parking. Below are justifications for the determining criteria for variance approval:

- A. A literal interpretation of the provisions of this UDC would effectively deprive the applicant of rights commonly enjoyed by other properties of the zoning district which the property is located.

Section 10.2.3 of the Roswell's UDC code requires a C/D buffer for R-TH against CIV. The interpretation of the buffer is to either provide an 8' tall concrete with brick wall or a 40' undisturbed and replanted buffer. While the intent is to buffer from civic space, the type of civic space (cemetery and city owned parking lot) does not in our opinion need the type of buffer described. We are proposing a planted buffer with a reduced width. We want to engage the surrounding community and parking area with access and ability to interact. The buffers will make it difficult to provide that type of site if we have these buffers in place. Other properties in the district do not have the same constraints because they are not located in between Civic areas on both sides. The variance requested will create a more visually pleasing development by providing adequate space for parking, water quality, open space, and trail connections to nearby parks and commercial space.

The main street in the proposed development off of Woodstock Street was designed using Roswell's Woonerf street guidelines. Section 11.4.10E of Roswell's UDC code requires the Woonerf street assemblage to have a minimum right of way width of 42', 6' sidewalk, 8' parallel parking, 8' pavement,

1' maintenance strip, and 16' travel lane. Because of the shape of the property the buffer requirements, and future easements, it will be difficult to have parallel parking along the streets along with the other requirements. The proposed road will have 44' of right of way instead of 42', the travel lanes will be wider (26' instead of 16'), the sidewalks will be 5', there will be a 2' maintenance strip, and we are proposing to have 90 degree pull-in parking at the front of the property as guest or extra parking.

- B. Granting the requested variance will not confer upon the property of the applicant any special privileges that are denied to other properties of the zoning district in which the property is located.
The granting of the variances will not confer any special privileges that are denied to other properties of the district. The site abuts civic space on two sides (cemetery and a parking lot), and civic space should be enjoyed by all and not buffered from residential sites unless it's a certain type of civic use. We will still be providing the needed screening against the civic areas as is the intent of the landscape buffer. The main street assemblage will have needed parking, sidewalk space, travelway space, and maintenance strip space, and pavement for the new homeowners as do the other properties in the district.
- C. The requested variance will be in harmony with the purpose and intent of this UDC and will not be injurious to the neighborhood or to the general welfare.
The requested variances will keep the harmony of the neighborhood and will not be injurious to the general welfare, but rather provide an accessible, open-linked community which is the initiative of the UDC. The variance will not block neighbors and will also give the visual appeal needed from the street to enhance the neighborhood. The
- D. The special circumstances are not the result of the actions of the applicant.
Special circumstances are not the result of the actions of this application, but instead are due to the type of land, size, location, topography and assemblage as an infill location.
- E. The variance requested is the minimum variance that will make possible the proposed use of the land, building or structure.
The variances are shown and can be further explained on the site plan. From the site plan, one can see that why the variances are being requested and how at a minimum, it will work with the plan throughout the property.
- F. The variance does not permit a use of land, buildings, or structures which is not permitted by right in the zoning district
The variances will help construct the development shown on the zoning site plan. We will not be moving the buildings, but instead are providing the best layout of the site possible and are requesting the variances based on the layout.
- G. The variance does not reduce the lot size below the minimum lot size allowed in the zoning district.
As shown on the site plan, we are not reducing the lot size below the minimum lot size allowed for the zoning district.
- H. The variance does not increase the maximum allocation of sign area or the maximum area of an allowed sign type.
We are not proposing signage in the requested area.

Attached to this zoning application is a site plan that will provide a visual for the variance request and also show how the proposed development will enhance the area with connections, trails, and open space. We appreciate your consideration in the rezoning of this property.

Sincerely,

Planners & Engineers Collaborative, Inc.
C/O Lehigh Homes, LLC


Kenneth J. Wood

RECEIVED
JUN - 3 2014
City of Roswell
Community
Development
Dept.