

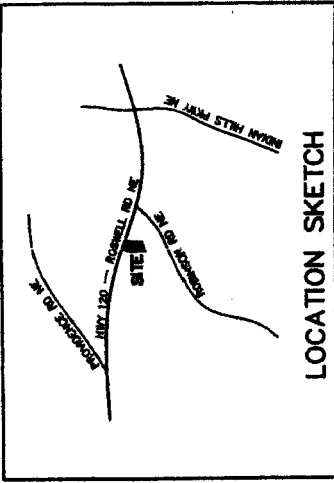
Z-53
(2008)

PROPOSED
PROFESSIONAL
OFFICE PARK

Drawn By: JS
Check: CCM/PJFB
Date: 9.30.2008
Scale: 1"=40'
Project: ROSWELL_RD_OP
Sheet:

Revisions:

PALLADIAN INC.
501 WOODLAWN DRIVE, SUITE 550, MARLETTA, GA 30067
PHONE 770.509.3900 FACSIMILE 770.69.2571
DEVELOPER CONTACT: CRAIG WINGLY



LOCATION SKETCH

LAND LOT 967
16TH DISTRICT
2ND SECTION
COBB COUNTY, GEORGIA

MAIN PARCEL ACREAGE=1.435 ACRES
PRESENT ZONING = NS (NEIGHBORHOOD SHOPPING)
ADDED PARCEL ACREAGE=0.100 ACRES
PRESENT ZONING = RA-5

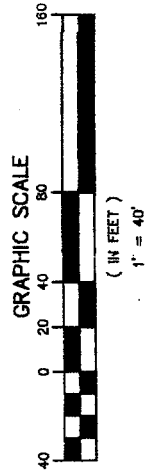
TOTAL ACREAGE= 1.535 ACRES
PROPOSED ZONING= LRO (LOW RISE OFFICE)

NOTES:

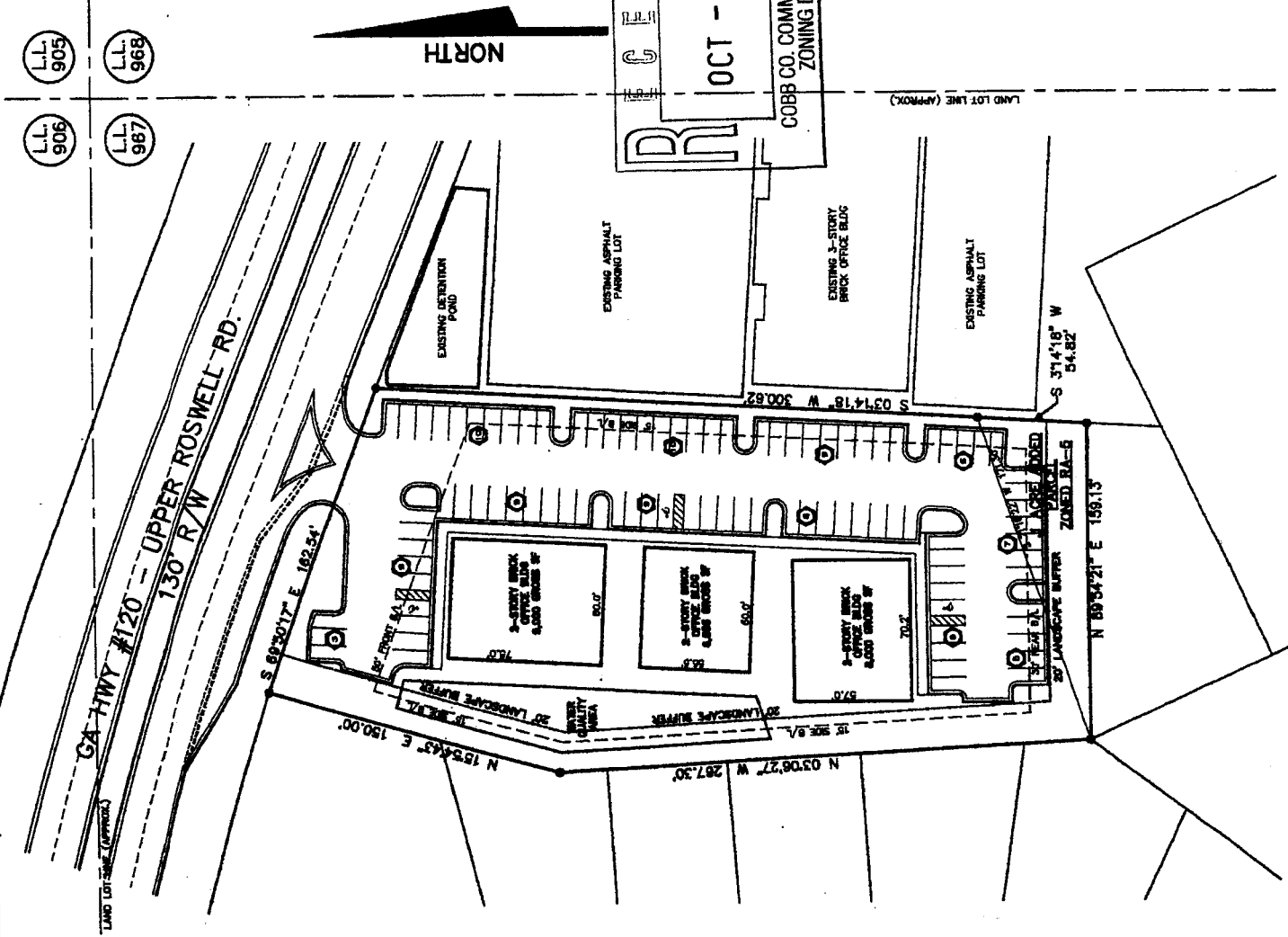
1. AREA = 1.535 AC
2. PROPOSED BUILDING AREA = 23,866 SF +/-
3. PARKING PROVIDED = 83 SPACES

BOUNDARY INFORMATION TAKEN FROM SURVEY BY GRANT SHEPHERD & ASSOC. LAND SURVEYING FOR BARRY SHEPHERD, DATED 9-10-1992

- NO LAKES OR STREAMS OR STREAM BUFFERS ON SITE
- NO UTILITY EASEMENTS ON SITE
- NO PART OF THIS SITE IS WITHIN 100-YR FLOOD PLAIN (CERTIFIED BY SURVEYOR)
- NO OBVIOUS CEMETARY ON OR ADJACENT TO SITE
- NO OBVIOUS WETLANDS ON OR ADJACENT TO SITE
- NO ARCHITECTURAL OR ARCHEOLOGICAL LANDMARKS ON OR ADJACENT TO SITE



ZONING PLAN



RECEIVED
OCT - 2 2008
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

NORTH

LL 905
LL 906
LL 967
LL 968

APPLICANT: Palladian, Inc.
770-509-3390

REPRESENTATIVE: Craig Wrigley
770-509-3390

TITLEHOLDER: Barry J. Shemaria, Jo Ann M. Weinberg, James A.
Merritt, Reba M. Conn

PROPERTY LOCATION: Located on the south side of Roswell
Road, west of Robinson Road.

ACCESS TO PROPERTY: Roswell Road

PHYSICAL CHARACTERISTICS TO SITE: Existing house

PETITION NO: Z-53

HEARING DATE (PC): 11-04-08

HEARING DATE (BOC): 11-18-08

PRESENT ZONING: NS, RA-5

PROPOSED ZONING: LRO

PROPOSED USE: Professional Offices

SIZE OF TRACT: 1.535 acres

DISTRICT: 16

LAND LOT(S): 967

PARCEL(S): 14, 16

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-20/ Undeveloped
- SOUTH:** RA-5/ Single-family house
- EAST:** O&I/ Keller Williams office building
- WEST:** RA-4/ Glenside subdivision

OPPOSITION: NO. OPPOSED **PETITION NO:** _____ **SPOKESMAN** _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

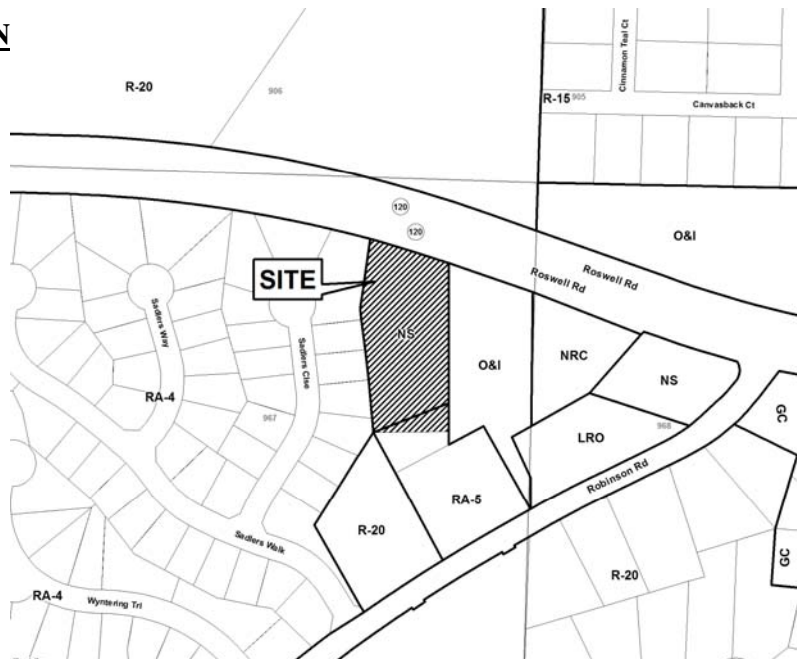
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

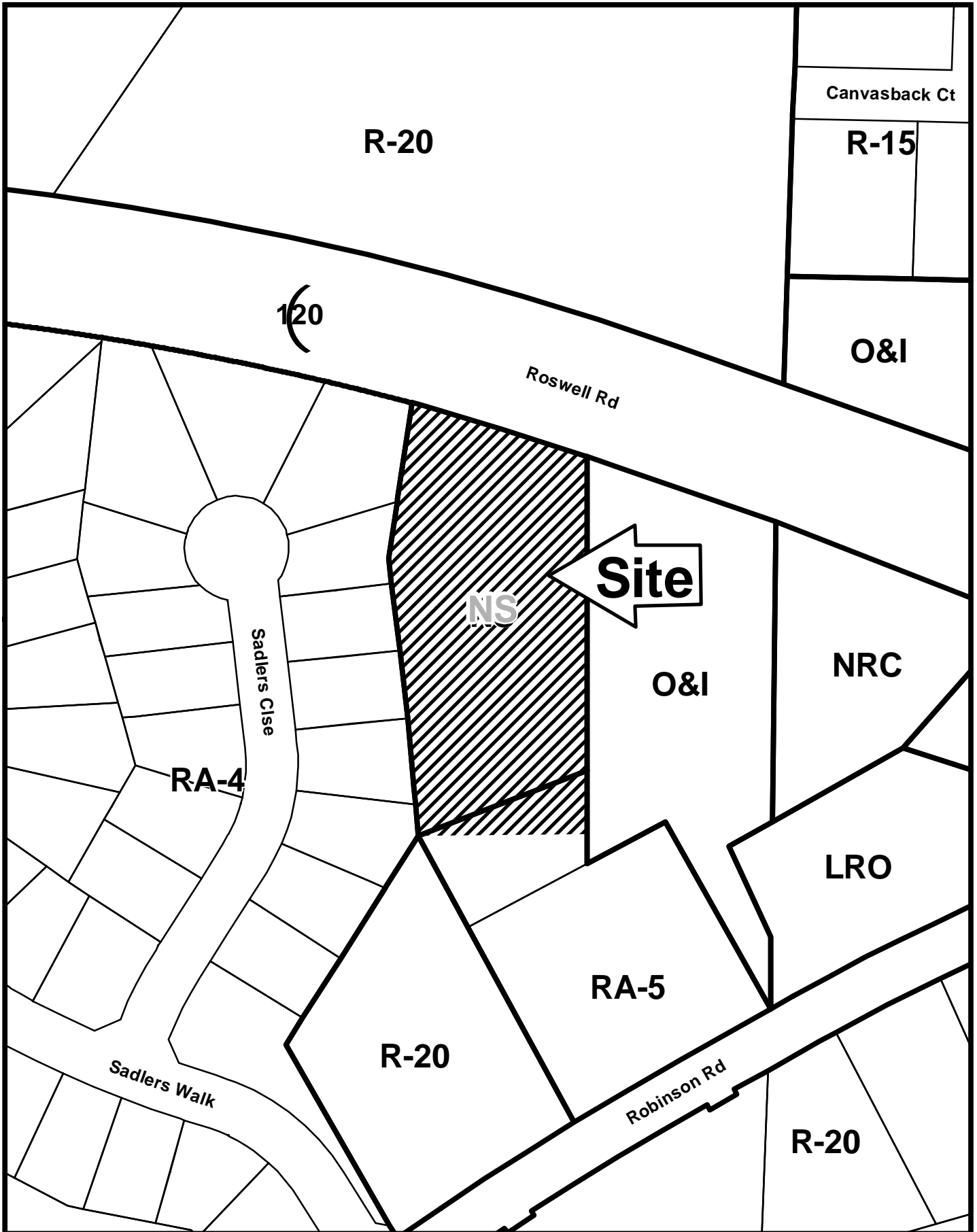
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

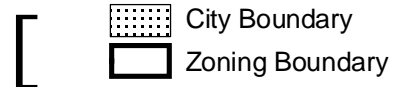
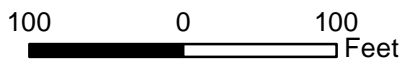
STIPULATIONS:



Z-53



This map is provided for display and planning purposes only. It is not meant to be a legal description.



APPLICANT: Palladian, Inc.

PETITION NO.: Z-53

PRESENT ZONING: NS, RA-5

PETITION FOR: LRO

PLANNING COMMENTS:

Staff Member Responsible: John P. Pederson, AICP

Land Use Plan Recommendation: Neighborhood Activity Center

Proposed Number of Buildings: 3 **Total Square Footage of Development:** 23,666

F.A.R.: 0.35 **Square Footage/Acre:** 15,417

Parking Spaces Required: 83 **Parking Spaces Provided:** 93

The applicant is requesting the LRO zoning category to develop a small professional office park. There would be three buildings; each would be two-stories in height. The buildings exteriors would be all brick and/or stone, with pitched asphalt shingle roofs. The applicant is showing the required 20-foot landscape buffer adjacent to all residentially zoned property, except a contemporaneous variance is needed to allow part of the pond to encroach into the buffer adjacent to the west property line. The applicant has submitted a Zoning Impact Analysis, which is attached as Exhibit "A".

Historic Preservation: After reviewing various county resources including historic and archeological resource surveys and documented Civil War trench maps, it is determined that a c. 1900 house is located within the project area. Due to the age and location of the structure, information about this resource and its occupants appears to have the potential to contribute significantly to the county's public history. Staff recommends the home either be incorporated into the development or, alternately, documented if destroyed. In order to properly document this structure, its inhabitants, and the role it played in Cobb County's history, staff requests a history of the home and its occupants (as well as archival-quality photographs of the structure, all outbuildings, and its setting) be completed by a cultural resource consultant. These materials should be submitted to the historic preservation planner.

Cemetery Preservation: No comment.

FIRE COMMENTS:

Fire Apparatus Access Road

All access roads shall have an all weather driving surface capable of supporting 75,000 pounds with an unobstructed width of not less than 20 feet, 25 feet inside turning radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches.

Access road shall extend to within 150-feet of all portions of the facility or any portion of the exterior wall of the first floor.

Dead-end access roads in excess of 150-feet shall be provided with a turn-around by one of the following methods:

Commercial: Cul-d-sac without an island to have a 60 foot paved radius **or** Hammerhead turn-around – total of 110 feet needed (45 feet + 20 foot wide roadway + 45 feet).

Fire Hydrant

Commercial: Fire hydrant within 500 feet of most remote part of structure.

APPLICANT Palladian, Inc

PETITION NO. Z-053

PRESENT ZONING NS, RA-5

PETITION FOR LRO

NOTE: Comments reflect only what facilities appeared of record at the time of this review. Field verification required by developer.

WATER COMMENTS:

Available at Development? Yes No

Fire Flow Test Required? Yes No

Size / Location of Existing Water Main(s) 8" DI / S side Roswell Rd

Additional Comments: Meter to be at entrance

Developer may be required to install/upgrade water mains, based on fire flow test results or Fire Department Code. This will be resolved in the Plan Review Process.

SEWER COMMENTS:

In Drainage Basin? Yes No

At Development? Yes No

Approximate Distance to Nearest Sewer: In road

Estimated Waste Generation (in G.P.D.): **A D F** 2,367 **Peak** 5,920

Treatment Plant: Sutton

Plant Capacity Available? Yes No

Line Capacity Available? Yes No

Projected Plant Availability: 0 - 5 year 5 - 10 years over 10 years

Dry Sewers Required? Yes No

Off-site Easements Required? Yes* No

Flow Test Required? Yes No

Septic Tank Recommended by this Department? Yes No

Subject to Health Department Approval? Yes No

* If off-site easements are required, Developer must submit easements to CCWS for review / approval as to form and stipulations prior to the execution of easement(s) by the property owner(s). All easement acquisitions are the responsibility of the Developer.

Additional Comments:

Notes FYI:

Developer will be responsible for connecting to the existing County water and sewer systems, installing and/or upgrading all outfalls and water mains, obtaining on and/or off site easements, dedication of on and/or off site water and sewer to Cobb County, as may be required. Rezoning does not guarantee water/sewer availability/capacity unless so stated in writing by the Cobb County Water System. Permit issuances subject to continued treatment plant compliance with EPD discharge requirements.

APPLICANT: Palladian, Inc.

PETITION NO.: Z-53

PRESENT ZONING: NS, RA-5

PETITION FOR: LRO

DRAINAGE COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Sewell Mill Creek FLOOD HAZARD INFO: Zone X

- FEMA Designated 100 year Floodplain Flood.
- Flood Damage Prevention Ordinance DESIGNATED FLOOD HAZARD.
- Project subject to the Cobb County Flood Damage Prevention Ordinance Requirements.
- Dam Breach zone from (upstream) (onsite) lake - need to keep residential buildings out of hazard.

WETLANDS: YES NO POSSIBLY, NOT VERIFIED

Location: _____

- The Owner/Developer is responsible for obtaining any required wetland permits from the U.S. Army Corps of Engineer.

STREAMBANK BUFFER ZONE: YES NO POSSIBLY, NOT VERIFIED

- Metropolitan River Protection Area (within 2000' of Chattahoochee River) ARC (review 35' undisturbed buffer each side of waterway).
- Chattahoochee River Corridor Tributary Area - County review (_____ undisturbed buffer each side).
- Georgia Erosion-Sediment Control Law and County Ordinance - **County Review**/State Review.
- Georgia DNR Variance may be required to work in 25 foot streambank buffers.
- County Buffer Ordinance: 50', 75', 100' or 200' each side of creek channel.

DOWNSTREAM CONDITION

- Potential or Known drainage problems exist for developments downstream from this site.
- Stormwater discharges must be controlled not to exceed the capacity available in the downstream storm drainage system.
- Minimize runoff into public roads.
- Minimize the effect of concentrated stormwater discharges onto adjacent properties.
- Developer must secure any R.O.W required to receive concentrated discharges where none exist naturally
- Existing Lake Downstream _____.
Additional BMP's for erosion sediment controls will be required.
- Lake Study needed to document sediment levels.
- Stormwater discharges through an established residential neighborhood downstream.
- Project engineer must evaluate the impact of increased volume of runoff generated by the proposed project on downstream receiving system.

APPLICANT: Palladian, Inc.

PETITION NO.: Z-53

PRESENT ZONING: NS, RA-5

PETITION FOR: LRO

DRAINAGE COMMENTS CONTINUED

SPECIAL SITE CONDITIONS

- Provide comprehensive hydrology/stormwater controls to include development of out parcels.
- Submit all proposed site improvements to Plan Review.
- Any **spring activity** uncovered must be addressed by a qualified geotechnical engineer (PE).
- Structural fill _____ must be placed under the direction of a qualified registered Georgia geotechnical engineer (PE).
- Existing facility.
- Project must comply with the Water Quality requirements of the CWA-NPDES-NPS Permit and County Water Quality Ordinance.
- Water Quality/Quantity contributions of the existing lake/pond on site must be continued as baseline conditions into proposed project.
- Calculate and provide % impervious of project site.
- Revisit design; reduce pavement area to reduce runoff and pollution.

INSUFFICIENT INFORMATION

- No Stormwater controls shown _____
- Copy of survey is not current – Additional comments may be forthcoming when current site conditions are exposed.
- No site improvements showing on exhibit.

ADDITIONAL COMMENTS

1. The majority of this site drains to the west through the rear yards of lots 48 – 50 in the adjacent Glenside S/D. There is not a well defined conveyance through these lots sufficient to carry the increased runoff volume expected from this development. Therefore, the discharge from the proposed detention pond must be tied directly to the existing stormdrainage system within the Roswell Road R/W. The peak design discharge will be subject to the available system capacity.
2. The proposed detention pond must be well-screened from the adjacent residential lots. Any exposed pond walls must be decoratively faced.

APPLICANT: Palladian, Inc.

PETITION NO.: Z-53

PRESENT ZONING: NS, RA-5

PETITION FOR: LRO

TRANSPORTATION COMMENTS

The following comments and recommendations are based on field investigation and office review of the subject rezoning case:

| ROADWAY | AVERAGE DAILY TRIPS | ROADWAY CLASSIFICATION | SPEED LIMIT | JURISDICTIONAL CONTROL | MIN. R.O.W. REQUIREMENTS |
|--------------|---------------------|------------------------|-------------|------------------------|--------------------------|
| Roswell Road | 35400 | Arterial | 45 mph | GDOT | 110' |
| | | | | | |

Based on 2007 traffic counting data taken by GDOT.

COMMENTS AND OBSERVATIONS

Roswell Road is classified as an Arterial and according to the available information, the existing right-of-way does meet the minimum requirements for this classification.

Roswell Road is a four lane divided facility, therefore any access shall be right-in/right-out.

Seek inter-parcel access with the parcel to the east.

As necessitated by this development for egress from Roswell Road, a deceleration lane will be required.

Replace disturbed multi-use sidewalk and stamped concrete strip.

GDOT permit will be required for all work that encroaches upon the State right-of-way.

RECOMMENDATIONS

Recommend a right-in/right-out driveway with a raised concrete island.

Recommend applicant seek inter-parcel access with parcel along the eastern property line.

Recommend a deceleration lane.

Recommend replacing any disturbed multi-use sidewalk and stamped concrete strip.

Recommend GDOT permits for all work within State right-of-way.

Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

STAFF RECOMMENDATIONS

Z-53 PALLADIAN, INC.

- A. It is Staff's opinion that the applicant's rezoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The property directly to the east is utilized as a professional office. The LRO zoning district is used as a step down in zoning intensity at the edges of commercial nodes.

- B. It is Staff's opinion that the applicant's rezoning proposal will not have an adverse affect on the usability of adjacent or nearby property. The LRO zoning category is the most appropriate category adjacent to the residentially zoned property.

- C. It is Staff's opinion that the applicant's rezoning proposal will not result in a use which would cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. This opinion can be supported by the departmental comments contained in this analysis.

- D. It is Staff's opinion that the applicant's rezoning proposal is in conformity with the policy and intent of the *Cobb County Comprehensive Plan*, which delineates this property to be within a Neighborhood Activity Center.

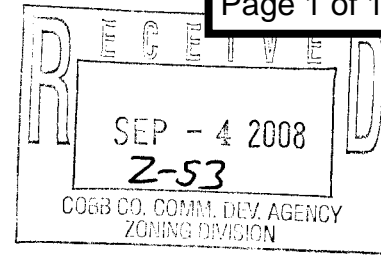
- E. It is Staff's opinion that there are existing and changing conditions affecting the use and development of the property which give supporting grounds for approving the applicant's rezoning proposal. The applicant's proposal is consistent with the *Cobb County Comprehensive Plan*, which delineates this property to be within a Neighborhood Activity Center. The applicant's proposal would be consistent with other offices along this part of Roswell Road. The applicant has built similar LRO developments in East Cobb that have fit the character of the area, and have provided a reasonable step down in zoning intensity.

Based on the above analysis, Staff recommends APPROVAL subject to the following conditions:

- Site plan received by the Zoning Division on October 2, 2008, with the District Commissioner approving minor modifications;
- Fire Department comments;
- Historic Preservation comments;
- Water and Sewer comments and recommendations;
- Stormwater Management comments and recommendations;
- DOT comments and recommendations; and
- Owner/developer to enter into a Development Agreement pursuant to O.C.G.A. §36-71-13 for dedication of system improvements to mitigate traffic concerns.

The recommendations made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

Impact Analysis



- (a) **The zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.** Adjacent and nearby properties are developed as office and retail and medium density residential.
- (b) **The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby property.** The proposed use will not affect the neighboring commercial use, and will be a transition zoning between O & I and RA-4, providing a quiet and compatible neighbor.
- (c) **The property to be affected by the zoning proposal does not have a reasonable economic use as currently zoned.** The current zoning is NS (Neighborhood Shopping), a discontinued zoning category. Reasonable economic use can only be achieved with a change in zoning that is currently available and that fits the land use plan.
- (d) **The zoning proposal will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.** The office park will have no impact on schools, except to contribute taxes. The office use demands very little water or sewer capacity, less than residential. Traffic impact is minimal because it is staggered during the day and the use does not generate new travel, but replaces existing travel already in place seeking the same services in other locations, frequently farther away.
- (e) **The zoning proposal is in conformity with the policy and intent of the land use plan.** The Land Use Plan shows the property in a NAC (Neighborhood Activity Center) which permits the proposed LRO use.
- (f) **There are other existing or changing conditions affecting the use and development of the property which give supporting grounds for approval of the zoning proposal.** The impact of the large office building on the East, the increased traffic and widening of Upper Roswell Road, the inability to gain access except from Upper Roswell Road, and current economic conditions, are conditions that support the proposed zoning.