

**FEBRUARY 16, 2016 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 2**

ITEM # 050 (2015)

PURPOSE

To consider amending the site plan and stipulations for Walton Riverbend, LLC regarding rezoning application Z-8 (Julian LeCraw and Co.) of 1999, for property located on the southeast side of Akers Mill Road and Powers Ferry Road, west of Riverbend Club Drive in Land Lots 1031, 1032, 1057, 1058, 1066 and 1067 of the 17th District. *(Previously continued by Staff from the November 17, 2015 hearing and held by the Board of Commissioners from the December 15, 2015 hearing; Continued by staff until the March 15, 2016 zoning hearing, therefore this item will not be heard at this hearing)*

BACKGROUND

The subject property was rezoned to RM-12 in 1999 for the existing apartment community. The property was zoned to the site plan for 612 residential units. Since the rezoning, a fire caused 30 of the units to be destroyed. The applicant is proposing to rebuild 28 of the units in the area of the existing tennis courts. As part of this redevelopment 45 parking spaces will also be added. The proposed building will be three stories in height with parking underneath. If amended, all other zoning stipulations would remain in effect.

STAFF COMMENTS

Water and Sewer: 10’ setback required from edge of sewer easement to nearest part of proposed building. Also, a Hold Harmless will be required for a specialty surface (pervious parking area) within sewer easement.

Stormwater Management: Subject to Metropolitan River Protection Act review.

RECOMMENDATION

The Board of Commissioners conduct a Public Hearing and consider the proposed site plan and stipulation amendment.

ATTACHMENTS