

FEBRUARY 20, 2018 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 2

ITEM OB-001

To consider revised item CP-2-7 from the 2018 Comprehensive Plan and Future Land Use Amendments document. On January 16, 2018, the Board of Commissioners conducted a public hearing regarding items contained within the 2018 Comprehensive Plan and Future Land Use Amendments (CPA) document. The Board voted to hold item CP-2-7 because the subject parcel associated with the item was incorrectly identified. Staff has identified the correct parcel and has revised item CP-2-7 to indicate it as the subject parcel for consideration by the Board.

BACKGROUND

The subject tract consists of two parcels containing 6.45 acres and are currently under the Regional Activity Center designation with a High Density Residential subcategory. The parcels have road frontage along the eastern side of Spring Hill Parkway and the north side of Mount Wilkinson Parkway. The parcel is located at the northeastern quadrant of the Spring Hill Parkway and Mt. Wilkerson Parkway intersection, between Spring Hill Parkway to the west and I-285 to the east. There are a variety of zoning categories in the surrounding area. The subject parcels are currently zoned CRC and RMR, with RM-8, RM-12, R-30 and RA-5 across Spring Hill Parkway to the west. RMR is located to the south across Mt. Wilkerson Parkway and to the east across I-285. OHR is also located to the southeast across I-285. The subject parcels are currently under the RAC-hdr designation, with RAC-hdr to the south across Mount Wilkinson Parkway. High Density Residential and Low Density Residential, not within the RAC, are located to the west across Spring Hill Parkway. Across I-285, the RAC continues, with most of the parcels within the office subcategory. There is one parcel in the open space/recreation subcategory. Based on existing and changing conditions, as well as the surrounding future land use designations, the proposed future land use of RAC-off would be more appropriate for the subject property.

RECOMMENDATION

The Board of Commissioners conduct a Public Hearing and consider the proposed Comprehensive Plan and Future Land Use Amendment.

ATTACHMENTS

Map and text.

COMPREHENSIVE PLAN AMENDMENTS 2018

CP-2-7 District 2



CURRENT

FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Priority Industrial Area
- Transportation/Communication/Utilities
- Park/Recreation/Conservation
- Public Institutional
- Mableton Town Center

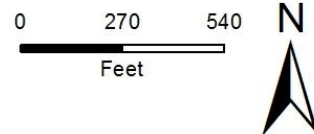


PROPOSED

CP-2-7
Regional Activity Center
Sub-Category
High Density Residential
to
Regional Activity Center
Sub-Category
office



Cobb County...Expect the Best!



CP-2-7

COMMISSIONER DISTRICT: 2

ACREAGE: 6.45

PARCEL ID NUMBER: 17084400690 and 17084400700

EXISTING FUTURE LAND USE: Regional Activity Center–high density residential (RAC-hdr)

PROPOSED FUTURE LAND USE: Regional Activity Center-office (RAC-off)

GENERAL LOCATION: North side of Mount Wilkinson Parkway, east side of Spring Hill Parkway, and on the west side of I-285

BACKGROUND:

Intent of Proposed Amendment:

The intent is to provide a future land use category that is more characteristic of the existing and changing conditions impacting this area of the County.

Definitions:

The purpose of the Regional Activity Center (RAC) category is to provide for areas that can support high-intensity development, which serves a regional market. Typical land uses in these areas include high-rise office buildings, regional malls, and varying densities of residential development.

RAC-high density residential - High Density Residential provides areas that are suitable for low-rise, high-density housing and mixed-use developments. Mid- or high-rise residential/mixed use developments are also appropriate in this category. This shall include developments in excess of four (4) stories per structure. Because of the unique, urban characteristics of RACs, building height and density shall be reviewed on a case-by-case basis.

RAC-office subcategory - Office developments are considered the most appropriate development in the Office Sub-Area. However, mixed-use developments that include retail may also be appropriate. Mid- or high-rise residential developments are also appropriate in this category. This includes any residential development in excess of four (4) stories per structure. Because of the unique, urban characteristics of RACs, building height and density should be reviewed on a case-by-case basis.

Planning History:

The property has not been part of a previous Comprehensive Plan Amendment.

ANALYSIS:

The subject tract consists of two parcels containing 6.45 acres and are currently under the Regional Activity Center designation with a High Density Residential subcategory. The parcels have road frontage

along the eastern side of Spring Hill Parkway and the north side of Mount Wilkinson Parkway. The parcel is located at the northeastern quadrant of the Spring Hill Parkway and Mt. Wilkerson Parkway intersection, between Spring Hill Parkway to the west and I-285 to the east. There are a variety of zoning categories in the surrounding area. The subject parcels are currently zoned CRC and RMR, with RM-8, RM-12, R-30 and RA-5 across Spring Hill Parkway to the west. RMR is located to the south across Mt. Wilkerson Parkway and to the east across I-285. OHR is also located to the southeast across I-285.

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Based on existing and changing conditions, as well as the surrounding future land use designations, the proposed future land use of RAC-off would be more appropriate for the subject property.

1) Applicable Goals from the Comprehensive Plan:

- a) Coordinate and advance land use policies that manage growth by promoting compatible distribution of land uses, while preserving established suburban and rural communities and respecting individual property rights
- b) Enhance community character and promote an active lifestyle in existing and future communities by fostering quality, safe, walkable and environmental friendly elements
- c) Ensure residents live in safe, healthy housing that provides convenient access to jobs, goods and services to meet daily needs

2) Applicable Policies from the Comprehensive Plan:

- a) Facilitate projected growth while preserving and protecting existing stable neighborhoods and community character
- b) Guide growth to areas that have infrastructure in place
- c) Promote development, diversification, and intensification within Regional Activity Centers and other appropriate areas as a means to protect existing stable suburban and rural areas from development growth pressures and encourage redevelopment

3) Consistency with existing Corridor Studies and Other Plans:

The property is located within the boundaries of the Cumberland Community Improvement District (CCID). The CCID has an active master plan that has been approved by both the CCID Board of Directors and the Cobb County Board of Commissioners.

4) Adherence to Nodal Development Patterns:

Nodal development is encouraged at appropriate major intersections and discourages land use changes that lead to "strip" development patterns with multiple driveways. The development of this site would not impact this policy.

5) Consistency with Revitalization Goals:

Not Applicable

6) Environment Impact:

At this level of analysis, staff is unable to identify any known environmental resources, constraints or concerns that may be impacted by this application.

7) Adjacency to Cities:

The subject parcel is not adjacent to any city boundary.

8) Transportation Analysis:

Spring Hill Parkway/Mount Wilkinson Parkway CP-2-7		
	Spring Hill Pkwy	Mount Wilkinson Pkwy
Roadway Classification	Major	Minor Arterial
# of Lanes Existing	2	4
# of Lanes Proposed	0	0
Traffic Volumes (ADT)	10,000- 19,999	5,000- 9,999
Sidewalk	N/A	yes
Bicycle Lanes/Trails	N/A	Yes
Transit	N/A	Yes
Proposed Projects of Impact (SPLOST)	N/A	N/A
CTP Recommendations	N/A	N/A

Note: The Revive 285 West Wall managed lanes GDOT project limits are adjacent to this proposal. It is proposed to construct a southbound access ramp at I-285 and Mount Wilkinson Pkwy