

APPLICANT: Trinitas Ventures, LLC
765-464-2800

REPRESENTATIVE: John H. Moore 770-429-1499
Moore Ingram Johnson & Steele, LLP

TITLEHOLDER: Argonaut Associates, LTD

PROPERTY LOCATION: On the west side of Busbee Drive, south of George Busbee Parkway; and on the east side of Interstate 75.

ACCESS TO PROPERTY: Busbee Drive

PHYSICAL CHARACTERISTICS TO SITE: Undeveloped acreage

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** RM-12/Developed multi-family complex
- SOUTH:** CRC/Residence Inn
- EAST:** GC/Medical offices
- WEST:** LI and R-20/Kennesaw State University

PETITION NO: Z-47

HEARING DATE (PC): 12-05-11

HEARING DATE (BOC): 12-13-11

PRESENT ZONING: GC, OS

PROPOSED ZONING: UC

PROPOSED USE: Urban Condominiums

SIZE OF TRACT: 21.01 acres

DISTRICT: 16, 20

LAND LOT(S): 360, 361, 95, 96

PARCEL(S): 2

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

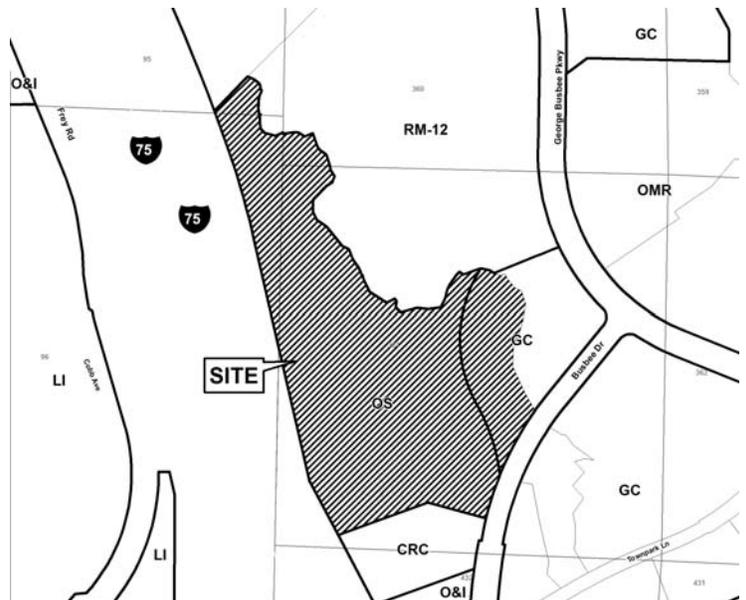
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

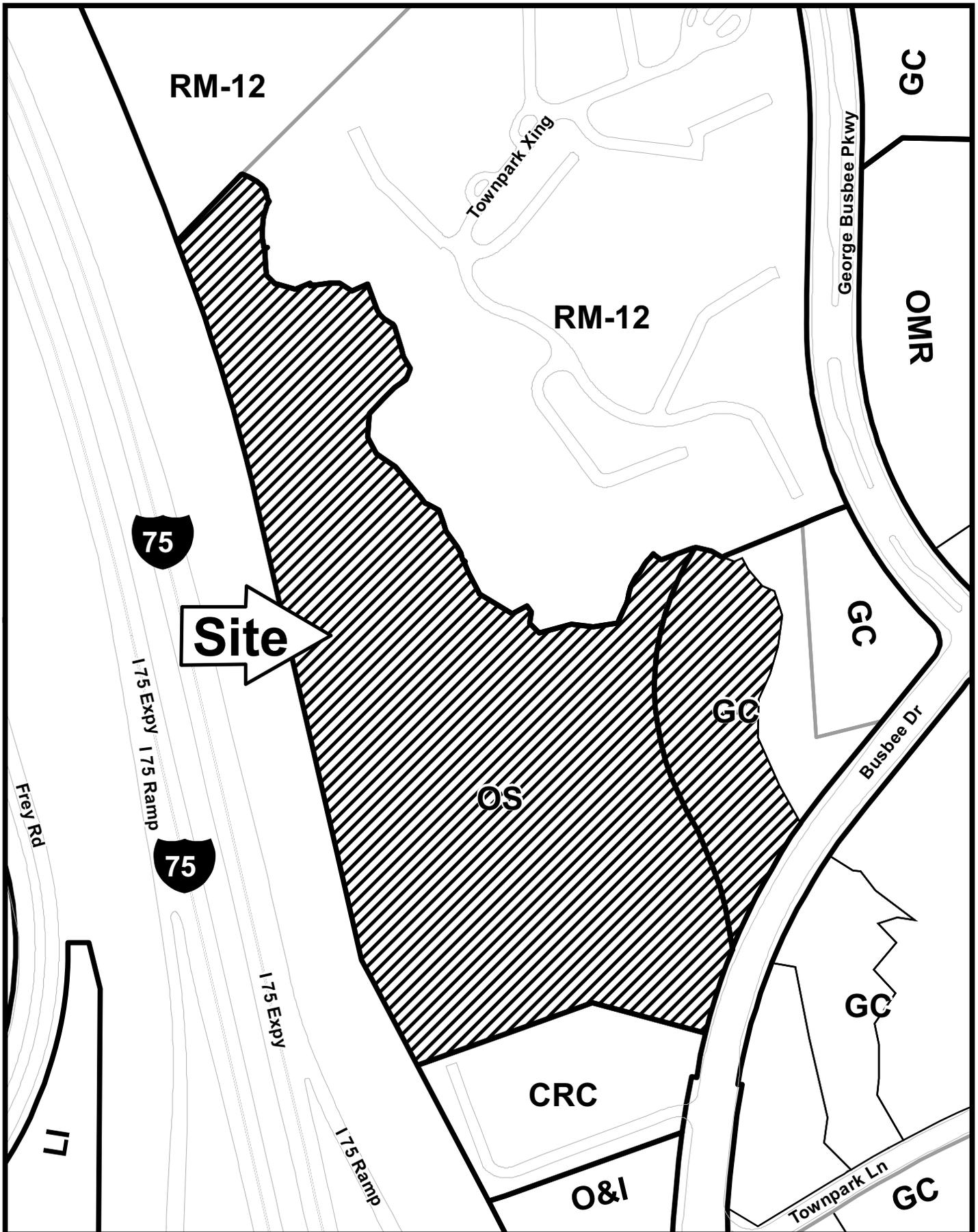
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

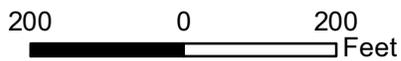
STIPULATIONS:



Z-47



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



City Boundary
Zoning Boundary

APPLICANT: Trinitas Ventures, LLC

PETITION NO.: Z-47

PRESENT ZONING: GC and OS

PETITION FOR: UC

ZONING COMMENTS:

Staff Member Responsible: Jason A. Campbell

Land Use Plan Recommendation: Regional Activity Center

Proposed Number of Units: 300 **Overall Density:** 19.32 **Units/Acre**

Present Zoning Would Allow: 0 **Units** **Increase of:** 19.32 **Units/Lots**

Applicant is requesting the Urban Condominium (UC) zoning category for the purpose of developing a 300-unit condominium complex. The development will be comprised of six residential condominium buildings. The proposed units will be traditional with unit sizes ranging from 700 to 1,600 square feet. The condominiums will start as “for lease” units in the beginning and will progress toward “for sale” units.

Historic Preservation: After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application. No further comment. No action by applicant requested at this time.

Cemetery Preservation: No comment.

APPLICANT: Trinitas Ventures, LLC

PETITION NO.: Z-47

PRESENT ZONING: GC and OS

PETITION FOR: UC

SCHOOL COMMENTS:

<u>Name of School</u>	<u>Enrollment</u>	<u>Capacity Status</u>	<u>Number of Portable Classrooms</u>
<u>Elementary</u>	<u></u>	<u></u>	<u></u>
<u>Middle</u>	<u></u>	<u></u>	<u></u>
<u>High</u>	<u></u>	<u></u>	<u></u>

Additional Comments:

FIRE COMMENTS:

ACCESS: Fire apparatus access roads shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor (State Modifications IFC 503.1 2006 Edition).

All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 25 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches.

Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400: 14% for Non-Residential. Maximum angle of departure is 8.5%.

Dead-end access roads in excess of 150 feet shall be provided with a turn-around (IFC 503.2.5 2006 Edition). Cul-de-sac with or without an island: minimum 60-foot radius to outside curb, measured to inside of curb and a minimum lane width = 24 feet (Cobb County Development Standard 401.09). Single-Family cul-de-sac without island: 38-foot outside radius with island reverts to commercial dimensions. Hammerhead turn-around: total of 110 feet needed (45 feet + 20 feet wide roadway + 45 feet).

Aerial apparatus access shall be required for all structures over 30 feet in height measured from the lowest level of fire department access to the ceiling height of the highest occupied floor level. Aerial fire apparatus access roads shall be a minimum width of 24 feet maximum of 40 feet from the structure and be positioned parallel to one entire side of the building. No overhead utility and power lines shall be located within the aerial fire apparatus access. (Cobb County Development Standards 401.08.02.1)

APPLICANT Trinitas Ventures, LLC

PETITION NO. Z-047

PRESENT ZONING GC, OS

PETITION FOR UC

WATER COMMENTS: NOTE: Comments reflect only what facilities were in existence at the time of this review.

Available at Development: Yes No

Fire Flow Test Required: Yes No

Size / Location of Existing Water Main(s): 16" DI / W side Busbee Drive

Additional Comments: Master meter to be set at edge of ROW.

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: NOTE: Comments reflect only what facilities were in existence at the time of this review.

In Drainage Basin: Yes No

At Development: Yes No

Approximate Distance to Nearest Sewer: Public sewer on-site

Estimated Waste Generation (in G.P.D.): **A D F=** 120000 **Peak=** 300000

Treatment Plant: **Noonday**

Plant Capacity: Available Not Available

Line Capacity: Available Not Available

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

Drv Sewers Required: Yes No

Off-site Easements Required: 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 easements by the property owners. All easement acquisitions are the responsibility of the Developer

Flow Test Required: Yes No

Letter of Allocation issued: Yes No

Septic Tank Recommended by this Department: Yes No

Subject to Health Department Approval: Yes No

Additional Comments: Sewer flow study may be required at Plan Review

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 offsite easements, dedication of on and/or offsite 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: **Trinitas Ventures, LLC**

PETITION NO.: **Z-47**

PRESENT ZONING: **GC, OS**

PETITION FOR: **UC**

DRAINAGE COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: **Noonday Creek** FLOOD HAZARD INFO: Zone A

- 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: **Within floodplain and stream buffer.**

- 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 detention facility.

APPLICANT: Trinitas Ventures, LLC

PETITION NO.: Z-47

PRESENT ZONING: GC, OS

PETITION FOR: UC

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. This site is located between Busbee Drive and I-75 adjacent to an unnamed tributary to Noonday Creek. The majority of the existing site is heavily wooded. Slopes on the site outside the floodplain are mild averaging approximately 5 to 6 %. The entire site drains to the adjacent Noonday Creek Tributary which flows through an existing culvert under Busbee Drive. There is an existing detention facility located just downstream of Busbee Drive. The hydrology study for this project must evaluate the impact of the increased runoff volume from this project on this facility.

APPLICANT: Trinitas Ventures, LLC

PETITION NO.: Z-47

PRESENT ZONING: GC, OS

PETITION FOR: UC

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
Busbee Drive (N)	3400	Major Collector	35 mph	Cobb County	80'

Based on 2007 traffic counting data taken by Cobb DOT (Busbee Drive)

COMMENTS AND OBSERVATIONS

Busbee Drive is classified as a major collector and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

RECOMMENDATIONS

Recommend applicant coordinate with Cobb County Department of Transportation prior to development plan approval to ensure compatibility with the Busbee-Frey Connector project: GDOT PI No. 0010157, ARC No. CO-400, and CCDOT No. TCACID – 24.

Recommend applicant reserve the right-of-way and easements for the Busbee-Frey Connector project.

Recommend a deceleration lane on Busbee Drive for proposed entrance.

Recommend sidewalk along Busbee Drive frontage.

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

STAFF RECOMMENDATIONS

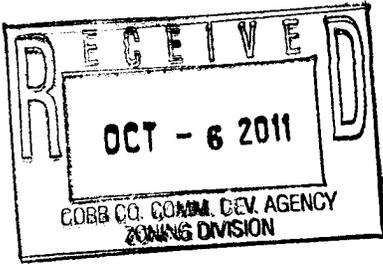
Z-47 TRINITAS VENTURES, LLC

- 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. Nearby properties are developed with commercial and multi-family residential uses.
- 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. Other properties in the area are zoned and developed for similar uses, along with commercial, office and institutional uses. The proposed uses and existing uses are what would normally be found in the Regional Activity Center (RAC) land use category.
- 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 the Regional Activity Center land use category.
- 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 subject property is within the Regional Activity Center (RAC) land use category and is surrounded by multi-family, commercial, office and institutional uses. The proposed use is in close proximity to employment centers, including office, retail and institutional employers.

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

- Revised site plan received by the Zoning Division on November 4, 2011, with the District Commissioner approving minor modifications;
- Attached building renderings, with the District Commissioner to approve minor modifications;
- Water and Sewer comments and recommendations;
- Stormwater Management Division comments and recommendations; and
- DOT comments and recommendations.

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.



Application No. z-47
Dec (2011)

Summary of Intent for Rezoning*

.....
Part 1. Residential Rezoning Information (attach additional information if needed)

- a) Proposed unit square-footage(s): 700 - 1,600 square feet
 - b) Proposed building architecture: Traditional
 - c) Proposed selling prices(s): \$1.75 per square foot
 - d) List all requested variances: None known at this time
- _____
- _____
- _____

.....
Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) Proposed use(s): _____
 - b) Proposed building architecture: _____
 - c) Proposed hours/days of operation: _____
 - d) List all requested variances: _____
- _____
- _____
- _____

.....
Part 3. Other Pertinent Information (List or attach additional information if needed)

.....
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?
(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).

***Applicant specifically reserves the right to amend any information set forth herein at any time during the rezoning process.**

Z-47 (2011)
Elevation



TYPICAL CHARACTER ELEVATION



HUMPHREYS & PARTNERS ARCHITECTS L.P.
5539 Alpha Road, Suite 300 Dallas, TX 75240 (972) 701-9636 (972) 701-9639
www.humphreys.com humphreys@humphreys.com
DALLAS CHARLOTTE IRVING LOS ANGELES NEW ORLEANS NEW YORK ORLANDO PHOENIX



HPA#11301

TRINITAS VENTURES
KENNESAW, GA

10/14/2011

For 2011, the HPA#11301 is a preliminary drawing and is not for construction. The plans are for residential purposes only. The project is subject to all applicable laws, codes, regulations, ordinances, and building codes analysis. Construction shall be in accordance with the approved plans. The drawings are for informational purposes only. Refer to surveys and civil engineering for additional information and measurements.

KENNESAW, GA		TRINITAS VENTURES				2011.0301		
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE	BED COUNT	BED PERCENTAGE	TOTAL AREA	UNIT TYPE %
A1	101/10A	450	58	20.45%	58	7.73%	27,640	20.49%
B1	201/20A	1,027	5	1.77%	10	1.33%	5,293	27.47%
B2	201/20B	1,074	72	25.44%	144	19.02%	73,000	19.08%
C1	301/30A	1,258	36	12.72%	108	14.40%	45,646	33.22%
C2-4th	301/30B	1,281	18	6.35%	54	7.20%	22,058	
D1	401/40A	1,570	18	6.38%	72	9.60%	28,260	
D2L	401/40B	1,530	64	22.61%	256	34.13%	97,950	
D3U	401/40B	1,510	6	2.15%	24	3.20%	9,080	
D3U	401/40B	1,492	24	2.12%	24	3.20%	8,952	
TOTALS			263	100.00%	750	100.00%	319,031	

UNIT AVERAGE NET SF:	
UNIT AVERAGE NET SF:	1,427
NET AREA IS SHOWN TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE AN SPACE. IT DOES NOT INCLUDE ENTRY BALCONIES, PATIO/LOGGIA OR TERRACE.	

PROJECT DATA	
UNIT AVERAGE NET SF:	1,427 SF
DENSITY:	21.91 ACRES
CLUBHOUSE:	13.47 UNITS/ACRE
PARKING:	6,300 S.F.
REQUIRED	458 SPACES (1.75 spaces per unit)
PROVIDED	775 SURFACE SPACES
	2.7 SPACES/UNIT
	1.03 SPACES/BED

SITE DATA:

TOTAL SITE AREA: 915,041 SQ. FT. OR 21.01 ACRES
 AREA WITHIN FLOODPLAIN: 141,079 SQ. FT. OR 3.24 ACRES
 (15.4% OF SITE)
 NOTE: SITE ACREAGE AND FLOODPLAIN INFORMATION DERIVED FROM A SURVEY PREPARED BY CROY ENGINEERING, DATED 07/22/2011.
 REQUESTED ZONING: UC - URBAN CONDOMINIUM
 PARKING REQUIRED: 1.75 SPACES/UNIT
 PARKING PROVIDED: 775 SPACES
 NOTE: A MINIMUM OF 2% OF THE PARKING PROVIDED WILL CONFORM TO ADA GUIDELINES



N/E
 EDR GREENHOUSE
 VESTAS INC.
 PID: 18036000010
 DB 9903, PG 175

ARCHITECTURAL SITE PLAN

10/14/2011

TRINITAS VENTURES
 KENNESAW, GA

HPA#11301

HUMPHREYS & PARTNERS ARCHITECT
 5339 Alpha Road, Suite 300, Dallas, TX 75240 (972) 701-8636 (972)
 www.hpa.com
 DALLAS CHARLOTTE IRVINE LAS VEGAS NEW ORLEANS WASHINGTON DC

© 2011 by HUMPHREYS & PARTNERS ARCHITECTS, LLP
 The preparation of this architectural site plan and any related documents for the project is the sole property of Humphreys & Partners Architects, LLP and shall remain the confidential property of Humphreys & Partners Architects, LLP and shall not be used for any other project without the written permission of Humphreys & Partners Architects, LLP.