

APPLICANT: 3700 Roswell Road, LLC

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REPRESENTATIVE: James A. Balli, Esq.

PHONE#: 770-422-7016 **EMAIL:** jballi@slhb-law.com

TITLEHOLDER: Barry J. Shemaria

PROPERTY LOCATION: South side of Roswell Road, west of

Robinson Road

(3700 Roswell Road).

ACCESS TO PROPERTY: Roswell Road

PHYSICAL CHARACTERISTICS TO SITE: Existing house

PETITION NO: SLUP-1

HEARING DATE (PC): 02-03-2015

HEARING DATE (BOC): 02-17-2015

PRESENT ZONING: LRO

(See Z-6 for related zoning cases)

PROPOSED ZONING: Special Land

Use Permit

PROPOSED USE: Climate Controlled

Self Storage

SIZE OF TRACT: 1.42 acres

DISTRICT: 16

LAND LOT(S): 967

PARCEL(S): 14

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: R-20/WellStar Health Park (Under Construction)

SOUTH: RA-5/Single-family house

EAST: O&I/Office building

WEST: RA-4/Glenside Subdivision

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

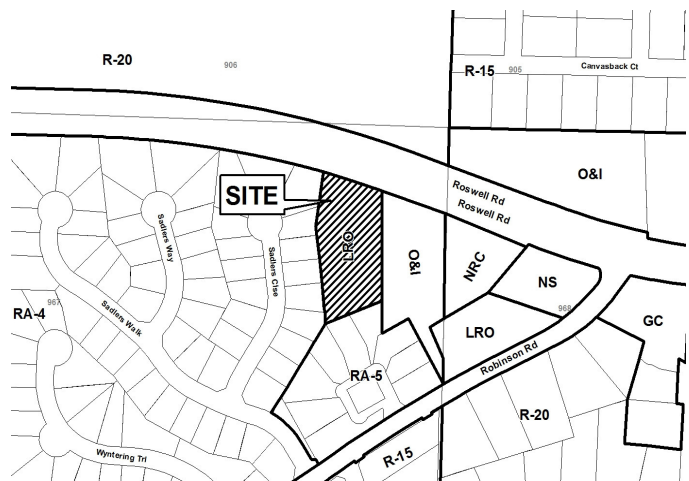
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

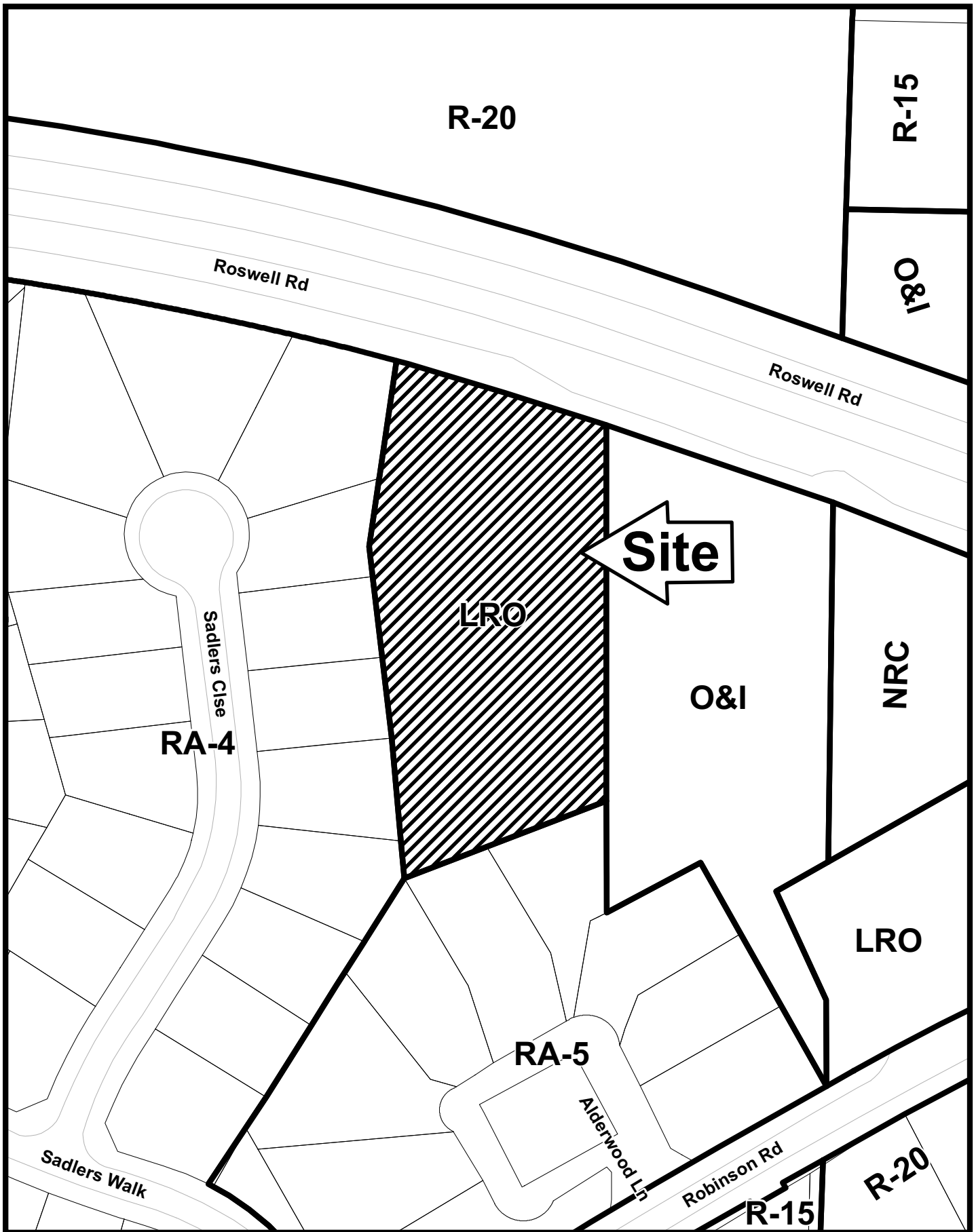
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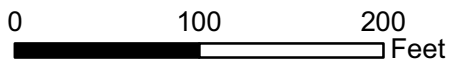
STIPULATIONS:



SLUP-1



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



- City Boundary
- Zoning Boundary

APPLICANT: 3700 Roswell Road, LLC

PETITION NO.: SLUP-1

PRESENT ZONING: LRO

PETITION FOR: SLUP

ZONING COMMENTS:

Staff Member Responsible: Donald Wells

The current request for Special Land Use Permit (SLUP) is to construct a new three (3) story climate controlled building with 450 storage units and a total of 75,840 square feet including office area. Nine (9) parking spaces are provided on site. The proposed building height is 36 feet and 6 inches.

All units are accessed internally, and all windows on the sides of the building are “false windows.” The Code requires that “architectural style/design to be similar or complementary to the predominant architectural design of other commercial uses within the activity center.” The proposed architecture of the storage facility appears to be traditional brick with architectural accents and pitched roof designed to go along with nearby office uses within the activity center of this portion of Roswell Road and Robinson Road that are also traditional style of brick construction. A landscaping plan has been provided which shows a 20 foot landscape buffer adjacent to the residential properties to the south and west as well as landscaping of the frontage.

In conjunction with companion rezoning case Z-6, the applicant is requesting a SLUP in order to construct and operate a freestanding climate controlled self-service storage facility on this property. A special land use permit shall be required for freestanding climate controlled self-storage facilities regardless of the zoning classification or district for the realty. This property was previously rezoned to the LRO category for a professional office park development that would require 93 parking spaces that never was developed. It is important to note this property was submitted for SLUP in 2014 for a climate controlled self storage facility. This proposal is much improved from the 2014 proposal with a smaller building and better building architecture.

The applicant is showing a contemporaneous variance to waive the maximum F.A.R. from 1.0 to 1.16.

Historic Preservation: No comments.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

No additional comments (see comments for Z-6 2015).

TRAFFIC COMMENTS:

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

Georgia Department of Transportation permits required for all work that encroaches upon State right-of-way.

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

FIRE COMMENTS:

After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal’s Office is confident that all other items can be addressed during the Plan Review Stage.

APPLICANT: 3700 Roswell Road, LLC

PETITION NO.: SLUP-1

PRESENT ZONING: LRO

PETITION FOR: SLUP

STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Sewell Mill Cr 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 detention pond (Glenside Subdivision).

STORMWATER MANAGEMENT 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 parcel is located just south of Roswell Road and is bounded by an existing office development to the west, an existing RA-4 subdivision to the west and an RA-5 subdivision currently under development to the south. The majority of the site is wooded with average slopes ranging from 5 to 15 %. Approximately 1.1 acres of this parcel drains to the west through the Glenside Subdivision. The remainder of the site (0.4 ac) drains to the Roswell Road R/W.
2. The proposed site plan shows the detention facility discharging to the existing drainage easement in the adjacent Glenside Subdivision to the west. The stormwater management design must evaluate and account for the existing conveyance capacity of this older system as well the volume impact on the existing subdivision detention pond. As an alternative the site could be discharged to the existing stormwater system in the Roswell Road R/W subject to the available capacity. The final discharge point must be decided in Plan Review. The proposed site plan requires significantly less parking and associated impervious surface than the underlying zoning category.
3. The discharge from the newly constructed detention pond for the subdivision to the south (Alderwood) must be accommodated through this site.

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STAFF RECOMMENDATIONS

SLUP-1 3700 ROSWELL ROAD, LLC

There are fifteen criteria that must be considered for a Special Land Use Permit. The criteria are below in italics, with the Staff analysis following in bold.

- (1) *Whether or not there will be a significant adverse effect on the neighborhood or area in which the proposed use will be located.*
It is Staff's opinion that the applicant's proposal will not have an adverse affect on the usability of adjacent or nearby properties. The proposed use is a quiet, low traffic generating use and will significantly decrease the amount traffic. The proposal only has nine parking spaces, more landscaping, limited hours of operation and is half the square footage of the Wellstar development across Roswell Road.
- (2) *Whether or not the use is otherwise compatible with the neighborhood.*
It is Staff's opinion that the applicant's proposal will permit a use that is suitable in view of the use and developments of adjacent nearby properties. The proposed building architectural style will be similar to the designs of other commercial uses in the area. The building height is also consistent with other uses in the area.
- (3) *Whether or not the use proposed will result in a nuisance as defined under state law.*
The use should not be a nuisance as defined by state law. The property will have a 20 foot landscape buffer as required by county Code. The proposal will not emit any lights or noise.
- (4) *Whether or not quiet enjoyment of surrounding property will be adversely affected.*
The quiet enjoyment of surrounding properties will not be adversely affected due to the location of the applicant's proposal. The proposed use would be less disruptive then the LRO office park the property is currently zoned for.
- (5) *Whether or not property values of surrounding property will be adversely affected.*
This use should not adversely affect property values of surrounding property.
- (6) *Whether or not adequate provisions are made for parking and traffic considerations.*
There are adequate provisions for parking and traffic considerations. The proposed plan will meet the minimum parking requirements as required by the county Code.
- (7) *Whether or not the site or intensity of the use is appropriate.*
The applicant' site is appropriate for this use. The low intensity use and low traffic generation would be consistent with the characteristics of a Neighborhood Activity Center (NAC).
- (8) *Whether or not special or unique conditions overcome the board of commissioners' general presumption that residential neighborhoods should not allow noncompatible business uses.*
There are not any special or unique conditions which would prohibit the use in this area. The site is adjacent to a residential area, and will have the required landscape buffer.
- (9) *Whether or not adequate provisions are made regarding hours of operation.*
The office hours are Monday through Saturday 8 a.m. to 6 p.m. and Sunday 1 p.m. to 6 p.m.

CONTINUED ON NEXT PAGE

- (10) *Whether or not adequate controls and limits are placed on commercial and business deliveries.*
The applicant has indicated the hours of operation, which would be less than or equal to the currently zoned office park.
- (11) *Whether or not adequate landscape plans are incorporated to ensure appropriate transition.*
The applicant is proposing a 20 foot landscape buffer as required by the Code adjacent to all residentially zoned properties, which is more than LRO office park had.
- (12) *Whether or not the public health, safety, welfare or moral concerns of the surrounding neighborhood will be adversely affected.*
The use should not adversely affect the public health, safety, welfare, or moral concerns of the surrounding properties.
- (13) *Whether the application complies with any applicable specific requirements set forth in this chapter for special land use permits for particular types of uses.*
It is Staff's opinion that the applicant's proposal meets the minimum standards that shall apply to freestanding climate controlled self-storage facilities, with the exception of the maximum F.A.R. If companion case Z-6 of 2015 gets approved with contemporaneous variances to waive the maximum to 1.16.
- (14) *Whether the applicant has provided sufficient information to allow a full consideration of all relevant factors.*
The applicant has provided details necessary to review the request.
- (15) *In all applications for a special land use permit the burden shall be on the applicant both to produce sufficient information to allow the county fully to consider all relevant factors and to demonstrate that the proposal complies with all applicable requirements and is otherwise consistent with the policies reflected in the factors enumerated in this chapter for consideration by the county.*
The applicant has provided sufficient information that demonstrates the proposal's compliance will all applicable requirements with the excepted request for the maximum F.A.R., which is just barely above the requirement.

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

- Site plan received by the Zoning Division December 4, 2014, with District Commissioner approving minor modifications;
- All windows on residential sides of the building be false windows;
- District Commissioner approving landscape plan and final building architecture;
- Water and Sewer Division comments and recommendations;
- Fire Departments comments and recommendations;
- Stormwater Management comments and recommendations;
- Department of Transportation 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.

SHEET NUMBER

PROJECT NUMBER
2014
DATE
12-2-14

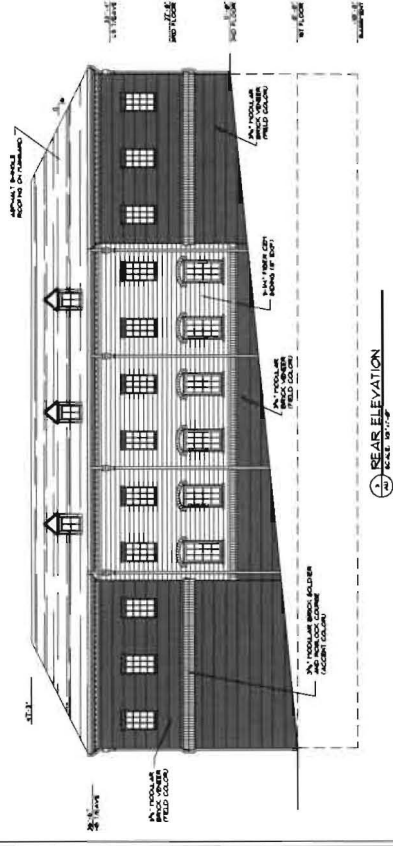
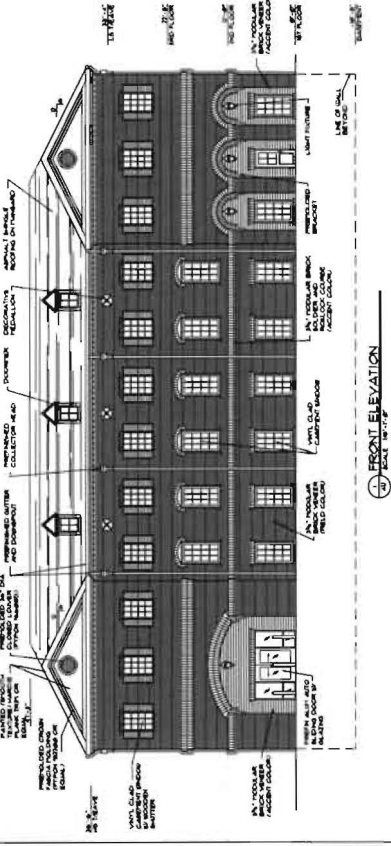
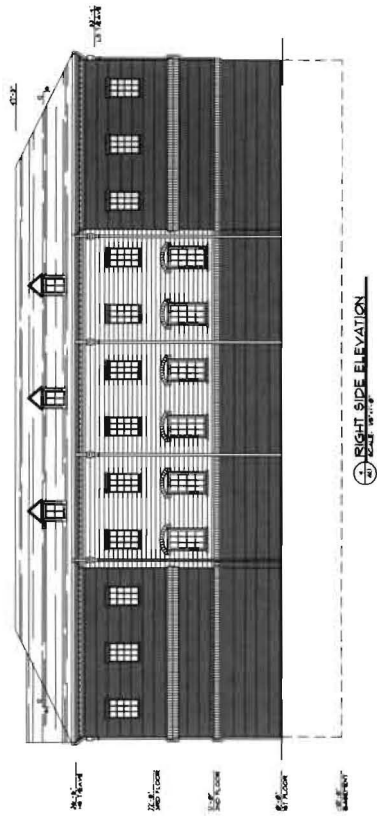
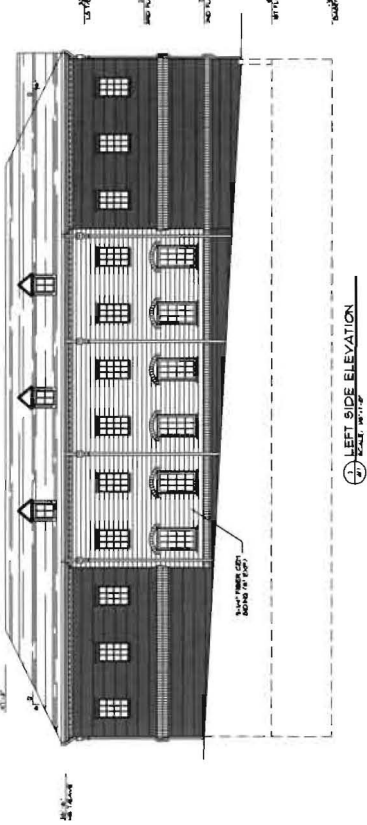
REVISIONS



Self Storage
3700 Upper Roswell Road
Roswell, GA

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DATE: 12-2-14
PROJECT NUMBER: 2014



FRONT ELEVATION
SCALE 1/8" = 1'-0"

REAR ELEVATION
SCALE 1/8" = 1'-0"