

Z-71
(2015)

PLANNERS AND ENGINEERS COLLABORATIVE
SITE PLANNING LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND SURVEYING
RESEARCH COURT • MONROE, GEORGIA 30091 • (770) 513-7211 • FAX (770) 513-7315 • WWW.PECCOL.COM

WE PROVIDE SOLUTIONS
LAND: 10151 924 A 837
7TH DISTRICT
PHONE: 678-245-5108 FAX: 678-245-5388
ALPHARETTA, GEORGIA 30009
SITTE 800
3475 NORTHVIEW PARKWAY
FOR
PULTE HOMES
A MASTER PLANNED RESIDENTIAL DEVELOPMENT
Terrell Mill Road at Powers Ferry Road

REVISIONS

NO.	DATE	BY	DESCRIPTION
-----	------	----	-------------

MASTER REZONING
SITE PLAN
SHEET TITLE
SCALE: 1" = 60'
DATE: JUNE 3, 2015
PROJECT: 15143.00

ZZ
SHEET

SITE DATA:

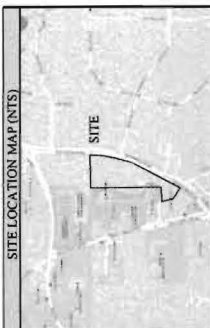
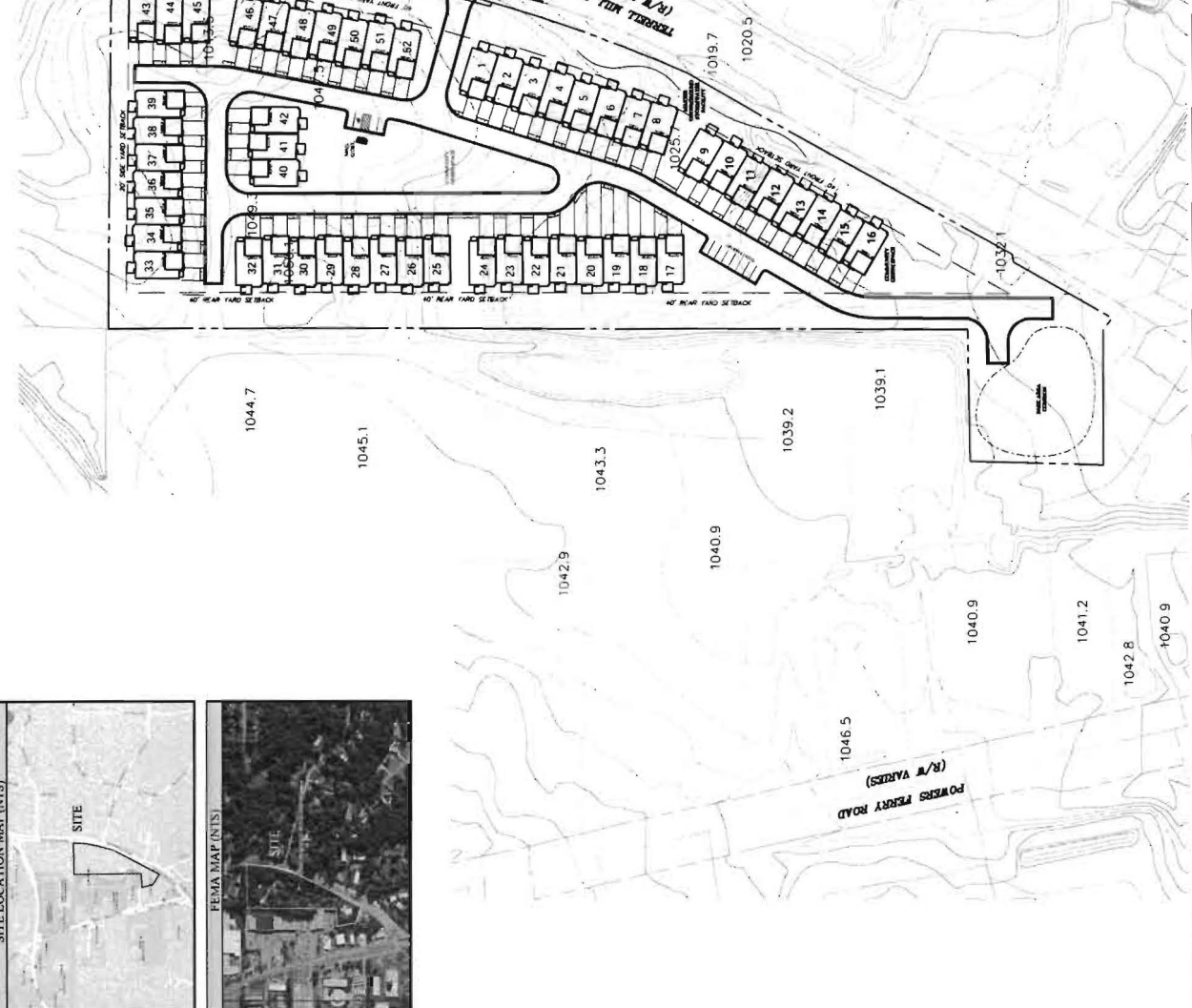
TOTAL SITE AREA: 10.10 ± ACRES

ZONING: COMMERCIAL MEDIUM DENSITY (C-M-D)
COMBINATION ZONING: 1044

APPLICABLE REQUIREMENTS:
MINIMUM LOT AREA: 30,000 SQ. FT.
MINIMUM LOT WIDTH: 60 FEET
MINIMUM LOT DEPTH: 50 FEET
MINIMUM FRONT YARD SETBACK: 20 FEET
MINIMUM SIDE YARD SETBACK: 10 FEET
MINIMUM REAR YARD SETBACK: 10 FEET

DEVELOPMENT SUMMARY:
PROPOSED TOTAL NUMBER OF RESIDENTIAL UNITS: 45
TOTAL NUMBER OF UNITS: 45
TOTAL NUMBER OF RESIDENTIAL LOTS: 45
PROPOSED NUMBER OF UNITS PER ACRE: 4.45
ALLOWABLE DENSITY: 4.45
MAXIMUM ALLOWABLE BUILDING HEIGHT: 35 FEET
MAXIMUM ALLOWABLE FARMS: 25%
MINIMUM LOT SIZE: 3,000 SQ. FT.
MAXIMUM LOT SIZE: 10,000 SQ. FT.

PARKING AND UTILITIES:
REQUIREMENTS: 2 CARSPACES PER 100 SQ. FT. OF GROSS FLOOR AREA
12 BICYCLE PARKING SPACES (1 PER 100 SQ. FT. OF GROSS FLOOR AREA)
IF THE 12 BICYCLE PARKING SPACES PROVIDED BY THE PLANNING AGENCY, ACCESSIBLE
WHEEL CHAIR VEHICLES ARE ACCESSIBLE.



JUN - 4 2015
GOBBUCO COMM. DEV. AGENCY
ZONING DIVISION



24 HOUR CONTACT:
GAREN SMITH @ 678-245-5208

APPLICANT: Pulte Home Corporation
PHONE#: (770) 422-7016 **EMAIL:** jballi@slhb-law.com
REPRESENTATIVE: James A. Balli
PHONE#: (770) 422-7016 **EMAIL:** jballi@slhb-law.com
TITLEHOLDER: CMS EDU Marietta, L.P.

PETITION NO: Z-71
HEARING DATE (PC): 08-04-15
HEARING DATE (BOC): 08-18-15
PRESENT ZONING: O&I, R-20, NS

PROPERTY LOCATION: West side of Terrell Mill Road, across from Brookview Road

PROPOSED ZONING: RM-8

ACCESS TO PROPERTY: Terrell Mill Road

PROPOSED USE: Attached Residential

PHYSICAL CHARACTERISTICS TO SITE: Former Schreiner Academy

SIZE OF TRACT: 7.79 acres

DISTRICT: 17

LAND LOT(S): 924,937

PARCEL(S): 2,3,26,27,28,34

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** SC/Cobblestone Walk at Terrell Mill Condominiums
- SOUTH:** CRC/Coffee Shop
- EAST:** R-80 and R-40/Single-family houses; O&I/Offices
- WEST:** CRC/Retail Center

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

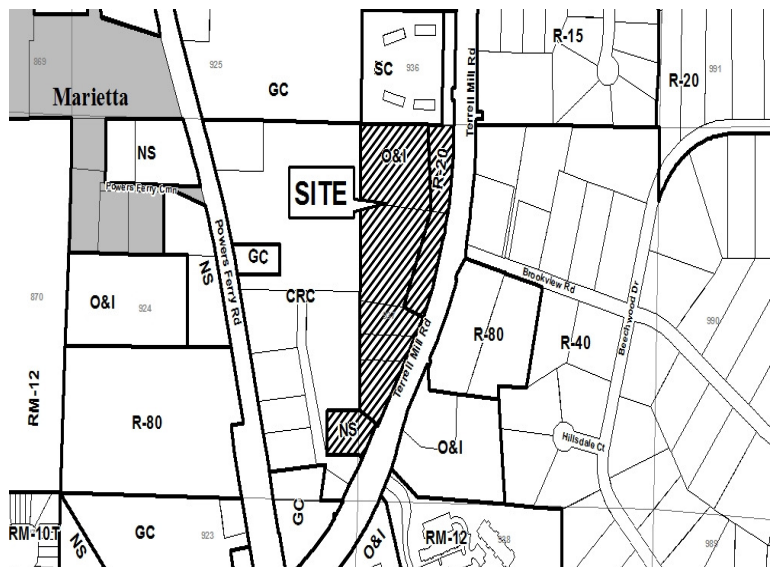
PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____

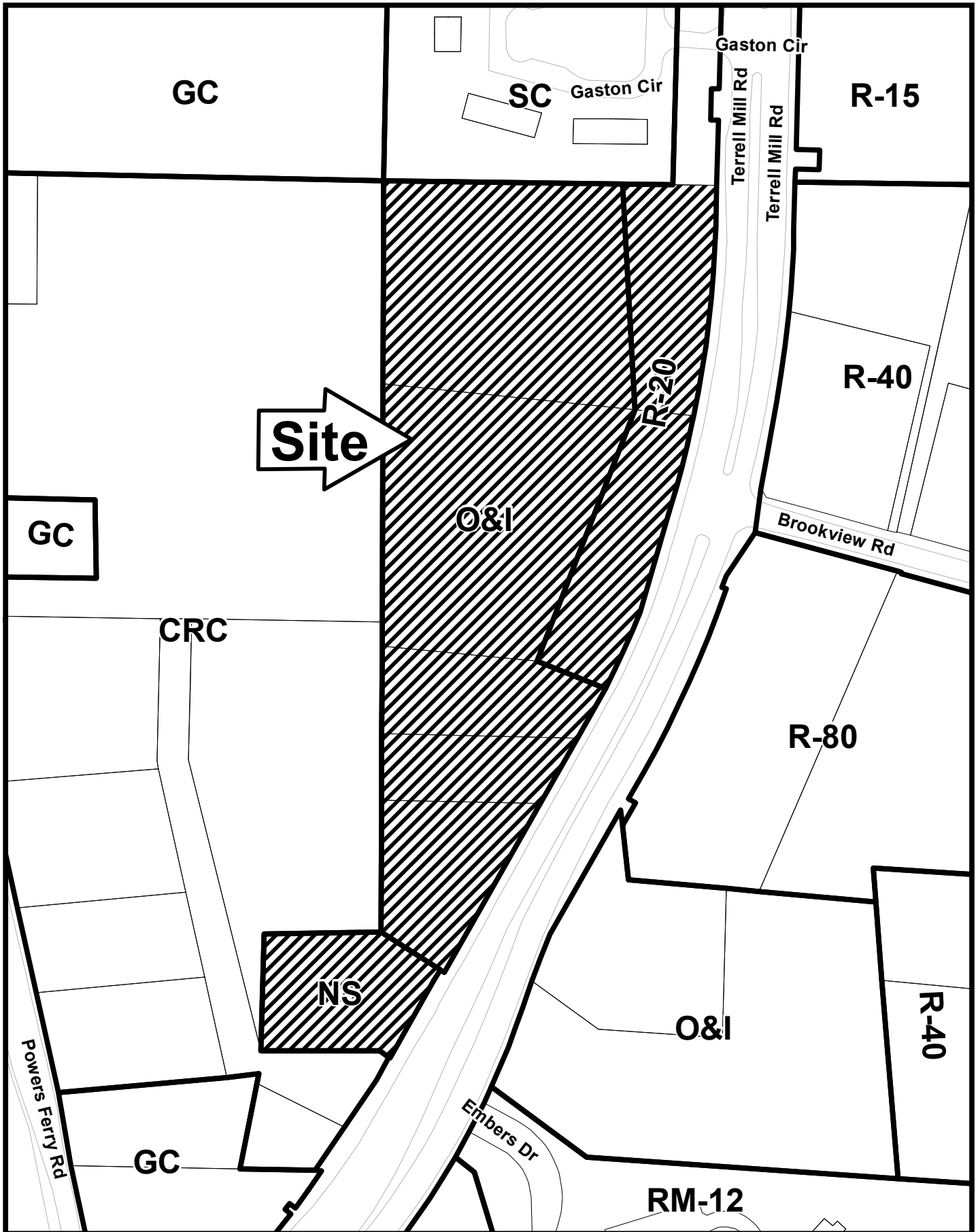
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____

STIPULATIONS:



Z-71



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

0 100 200
Feet



City Boundary
Zoning Boundary

APPLICANT: Pulte Home Corporation

PETITION NO.: Z-71

PRESENT ZONING: O&I, NS, R-20

PETITION FOR: RM-8

ZONING COMMENTS:

Staff Member Responsible: Jason A. Campbell

Land Use Plan Recommendation: Medium Density Residential (2.5-5 upa) & Community Activity Center (CAC)

Proposed Number of Units: 52 **Overall Density:** 5.6*** **Units/Acre**

Staff estimate for allowable # of units: 2** **Units*** **Increase of:** 50 **Units/Lots**

*Estimate could be higher or lower based on engineered plans taking into account topography, shape of property, utilities, roadways, natural features such as creeks, wetlands, etc., and other unforeseen circumstances.

**On R-20 portion.

***Based on 9.27 acres under Code Section 134-167

Applicant is requesting the RM-8 zoning category for the development of a 52-unit townhouse-style condominium subdivision. The minimum unit size will be 2,400 square feet and will be traditional with three sided architecture brick mix. The prices will range from the high \$300,000s and up.

The proposed plan will require the following contemporaneous variances:

1. Waiving the required 25-foot landscape buffer abutting residential property to the north;
2. Waiving the front setback from the required 75 feet on an arterial road to 40 feet and allowing Unit 8 to be over the setback as shown on the proposed plan received June 4, 2015; and
3. Waiving the side setback from the required 35 feet to 20 feet.

Cemetery Preservation: No comments.

APPLICANT: Pulte Home Corporation

PETITION NO.: Z-71

PRESENT ZONING: O&I, R-20, NS

PETITION FOR: RM-8

SCHOOL COMMENTS:

<u>Name of School</u>	<u>Enrollment</u>	<u>Student Capacity</u>	<u>Capacity Status</u>
Brumby	<u>1,026</u>	<u>751</u>	<u>275 over enrollment</u>
Elementary			
<u>East Cobb</u>	<u>1,223</u>	<u>1,226</u>	<u>3 under enrollment</u>
Middle			
<u>Wheeler</u>	<u>2,117</u>	<u>2,187</u>	<u>70 under enrollment</u>

High

- School attendance zones are subject to revision at any time.

Additional Comments: Approval of this petition could seriously and adversely impact the enrollment at Brumby Elementary School, as this school is over capacity at this time.

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%.

GUEST PARKING: When projects contemplate less than 20 foot separation between units, guest parking shall be provided or the streets shall be labeled as a fire lane.

APPLICANT: Pulte Home Corporation

PETITION NO.: Z-71

PRESENT ZONING: O&I, R-20, NS

PETITION FOR: RM-8

PLANNING COMMENTS:

The applicant is requesting a rezoning from O&I, R-20 and NS to RM-8 for purpose of an attached residential. The 7.79 acre site is located on the west side of Terrell Mill Road, across from Brookview Road.

Comprehensive Plan

The parcels are within the Medium Density Residential (MDR) future land use category, with O&I, R-20 and NS zoning designation. The purpose of the MDR category is to provide for areas that are suitable for moderate density housing, between two and one-half (2.5) and five (5) dwelling units per acre.

Adjacent Future Land Use

North: Medium Density Residential (MDR)
East: Very Low Density Residential (VLDR) – across Terrell Mill Road
South: Medium Density Residential (MDR), Community Activity Center (CAC) – across Terrell Mill Road
West: Community Activity Center (CAC)

Master Plan/Corridor Study

The property is located within the boundary of Powers Ferry Master Plan

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.

Design Guidelines

Is the parcel in an area with Design Guidelines? Yes No

If yes, design guidelines area N/A

Does the current site plan comply with the design requirements? N/A

Incentive Zones

Is the property within an Opportunity Zone? Yes No

The Opportunity Zone is an incentive that provides \$3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is available for new or existing businesses.

Is the property within an Enterprise Zone? Yes No

The Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investments.

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program? Yes No

The Commercial and Industrial Property Rehabilitation Program is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas.

For more information on incentives, please call the Community Development Agency, Planning Division at 770.528.2018 or find information online at <http://economic.cobbcountyga.gov>.

APPLICANT: Pulte Home Corporation

PETITION NO.: Z-71

PRESENT ZONING: O&I, R-20, NS

PETITION FOR: RM-8

PLANNING COMMENTS: **Continued**

Special Districts

Is this property within the Cumberland Special District #1 (hotel/motel fee)?

Yes No

Is this property within the Cumberland Special District #2 (ad valorem tax)?

Yes No

Is this property within the Six Flags Special Service District?

Yes No

APPLICANT Pulte Home Corp

PETITION NO. Z-071

PRESENT ZONING O&L,R-20,NS

PETITION FOR RM-8

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): 8" DI / E side of Terrell Mill Rd

Additional Comments: Existing water customer(s)

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: In Terrell Mill Rd

Estimated Waste Generation (in G.P.D.): A D F= +7,200 Peak= +18,000

Treatment Plant: Sutton

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 Previous development connected to sanitary sewer Comments:

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: Pulte Home Corporation

PETITION NO.: Z-71

PRESENT ZONING: O&I, R-20, NS

PETITION FOR: RM-8

STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Terrell Branch 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 CONDITIONS

- 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 existing downstream receiving system.

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 site is located to the west of Terrell Mill Road just north of its intersection with Powers Ferry Road. The majority of the site drains to the southeast under Terrell Mill Road through a small commercial office development and into Terrell Mill Estates. Approximately 30% of the site drains to the northeast under Terrell Mill Road directly into Terrell Mill Estates.
2. Although the proposed RM-8 zoning would reduce the maximum impervious coverage allowed on the site from the underlying zoning it will still result in an increase in runoff volume over the existing conditions. There are significant existing downstream stormwater management issues due to limited existing system capacity. To mitigate these existing conditions the stormwater management facility(ies) must be designed such that each design storm discharge be controlled not to exceed the allowable discharge of the next lower, more frequent storm event (ie. 5-year storm event released at 2-year rate; 10-year event at 5-year rate; etc. to 100-year event at 50-year rate). This will likely require additional area reserved for detention than the current plan allocates.
3. The development must provide adequate conveyance for runoff from the existing adjacent strip shopping center to the west through the site.

APPLICANT: Pulte Home Corporation

PETITION NO.: Z-71

PRESENT ZONING: O&I, R-20, NS

PETITION FOR: RM-8

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
Terrell Mill Road	27,600	Arterial	45 mph	Cobb	100'

Based on 2009 traffic counting data taken by Cobb County DOT for Terrell Mill Road

COMMENTS AND OBSERVATIONS

Terrell Mill 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.

RECOMMENDATIONS

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

Developer is responsible for 100% of the cost for a traffic signal at the entrance, if and when warranted and installation approved by Cobb County DOT.

Recommend curb, gutter, and sidewalk along the Terrell Mill Road frontage.

Recommend left turn lane and deceleration lane for the Terrell Mill Road access.

Recommend applicant verify that minimum intersection sight distance is available for Terrell Mill Road access and if it is not, implement remedial measures, subject to the Department’s approval.

Recommend private streets be constructed to the Cobb County Standard Specifications.

STAFF RECOMMENDATIONS

Z-71 PULTE HOME CORPORATION

- 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. Other properties in the area include single-family, multi-family, condominiums and commercial 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. There is a mixture of developments that include uses similar to this proposal. The abutting property to the north is also developed as condominiums.
- 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 or utilities. This opinion can be supported by the departmental comments contained in this analysis. However, the school system is concerned the proposal could adversely affect certain schools.
- D. It is Staff's opinion that most of the applicant's rezoning proposal is in conformity with the policy and intent of the *Cobb County Comprehensive Plan*, which delineates this property as being in the Medium Density Residential (MDR) land use category (having densities ranging from 2.5 to 5 units per acre); and the Community Activity Center (CAC) land use category. The majority of the subject property is in the MDR land use category and the southwestern tip (indicated on the site plan as PARK AREA COMMON) is in the CAC land use category. The requested RM-8 zoning category is compatible with the MDR land use designation, but the proposed density of 6.7 units per acre is over the MDR range of 2.5 to 5 units per acre.
- 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 deleting the applicant's rezoning proposal to RA-6. The proposed zoning is compatible with the MDR land use category, which encompasses the majority of the subject property, excepting only the area designated as the PARK AREA COMMON, which is in the CAC land use category. The property is located in an area that has a mixture of uses including single- and multi-family, office and retail. While the abutting property to the north is developed for condominiums under the SC category, the proposed development includes buildings that have up to eight attached units, which is not allowed in the SC category.

Based on the above analysis, Staff recommends DELETING to RA-6 subject to the following conditions:

- Site plan received June 4, 2015, with the District Commissioner approving minor modifications;
- Maximum of 52 units;
- Fire Department comments and recommendations;
- Water and Sewer Division comments and recommendations;
- Stormwater Management Division comments and recommendations; and
- 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.

Application No. Z-71

August
2015

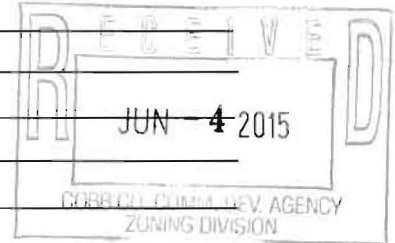
Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 2,400 Square Feet and up
- b) Proposed building architecture: Traditional three sided architecture brick, mix.
- c) Proposed selling prices(s): High \$300,000's and up
- d) List all requested variances: Site plan specific (see plan).
- _____
- _____
- _____

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

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



.....
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). None known.
