

R-15 OSC Plan

Knight Road Community

Cobb County, Georgia Land Lot 342, 343, & 379, 16th District, 2nd Section

R-15 OSC Density Calculation and Required Open Space

Minimum open space required: 3.90 AC (30%)
 Open Space provided: 5.33 AC (41%)
 (2.70 AC in floodplain and buffers, 51% of total open space)

Density bonus earned by providing greater than 33% open space. Bonus allows up to 2.25 UN/AC, 2.13 shown on plan.

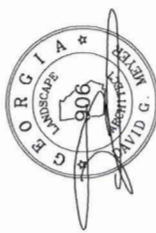
- Notes:**
1. Boundary survey from legal descriptions.
 2. Topographic information by Cobb County dis.
 3. According to Flood Insurance Rate Map (FIRM) #300510066 a portion of this site contains floodplain.
 4. No utilities are known to exist on site.
 5. No archaeological or structural landmarks are known to exist on site.
 6. No utility assessments are known to exist on site.
 7. Stormwater management and water quality structures are conceptual in size and will be revised based on hydrologic study.



March 2, 2016

DGM
 LAND PLANNING
 CONSULTANTS

975 Cobb Place
 Bvva Sims 212
 KENNESAW
 GA 30144
 770 514-9006
 FAX 514-9491



Site Data

Total Site Area: 13.015 AC
 (Less 2.70 AC in floodplain and buffer)

Net Site Area: 10.315 AC

Total Units Shown: 22

Net Density: 2.13 UN/AC
 (22 units/10.315 AC)

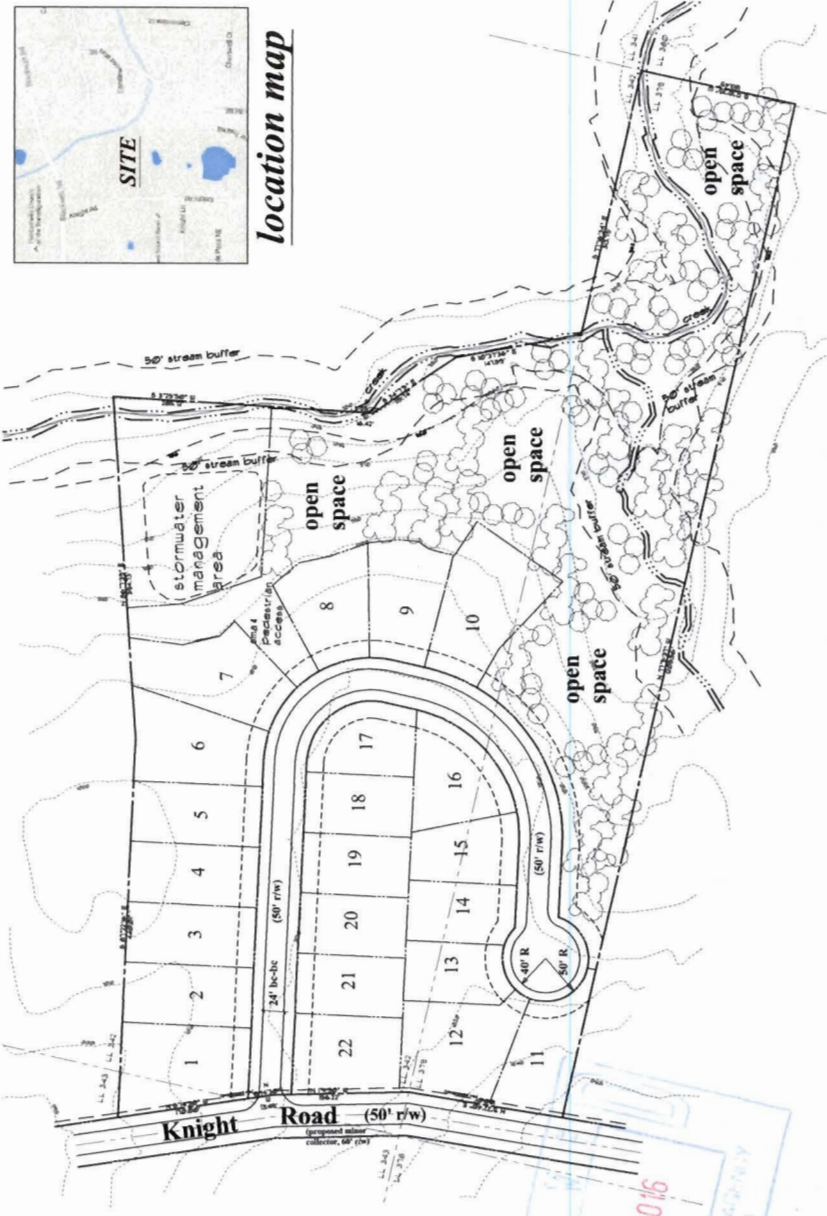
Present Zoning: R-20

Proposed Zoning: R-15 OSC

Average Lot Size: 10,769 SF

Minimum Lot Width: 70'

Building Setbacks:
 front: 15'
 rear: 30'
 side: 5' (15' min. between structures)



location map

BRIDGE
 MAR - 3 2016
 COBB CO. COMM. DEV. AUTHORITY
 ZONING DIVISION

APPLICANT: Blake Properties, Inc.

PHONE#: 770-841-9457 **EMAIL:** bgoodman.bpi@comcast.net

REPRESENTATIVE: Bruce L. Goodman

PHONE#: 770-841-9457 **EMAIL:** bgoodman.bpi@comcast.net

TITLEHOLDER: Anthony E. Bentley and Susan P. Bentley; Robert J.

Van Dyke and R. Lynne Van Dyke; and Peggy Nixon

PROPERTY LOCATION: East side of Knight Road, south of

Blackwell Road

(3592, 3610 and 3640 Knight Road)

ACCESS TO PROPERTY: Knight Road

PHYSICAL CHARACTERISTICS TO SITE: Single-family houses

and wooded lot

PETITION NO: Z-36

HEARING DATE (PC): 05-03-16

HEARING DATE (BOC): 05-17-16

PRESENT ZONING: R-20

PROPOSED ZONING: R-15/OSC

PROPOSED USE: Subdivision

SIZE OF TRACT: 13.015 acres

DISTRICT: 16

LAND LOT(S): 342,343,379

PARCEL(S): 6,7,5

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-20/Single-family houses
- SOUTH:** R-80/Single-family house
- EAST:** R-20 and R-15/Stockton's Mill
- WEST:** R-20/Single-family houses and wooded lots

Adjacent Future Land Use:
 North: Low Density Residential (LDR)
 East: Low Density Residential (LDR)
 South: Low Density Residential (LDR)
 West: Low Density Residential (LDR)

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

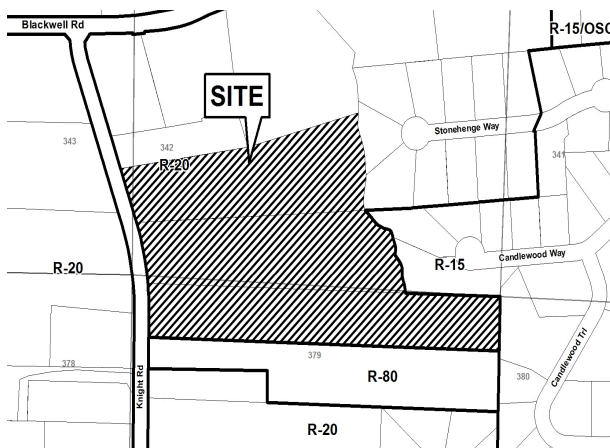
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

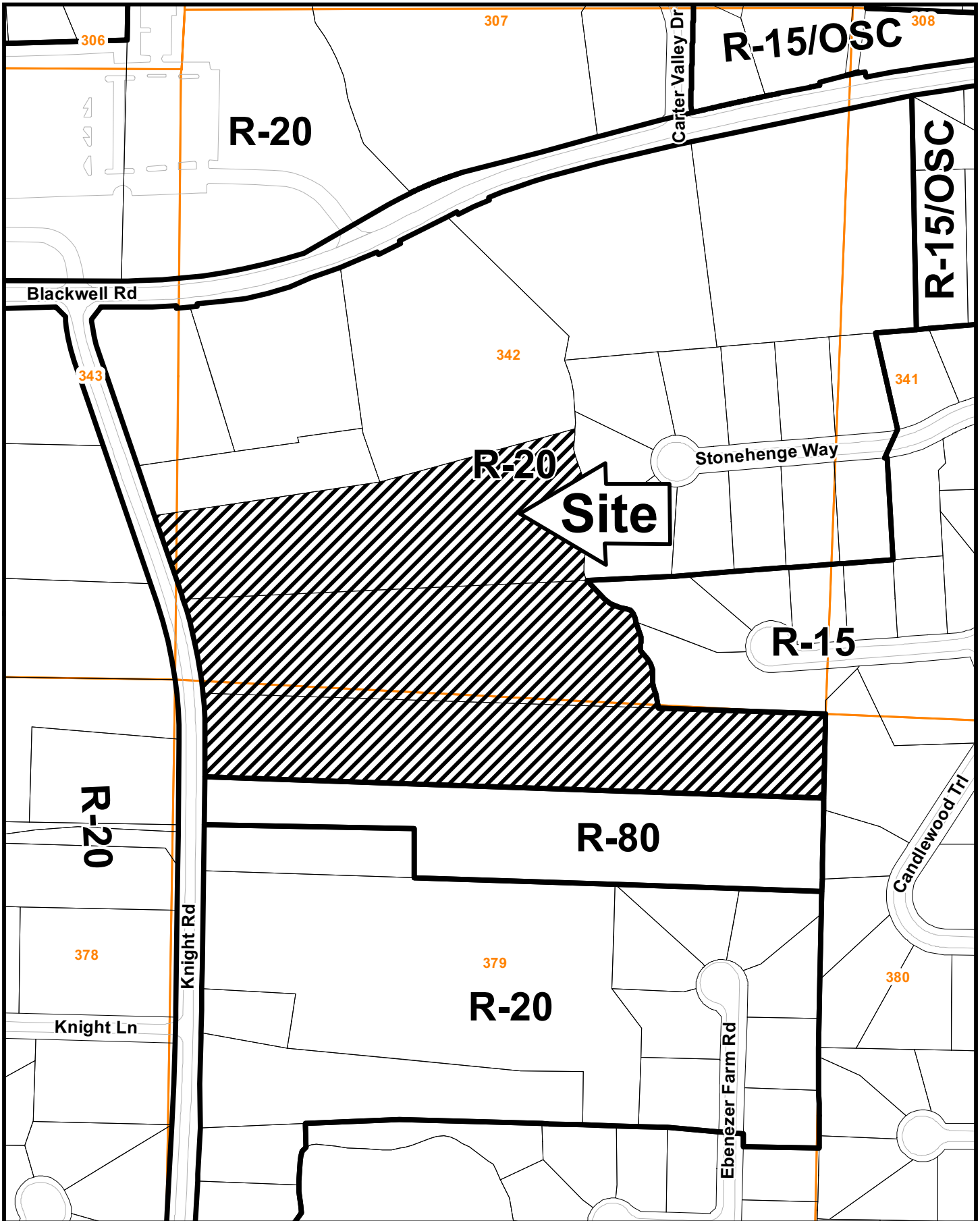
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS:



Z-36



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

0 200 400 Feet

City Boundary
Zoning Boundary

APPLICANT: Blake Properties Inc

PETITION NO.: Z-36

PRESENT ZONING: R-20

PETITION FOR: R-15/OSC

ZONING COMMENTS:

Staff Member Responsible: Jason A. Campbell

Land Use Plan Recommendation: Low Density Residential (1-2.5 units per acre)

Proposed Number of Units: 22 **Overall Density:** 2.13 **Units/Acre**

Staff estimate for allowable # of units: 18 **Units*** **Increase of:** 4 **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.

Applicant is requesting the R-15 Open Space Community zoning district for the purpose of developing a 22-lot, single-family subdivision. The houses will range in size from 2,200 square feet to 2,500 square feet. The proposed building architecture will be traditional with brick, stone, and hardi-plank. The houses will range in price from the \$400,000s to \$500,000s and up. The Planning Division comments indicate that the OSC requirements have been met. The proposed average lot size is 10,769 square feet and the proposed site plan also indicates there will be 5.33 acres of open space (41% of the total site area).

Cemetery Preservation: No comments.

Site Plan Review: No comment

APPLICANT: Blake Properties Inc

PETITION NO.: Z-36

PRESENT ZONING: R-20

PETITION FOR: R-15/OSC

SCHOOL COMMENTS:

<u>Name of School</u>	<u>Enrollment</u>	<u>Capacity Status</u>	<u>Number of Portable Classrooms</u>
<u>Addison</u>	<u>Under</u>	<u> </u>	<u> </u>
Elementary <u>Simpson</u>	<u>Over</u>	<u> </u>	<u> </u>
Middle <u>Sprayberry</u>	<u>Under</u>	<u> </u>	<u> </u>

High

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

Additional Comments:

APPLICANT: Blake Properties, Inc

PETITION NO.: Z-36

PRESENT ZONING: R-20

PETITION FOR: R-15/OSC

FIRE COMMENTS:

Modifications may be required to incorporate the Cobb County Fire Marshal's Office comments.

GUEST PARKING: When projects contemplate less than 20 foot separation between units, guest parking shall be provided at a ratio of one-half space for each dwelling unit (1 space/ 2 units).

APPLICANT: Blake Properties Inc

PETITION NO.: Z-36

PRESENT ZONING: R-20

PETITION FOR: R-15/OSC

PLANNING COMMENTS:

The applicant is requesting a rezoning from R-20 with stipulations to R-15/OSC for the purpose of subdivision. The 13.015 acre site is located on the east side of Knight Road, south of Blackwell Road.

HB-489 Intergovernmental Agreement Zoning Amendment Notification:

Is the application site within one half (1/2) mile of a city boundary? Yes No

If yes, has the city of _____ been notified? Yes No / N/A

Comprehensive Plan

The parcel is within a Low Density Residential (LDR) future land use category, with R-20 zoning designations. The purpose of the Low Density Residential (LDR) category is to provide for areas that are suitable for low density housing between one (1) and two and one-half (2.5) dwelling units per acre, and non supportive senior living housing that in certain circumstances may reach five (5) dwelling units per acre, depending on existing conditions such as product type and mix, structure/building height, tract size, topographic conditions, etc in order to provide compatibility with adjacent residential uses.

Specific Area Policy Guidelines:

There are no specific policy guidelines for this area in the Comprehensive Plan.

Adjacent Future Land Use:

- North: Low Density Residential (LDR)
- East: Low Density Residential (LDR)
- South: Low Density Residential (LDR)
- West: Low Density Residential (LDR)

Master Plan/Corridor Study

The property is not located within the boundary of a Plan or Corridor Study

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.

APPLICANT: Blake Properties Inc

PETITION NO.: Z-36

PRESENT ZONING: R-20

PETITION FOR: R-15/OSC

PLANNING COMMENTS: Continued

Design Guidelines

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

If yes, design guidelines area _____

Does the current site plan comply with the design requirements?

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>.

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

APPLICANT: Blake Properties Inc

PETITION NO.: Z-36

PRESENT ZONING: R-20

PETITION FOR: R-15/OSC

PLANNING COMMENTS: **Continued**

Is this property within the Six Flags Special Service District?

Yes No

Is the property within the Dobbins Airfield Safety Zone?

Yes No

If so, which particular safety zone is this property within?

CZ (Clear Zone) APZ I (Accident Potential Zone I)

APZ II (Accident Potential Zone II)

Bird / Wildlife Air Strike Hazard (BASH) area

OSC Comments:

Date: **March 9, 2016**

Contact: Philip Westbrook

(770) 528-2014

Property Location: West of Knight Rd south of Blackwell Rd.

Land Lot/District: 342, 343, 379 / 16

Current Zoning: R-20

Proposed Use: R-15 OSC

Total Area: 13.015 acres

Floodplain/Wetland Area/Cemetery: 2.70 acres

Net Buildable Area: 10.315 acres

Base Density Allowed: 2.1 upa

Base Density Allowed w/Bonus: 2.25 upa

Proposed Lots: 22

Net Density: 2.13 upa

Future Land Use: Low Density Residential (1 to 2.5 upa)

Open Space Requirement: 3.90 acres or 30%; for bonus 4.3 acres or 33%

Open Space Provided: 5.33 acres or 41%

Percentage of Open Space within Floodplain, Wetlands, & Lakes w: 2.70 acres or 51%

Setbacks:

Front: 15'

Rear: 30'

Side: 5' (15' min. between structures)

APPLICANT: Blake Properties Inc

PETITION NO.: Z-36

PRESENT ZONING: R-20

PETITION FOR: R-15/OSC

PLANNING COMMENTS: **Continued**

Comments:

Development as proposed on site plan received on 03/03/16 does meet the technical requirements of the OSC ordinance and the required percentage of open space that allows a density bonus up to 2.25 units per acre for an R-15 OSC. To further enhance this proposal the following comments and recommendations should be met.

1. Overall residential development shall be compatible with neighboring residential uses. Consider modifying exterior lots 1 – 7 to incorporate larger lot sizes adjacent to existing residential lots.
2. Must have Cobb Department of Transportation approved lighting plan in if outdoor lighting (except individual residential lots) is proposed
3. A Conservation Easement must be recorded in the mandatory subdivision covenants and with Cobb Superior Court, thereby protecting the “Open Space” from development in perpetuity as owned by the mandatory Home Owners Association. Conservation Easement application must be submitted to the Planning Division before final plat approval.

Recommendations:

4. Provide stipulations letter that describes in details the proposed development.
5. For all lots contiguous to open space staff recommends including a deed during sale of homes so that future lot owners are aware that commonly owned open space exists adjacent to their property and cannot be built on.
6. As another form of privacy barrier staff recommends installing fence (split rail or any fencing compatible with architecture/landscaping/design of development) to the rear of lots that are adjacent to open space
7. Provide architectural renderings and description of the façade treatments that will be used on the proposed housing units

Recommend providing site plan that list lot sizes for each lot for compatibility purposes

APPLICANT Blake Properties, Inc.

PETITION NO. Z-036

PRESENT ZONING R-20

PETITION FOR R-15/OSC

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 of Knight Road

Additional Comments:

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: On site at SE edge of property

Estimated Waste Generation (in G.P.D.): A D F= 3,520 Peak= 8,800

Treatment Plant: Noontday

Plant Capacity: Available Not Available

Line Capacity: Available Not Available

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

Dry 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 Sewer on property may be too high. Easement(s) likely required to Stocktons Mill S/D for
Comments: gravity flow.

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: Blake Properties, Inc.

PETITION NO.: Z-36

PRESENT ZONING: R-20

PETITION FOR: R-15/OSC

STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Rubes Creek FLOOD HAZARD INFO: Zone AE

- 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 or adjacent to stream.

- 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 receiving stream.

APPLICANT: Blake Properties, Inc.

PETITION NO.: Z-36

PRESENT ZONING: R-20

PETITION FOR: R-15/OSC

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 13.0 site is located to the east of Knight Road between its intersection with Blackwell Road and Knight Lane. The majority of the site drains to the west directly into the Rubes Creek floodplain. Approximately 3.2 acres of the northwest corner drains to the northwest to the Knight Road right-of-way. The parcel is mostly wooded with slopes ranging from 4% near the road to 35% or greater at the rear adjacent to the creek.
2. The proposed Open Space plan appears to keep all of the lot footprints outside the slope areas that exceed 25%.
3. A drainage easement may be required at the rear of lots 1 – 4 to direct runoff directly to the Knight Road right-of-way.

APPLICANT: Blake Properties, Inc.

PETITION NO.: Z-36

PRESENT ZONING: R-20

PETITION FOR: R-15/OSC

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
Knight Road	800	Minor Collector	30 mph	Cobb County	60'

Based on 2007 traffic counting data taken by Cobb County DOT for Knight Road.

COMMENTS AND OBSERVATIONS

Knight Road is classified as a minor collector and according to the available information the existing right-of-way does not 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.

Recommend applicant consider entering into a development agreement pursuant to O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the east side of Knight Road, a minimum of 30' from the roadway centerline.

Recommend a deceleration lane on Knight Road for the entrance.

Recommend curb, gutter, and sidewalk along the Knight Road frontage.

Recommend curb and gutter along both sides and sidewalk along one side of proposed development roadway.

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STAFF RECOMMENDATIONS

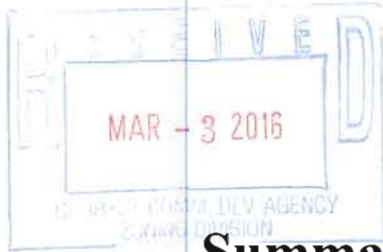
Z-36 BLAKE PROPERTIES, INC.

- A. It is Staff's opinion that the applicant's rezoning proposal may not permit a use that is suitable in view of the use and development of adjacent and nearby properties. Properties on Knight Road are zoned for R-20 and R-80 lots.
- B. It is Staff's opinion that the applicant's rezoning proposal may not have an adverse affect on the usability of adjacent or nearby property. Other properties in the area are zoned for single-family developments that include R-20, R-15 and R-15/OSC, but properties on Knight Road are developed as R-20 and R-80.
- 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 as being in the Low Density Residential (LDR) land use category for properties having a density ranging from 1-2.5 units per acre. The proposed site plan indicates a net density of 2.13 units per acre. The zoning and densities of some of the other developments in the area include: Stockton's Mill, Unit Four (zoned R-20 at 1.85 units per acre); Ebenezer Farm, Units III & IV (zoned R-20 at 1.89 units per acre); Stockton's Mill (zoned R-15 at 1.95 units per acre); Ebenezer Farm, Unit II (zoned R-15 at 2.14 units per acre); and Churchill Falls, Unit 5A (zoned R-15 at approximately 2.17 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 R-20/OSC. Applicant's proposed site plan has set aside 5.33 acres (41%) of the total 13.015 acres as open space. The Planning Division's comments indicate that the OSC requirements have been met. The applicant can receive a density bonus because more than 33% of the property was set aside as open space. The proposed density is within the range for the LDR land use category and is similar to some of the nearby subdivisions. Staff believes developing the property as OSC will leave much more of this site undisturbed than developing the property as R-20.

Based on the above analysis, Staff recommends DELETING to R-20/OSC subject to the following conditions:

1. Site plan to be approved by the District Commissioner;
2. Lots on the north side of the property are to have rear setbacks of 35 feet;
3. Planning Division OSC comments dated March 9, 2016;
4. Fire Department comments and recommendations;
5. Water and Sewer Division comments and recommendations;
6. Stormwater Management Division comments and recommendations;
7. Department of Transportation comments and recommendations; and
8. Owner/developer to enter into a Development Agreement pursuant to O.C.G.A. §36-71-13 for dedication of system improvements to mitigate traffic concerns.

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-36

May 2016

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 2200 - 2500 sq. ft.
- b) Proposed building architecture: TRADITIONAL, BRICK, STONE, HARDYPLANK.
- c) Proposed selling prices(s): \$ 400K'S - \$ 500'S ++.
- d) List all requested variances: →

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).~~

No.