



Summit
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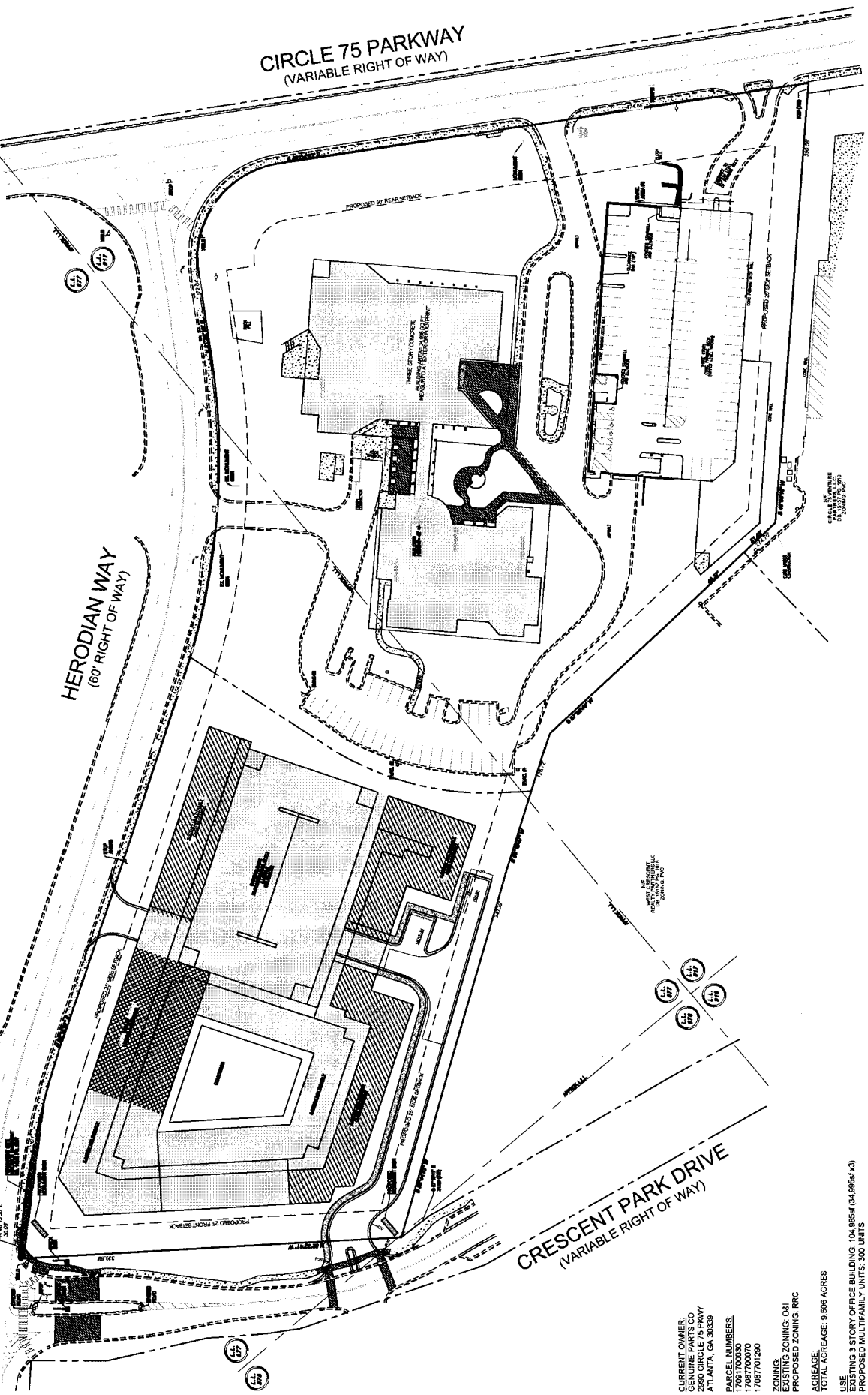
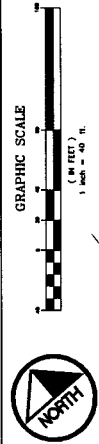
Pollock Shores Real Estate Group
5605 Glenridge Dr #775
Atlanta, GA 30342
404-835-1475

(1916)
Z-6-1

Project No.
Design By
Drawn By
Checked By
Date
Scale

ZONING SITE PLAN
CRESCENT PARK APARTMENTS
COBB COUNTY, GEORGIA
LAND LOTS 877 & 917 - 17th DISTRICT - 2ND SECTION

Drawn
1 OF 1



THE UTILITIES SHOWN HEREIN ARE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

CURRENT OWNER:
GENUINE PARTS CO
2880 CIRCLE 75 PKWY
ATLANTA, GA 30338
PARCEL NUMBERS:
17087700030
17087700070
17087701290

ZONING:
EXISTING ZONING: O&I
PROPOSED ZONING: RRC
AGREEMENT:
TOTAL ACREAGE: 9.506 ACRES
USE:
EXISTING 3 STORY OFFICE BUILDING: 164,666sf (04-99561-3)
PROPOSED MULTIFAMILY PARKING = 175 / UNIT
PROPOSED MULTIFAMILY UNITS: 300 UNITS
PARKING:
EXISTING OFFICE PARKING = 282 SPACES
PROPOSED MULTIFAMILY PARKING = 175 / UNIT
PROPOSED SETBACKS:
25' FRONT
50' SIDE (CIRCLE 75 PKWY)

APPLICANT: Pollack Shores Development, LLC

PHONE#: 404-835-1475 **EMAIL:** nrandall@pollackshores.com

REPRESENTATIVE: John H. Moore

PHONE#: 770-429-1499 **EMAIL:** jmoore@mijs.com

TITLEHOLDER: Genuine Parts Company

PROPERTY LOCATION: Located on the easterly side of Herodian Way, in between Circle 75 Parkway and Crescent Parkway

ACCESS TO PROPERTY: Herodian Way, Circle 75 Parkway, and Crescent Park Drive

PHYSICAL CHARACTERISTICS TO SITE: Existing office building and undeveloped parcels

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: RRC/SunTrust Park Parking

SOUTH: PVC/Mixed Use-Crescent Park

EAST: PVC/Mixed Use-Crescent Park

WEST: PVC/Towns at Breton Ridge

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

PLANNING COMMISSION RECOMMENDATION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **VOTE**

BOARD OF COMMISSIONERS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **VOTE**

STIPULATIONS:

PETITION NO.: Z-91

HEARING DATE (PC): 10-04-16

HEARING DATE (BOC): 10-18-16

PRESENT ZONING O&I

PROPOSED ZONING: RRC

PROPOSED USE: Mixed use development

SIZE OF TRACT: 9.506 acres

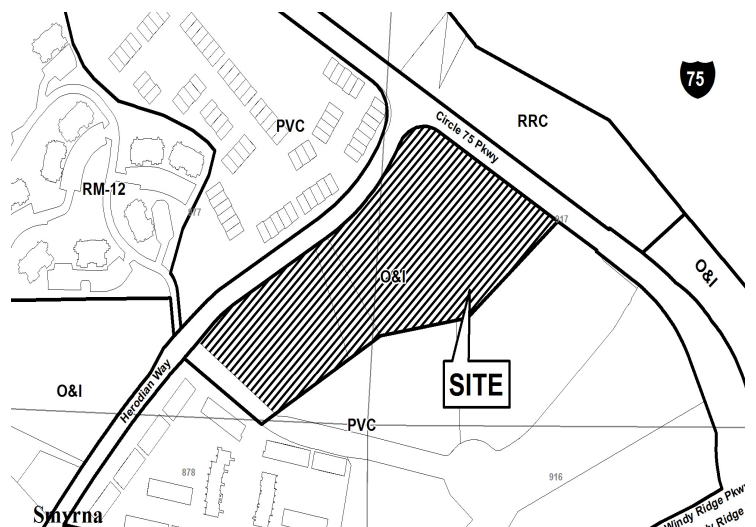
DISTRICT: 17

LAND LOT(S): 877, 917

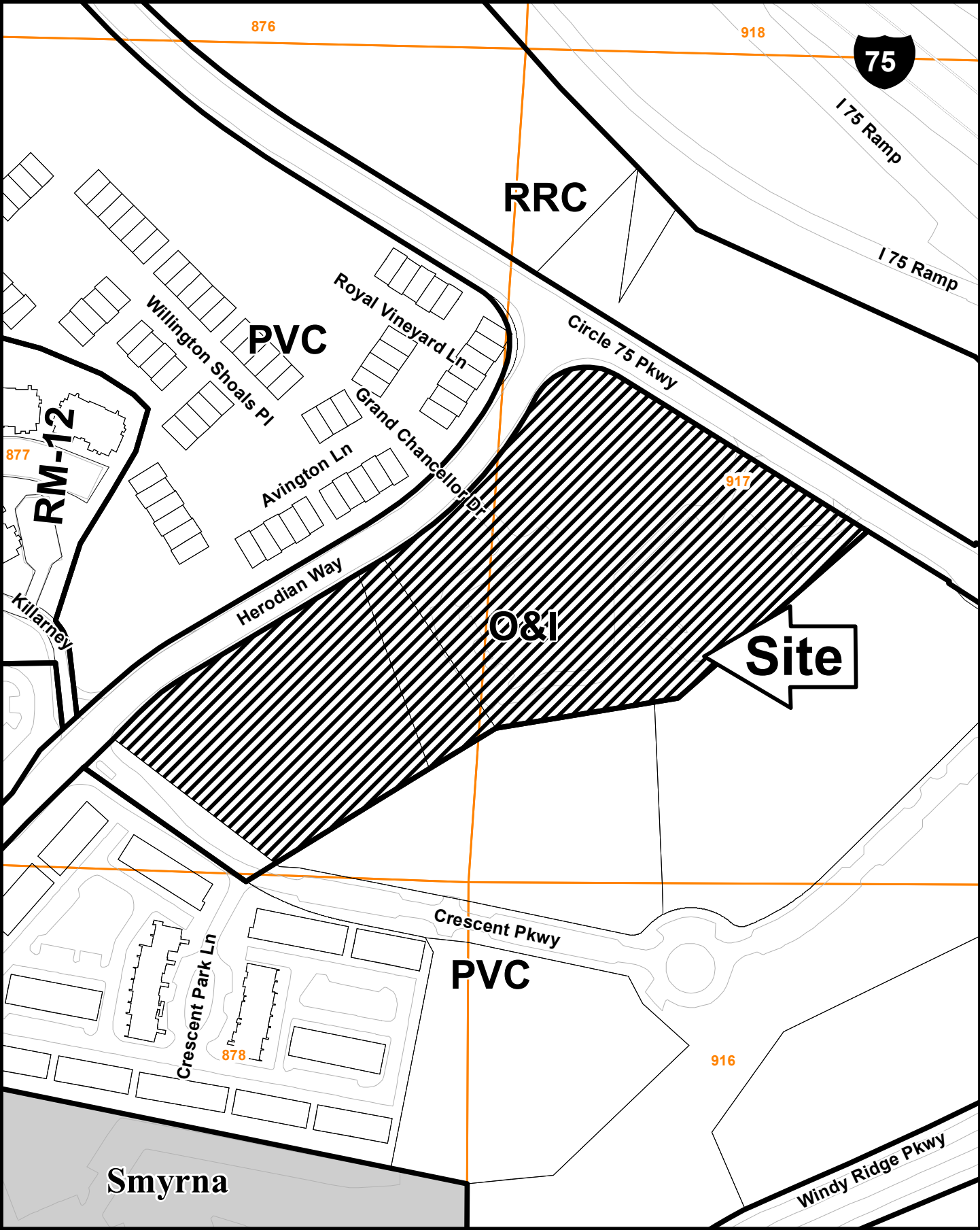
PARCEL(S): 3, 7, 129

TAXES: PAID X **DUE**

COMMISSION DISTRICT: 2



Z-91-2016 GIS



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: Pollack Shores Development, LLC

PETITION NO.: Z-91

PRESENT ZONING: O&I

PETITION FOR: RRC

ZONING COMMENTS:

Staff Member Responsible: Jason A. Campbell

Land Use Plan Recommendation: Regional Activity Center (RAC)

Proposed Number of Buildings: 3 **Total Square Footage of Development:** _____

F.A.R.: _____ **Square Footage/Acre:** _____

Parking Spaces Required: 893 **Parking Spaces Provided:** 732

Applicant is requesting the Regional Retail Commercial (RRC) zoning district for the purpose of a mixed use development, utilizing the existing office building and parking at the immediate intersection of Circle 75 Parkway and Herodian Way and the development of the remaining two undeveloped parcels along Herodian Way toward Crescent Park Drive. The development will include offices with parking deck and a new 5-story multi-family building with a parking deck and courtyard.

The proposed plan will require the following contemporaneous variances:

1. Waiver of the required number of parking spaces from 893 to 732;
2. Waiver of the front setback from the required 50 feet to 25 feet; and
3. Allow trash area to be over the setback line for the proposed multi-family building.

Cemetery Preservation: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

FIRE COMMENTS:

NO 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: Pollack Shores Development, LLC

PETITION NO.: Z-91

PRESENT ZONING: O&I

PETITION FOR: RRC

SCHOOL COMMENTS:

<u>Name of School</u>	<u>Enrollment</u>	<u>Capacity Status</u>	<u>Number of Portable Classrooms</u>
<u>Brumby Elem</u>	<u>1002</u>	<u>751</u>	<u> </u>
Elementary			
<u>East Cobb Middle</u>	<u>1230</u>	<u>1226</u>	<u> </u>
Middle			
<u>Wheeler High</u>	<u>2161</u>	<u>2187</u>	<u> </u>

High

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

Additional Comments:

Approval of this petition will not have a significant impact on the enrollment at these schools.

APPLICANT: Pollack Shores Development, LLC

PETITION NO.: Z-91

PRESENT ZONING: O&I

PETITION FOR: RRC

PLANNING COMMENTS:

The applicant is requesting a rezoning from O&I to RRC for the purpose of mixed use development. The 9.506 acre site is located on the easterly side of Herodian Way, in between Circle 75 Parkway and Crescent Park Drive.

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, have the cities of Marietta and Smyrna been notified? Yes No / N/A

Comprehensive Plan

The parcel is within a Regional Activity Center (RAC) with an Office (off) subcategory future land use category, with R-30 zoning designation. The purpose of the Regional Activity Center (RAC) category is to provide for areas that can support a high intensity of 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. Office developments are considered the most appropriate development in the Office land use category. However, mixed-use developments that include retail may also be appropriate. Mid or high rise residential developments are also appropriate in this category. This shall include any residential development in excess of four (4) stories per structure. Because of the unique, urban characteristics of RAC's, building height and density shall be reviewed on a case-by-case basis.

Specific Area Policy Guidelines:

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

Adjacent Future Land Use:

Northeast: Regional Activity Center (RAC), Office (off)
Southeast: Regional Activity Center (RAC), High Density Residential (hdr)
Southwest: Regional Activity Center (RAC), High Density Residential (hdr)
Northwest: Regional Activity Center (RAC), High Density Residential (hdr)

Master Plan/Corridor Study

The property is located within the boundary of the Blueprint Cumberland Livable Centers Initiative 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.

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.

APPLICANT: Pollack Shores Development, LLC

PETITION NO.: Z-91

PRESENT ZONING: O&I

PETITION FOR: RRC

PLANNING COMMENTS:

CONT.

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

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

APPLICANT Pollack Shores Development, LLC

PETITION NO. Z-091

PRESENT ZONING O&I

PETITION FOR RRC

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 / S side of Herodian Way

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: Herodian Way R/O/W fronting office parcel

Estimated Waste Generation (in G.P.D.): A D F= +36,000 Peak= +90,000

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

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 flow estimate is for additional 300 1&2 bedroom apartments
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: Pollack Shores Development. LLC

PETITION NO.: Z-91

PRESENT ZONING: O&I

PETITION FOR: RRC

STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Rottenwood Creek 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 systems.
- 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 systems included the existing onsite detention pond.

APPLICANT: Pollack Shores Development. LLC

PETITION NO.: Z-91

PRESENT ZONING: O&I

PETITION FOR: RRC

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 at the southwest intersection of Circle 75 Parkway and Herodian Way. Approximately half of the site is occupied by the previous Genuine Parts Headquarters facility. The western half of the site is currently undeveloped. All but 1.3 acres of the undeveloped portion of the site drains through the Genuine Parts facility into the existing stormwater management pond. This pond may have some capacity to provide stormwater management for the new development, however it is anticipated that additional underground detention will be required to provide adequate stormwater control for the site.

APPLICANT: Pollack Shores Development, LLC

PETITION NO.: Z-91

PRESENT ZONING: O&I

PETITION FOR: RRC

TRANSPORTATION COMMENTS:

ROADWAY	AVERAGE DAILY TRIPS	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
Circle 75 Parkway	10,200	Arterial	35 mph	Cobb County	100'
Herodian Way	5,600	Major Collector	35 mph	Cobb County	80'

*Based on 2016 traffic counting data taken by Cobb County DOT for Circle 75 Parkway.
Based on 2016 traffic counting data taken by Cobb County DOT for Herodian Way.*

COMMENTS AND OBSERVATIONS

Circle 75 Parkway is classified as an arterial and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

Herodian Way is classified as a major collector and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

RECOMMENDATIONS

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 south side of Circle 75 Parkway, a minimum of 50' from the roadway centerline

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 Herodian Way, a minimum of 40' from the roadway centerline

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

Recommend deceleration lanes on Herodian Way for the entrance.

Recommend applicant coordinate with Cobb County DOT prior to development plan approval to ensure compatibility with the proposed signal project at the intersection of Circle 75 Parkway and Herodian Way.

STAFF RECOMMENDATIONS

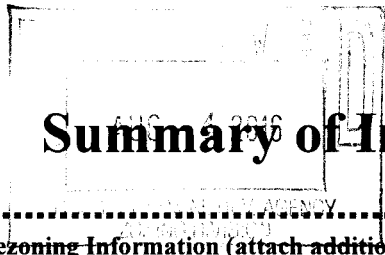
Z-91 POLLACK SHORES DEVELOPMENT, LLC

- 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. The area includes a mixture of townhomes, condominiums, apartments, retail, offices and SunTrust Park.
- 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. The existing office building will remain and be used for offices. The proposed residential use will be similar to other residential uses in the area.
- 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 Regional Activity Center (RAC) land use category. The proposed RRC zoning district is compatible with the RAC land use category. The proposed development is in keeping with the character of existing and newer developments in this area.
- 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 applicant's proposal is compatible with the requested RRC zoning and the RAC land use category. Staff believes the applicant's proposal would be suitable in view of the surrounding developments in this area.

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

1. Site plan received by the Zoning Division on August 4, 2016, with the District Commissioner approving minor modifications;
2. Granting the variances mentioned in the Zoning Comments section;
3. Water and Sewer Division comments and recommendations;
4. Stormwater Management Division comments and recommendations;
5. Department of Transportation comments and recommendations; and
6. Owner/developer to enter into a Development Agreement pursuant to §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.



Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): _____
 - b) Proposed building architecture: Traditional
 - c) Proposed selling prices(s): _____
 - d) List all requested variances: Front Setback to 25 feet;
Side Setback to 25 feet.
- _____

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

- a) Proposed use(s): Office
 - b) Proposed building architecture: Traditional
 - c) Proposed hours/days of operation: Standard Business Hours
 - d) List all requested variances: Front Setback to 25 feet;
Side Setback to 25 feet.
- _____

.....
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 at this time.

.....
*Applicant specifically reserves the right to amend any information set forth in the Summary of Intent to Rezone, or any other portion of the Application for Rezoning, at any time during the rezoning process.



VIEW

POLLACK SHORES
CRESCENT PARKWAY, ATLANTA, GA

www.dwellstudios.com
dwell
des
stu

Z-91 (2016)
Rendering