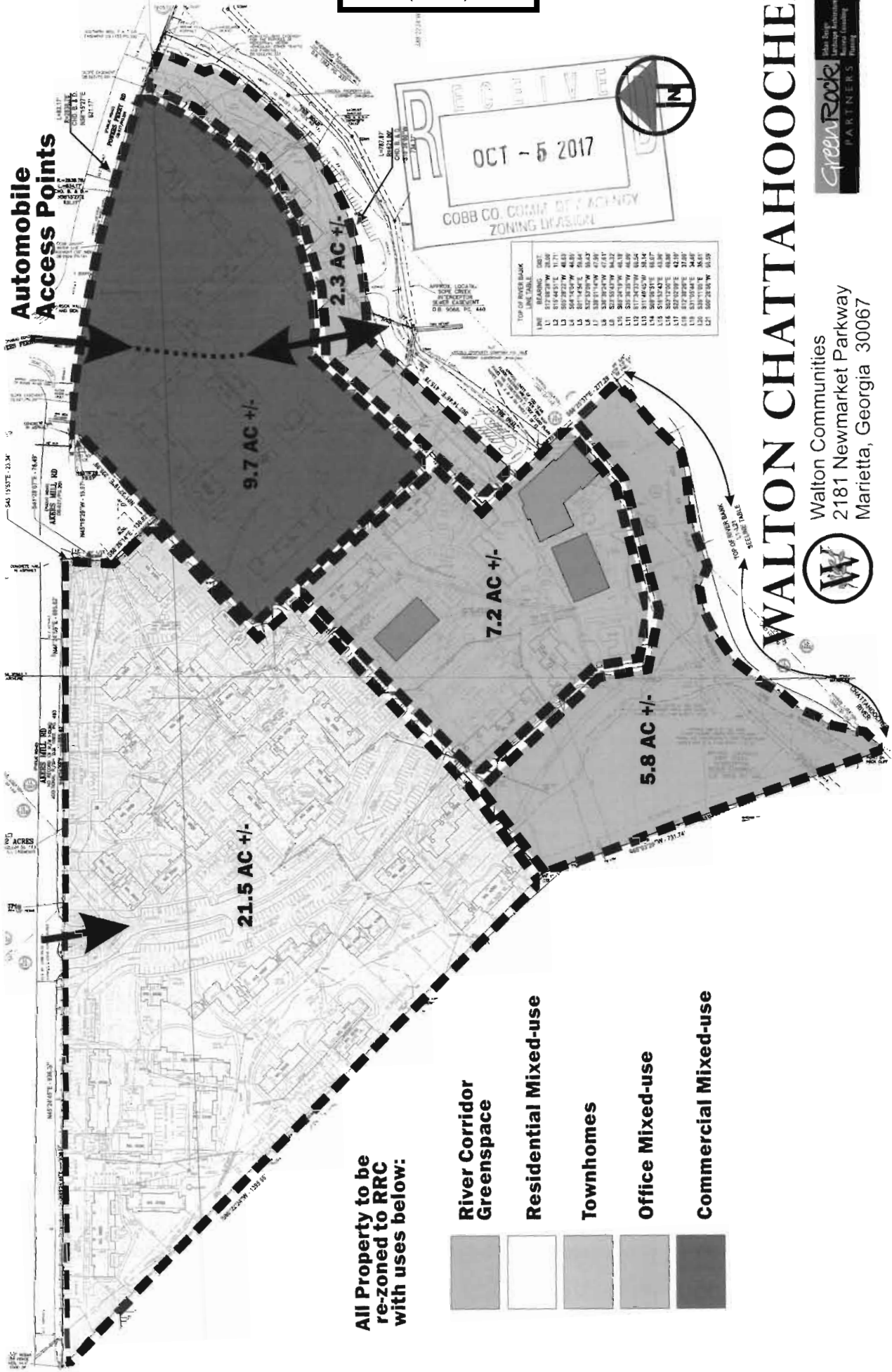







Z-86
(2017)

Automobile
Access Points



All Property to be re-zoned to RRC with uses below:

-  River Corridor Greenspace
-  Residential Mixed-use
-  Townhomes
-  Office Mixed-use
-  Commercial Mixed-use

WALTON CHATTAHOOCHEE

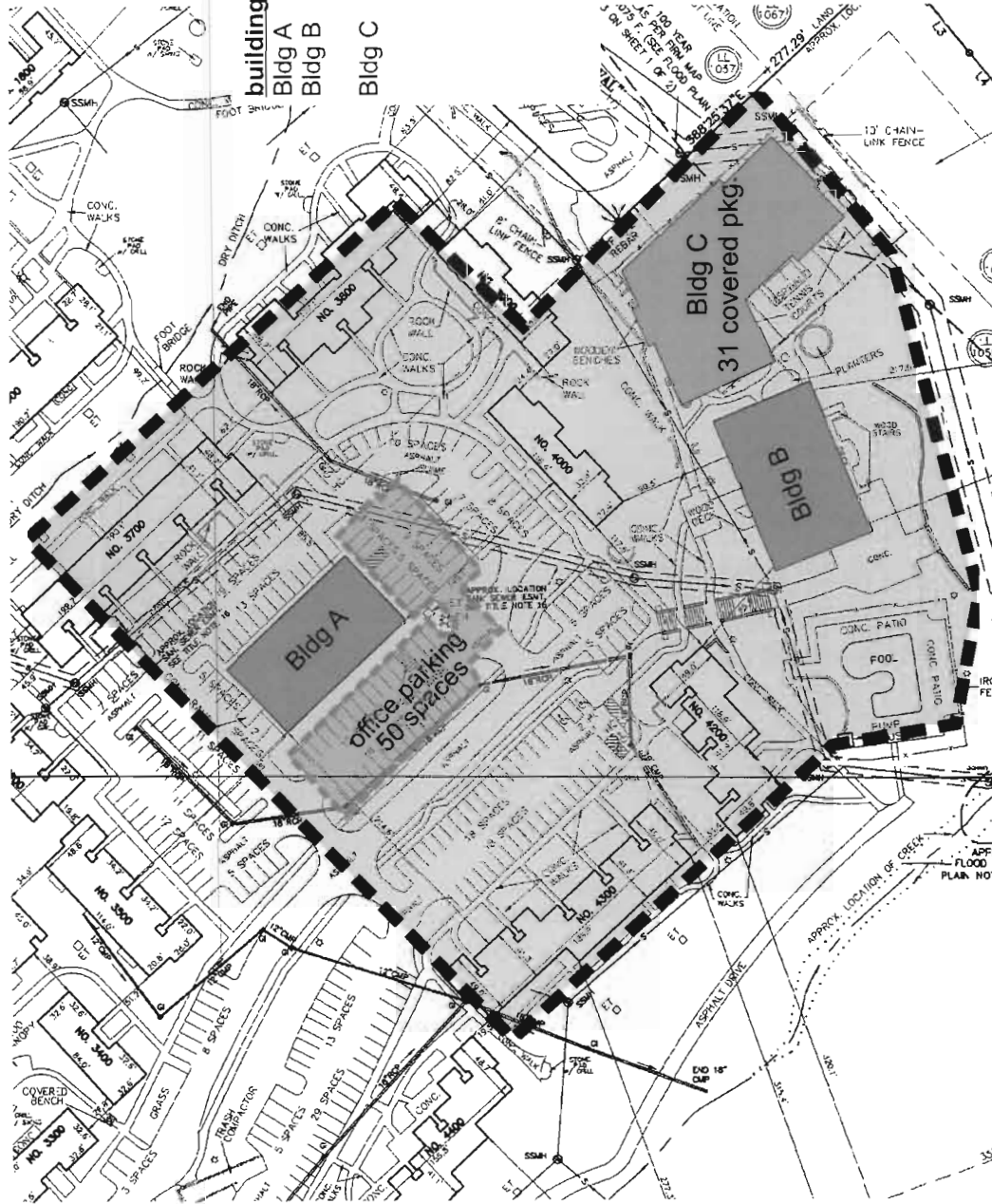
Walton Communities
2181 Newmarket Parkway
Marietta, Georgia 30067





KEY

building area	parking
Bldg A 7800 sf office	2.8/1000 sf = 21.8
Bldg B 7000 sf office	2.8/1000 sf = 19.6
Exist. space for leasing, etc	
2000 sf office	2.8/1000 sf = 5.6
26 resid units	1.75/unit
spaces required for office use 47 spaces	



WALTON CHATTAHOOCHEE



Walton Communities
2181 Newmarket Parkway
Marietta, Georgia 30067



Office Mixed-use Area Detail

APPLICANT: Walton Riverbend, LLC

PETITION NO: Z-86

PHONE #: (678) 303-4100 **EMAIL:** mteague@waltoncommunities.com

HEARING DATE (PC): 12-05-17

REPRESENTATIVE: J. Kevin Moore

HEARING DATE (BOC): 12-19-17

PHONE #: (770) 429-1499 **EMAIL:** jkm@mijs.com

PRESENT ZONING: RM-12

TITLEHOLDER: Walton Riverbend, LLC

PROPOSED ZONING: RRC

PROPERTY LOCATION: southeast side of Akers Mill Road and Powers Ferry Road; west and south of Riverbend Club Drive

PROPOSED USE: mixed-use development

ACCESS TO PROPERTY: Powers Ferry Road, Riverbend Club Drive

SIZE OF TRACT: 46.425 acres

PHYSICAL CHARACTERISTICS TO SITE: multi-family development

DISTRICT: 17

LAND LOT(S): 1031,1032,1057,1058,1066,1067

PARCEL(S): 1

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** GC/Extended Stay America
- SOUTH:** RM-12/The Columns at Akers Mill Apartments
- EAST:** RM-12/Riverbend Condominiums
- WEST:** NRC/Convenience Store and Restaurant; NS/Retail; CRC/Auto Dealership; O&I/Office Building

Adjacent Future Land Use:
 East: RAC / hdr and PRC
 South: RAC / hdr
 Northwest: RAC / hdr, RAC /Office (off) and RAC / Retail / Service (rs)

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **VOTE** _____

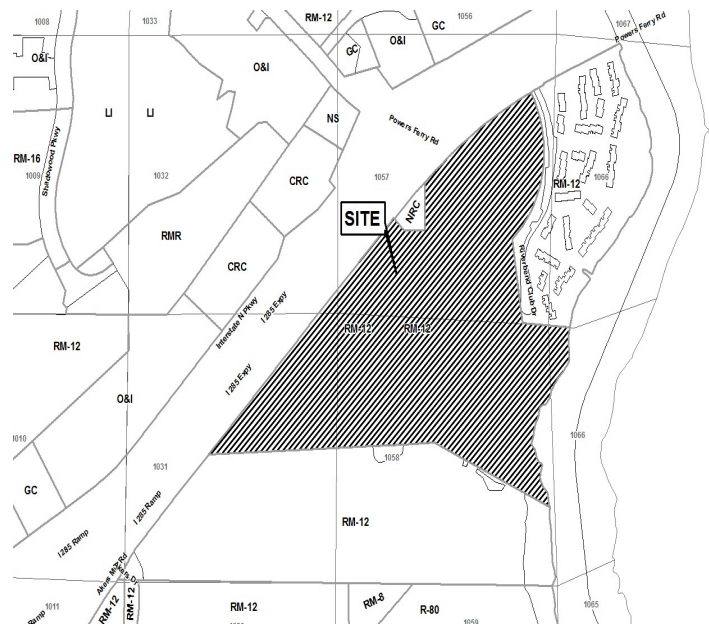
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

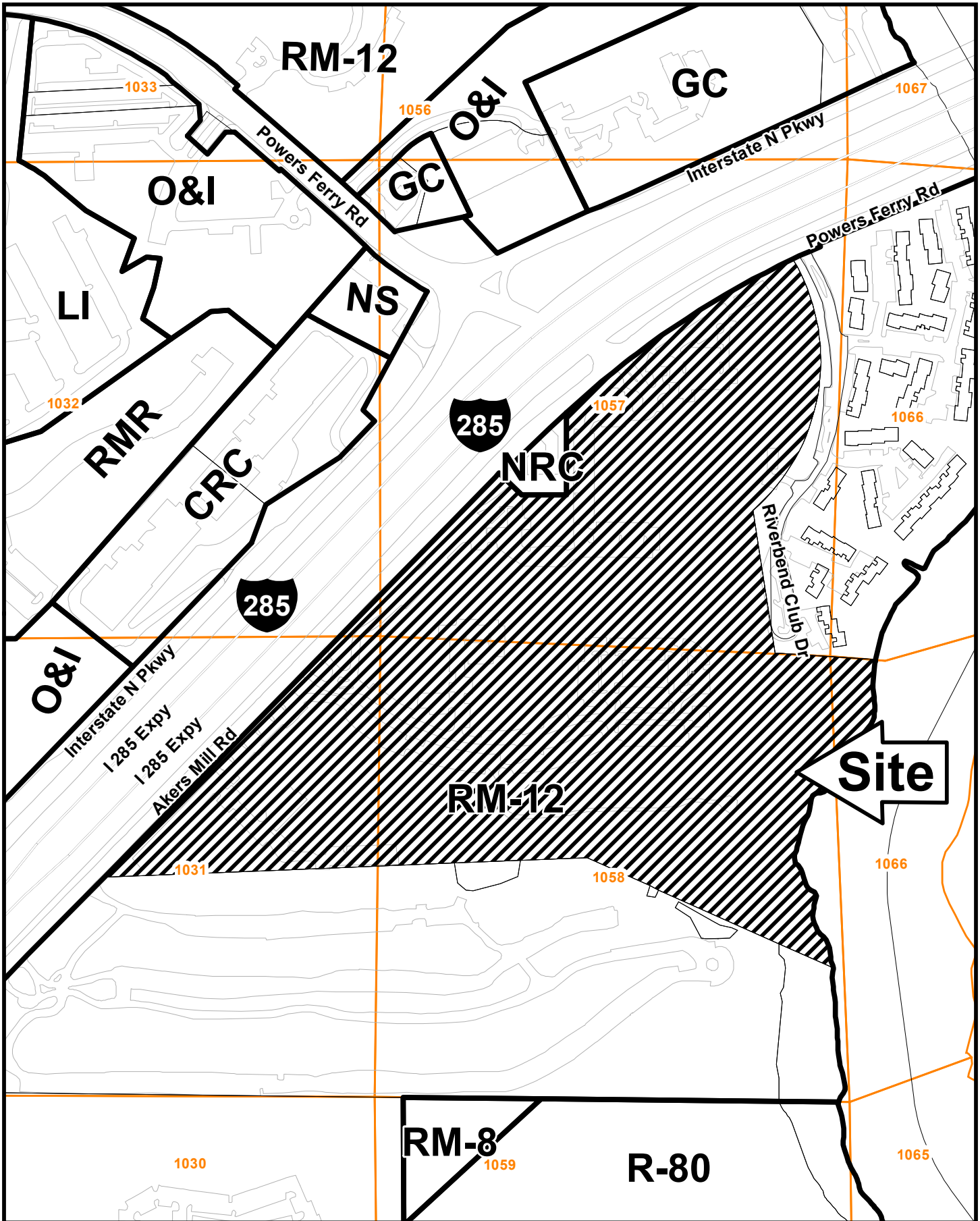
REJECTED _____ **SECONDED** _____

HELD _____ **VOTE** _____

STIPULATIONS:



Z-86 2017-GIS



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

0 300 600 Feet

City Boundary
Zoning Boundary

APPLICANT: Walton Riverbend, LLC

PETITION NO.: Z-86

PRESENT ZONING: RM-12

PETITION FOR: RRC

ZONING COMMENTS:

Staff Member Responsible: Jason A. Campbell

Land Use Plan Recommendation: Regional Activity Center (RAC)

Proposed Number of Buildings: 3 (at this time) **Total Square Footage of Development:** 16,800

F.A.R.: 0.053 **Square Footage/Acre:** 2,333

Parking Spaces Required: 103* **Parking Spaces Provided:** 146*

***Parking calculations for the first phase. The property has 1,090 parking spaces overall and as pods are redeveloped in the future, parking ratios and counts will need to be based on the each phase of development.**

The property was originally zoned as Z-8 of 1999 for the development of 612 multi-family units. The applicant is requesting the Regional Retail Commercial (RRC) zoning for the purpose of an overall mixed-use development on a total of 46.425 acres. The current focus of that redevelopment will be as indicated on the attached plan for the section labeled "Office Mixed-use Area Detail". The overall developed residential multi-family uses are to remain except for the portion of the overall plan designated as "Office Mixed-Use". This section will consist of 16,800 square feet of office space and 26 residential units. Architecture will be traditional and the hours of operation will be standard business day hours. Subsequent phases of redevelopment will be done with removal of existing structures specific to that phase.

Cemetery Preservation: No comment.

APPLICANT: Walton Riverbend, LLC

PETITION NO.: Z-86

PRESENT ZONING: RM-12

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</u>	<u>968</u>	<u>751</u>	<u> </u>
Elementary			
<u>East Cobb</u>	<u>1170</u>	<u>1226</u>	<u> </u>
Middle			
<u>Wheeler</u>	<u>2165</u>	<u>2187</u>	<u> </u>

High

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

Additional Comments: Brumby Elementary will be rebuilt, expanded and open July 2018. This petition will not cause concern for CCSD at this time.

APPLICANT: Walton Riverbend, LLC

PETITION NO.: Z-86

PRESENT ZONING: RM-12

PETITION FOR: RRC

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: Walton Riverbend, LLC

PETITION NO.: Z-86

PRESENT ZONING: RM-12

PETITION FOR: RRC

PLANNING COMMENTS:

The applicant is requesting a rezoning to allow the site to be used for a mixed-use development. The 46.425 acre site is located on the southeast side of Akers Mill Road and Powers Ferry Road; west and south of Riverbend Club 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, has the city of _____ been notified? Yes No / N/A

Comprehensive Plan

This application pertains to a site designated as Regional Activity Center (RAC) future land use category with the subcategory of High Density Residential (hdr). The purpose of the RAC category is to provide for areas that can support high-intensity 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. hdr provides areas that are suitable for low-rise, high-density housing and mixed-use developments. Mid- or high-rise residential/mixed use developments are also appropriate in this category. This shall include developments in excess of four (4) stories per structure. Because of the unique, urban characteristics of RACs, 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:

East: RAC / hdr and Park / Recreation / Conservation (PRC)
South: RAC / hdr
Northwest: RAC / hdr, RAC / Office (off) and RAC / Retail / Service (rs)

Master Plan/Corridor Study

The property is located within the boundary of the Cumberland CID 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 _____
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

APPLICANT: Walton Riverbend, LLC

PRESENT ZONING: RM-12

PETITION NO.: Z-86

PETITION FOR: RRC

PLANNING COMMENTS:

CONT.

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 www.cobbcounty.org/planning.

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?

CZ (Clear Zone)

APZ I (Accident Potential Zone I)

APZ II (Accident Potential Zone II)

Noise Zone

Bird / Wildlife Air Strike Hazard (BASH) area

APPLICANT Walton Riverbend, LLC

PETITION NO. Z-086

PRESENT ZONING RM-12

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): 6" unk / E side of Riverbend Drive

Additional Comments: Water main extension by developer to site likely required

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

Estimated Waste Generation (in G.P.D.): A D F= 0 Peak= 0

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 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: Walton Riverbend, LLC

PETITION NO.: Z-86

PRESENT ZONING: RM-12

PETITION FOR: RRC

STORMWATER MANAGEMENT COMMENTS

1. This existing development is located totally within the Chattahoochee River Corridor and is therefore subject to the provisions of the Metropolitan River Protection Act. Any future re-development within Walton Chattahoochee will need to meet non-substantial change requirements (no net increase in clearing or impervious coverage) or a new ARC review will be required.
2. Any redevelopment that exceeds 5,000 square feet of disturbed or reconfigured impervious area will require stormwater management to be provided.

APPLICANT: Walton Riverbend, LLC

PETITION NO.: Z-86

PRESENT ZONING: RM-12

PETITION FOR: RRC

TRANSPORTATION COMMENTS:

ROADWAY	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
Akers Mill Road	Arterial	35 mph	Cobb County	100'

ROADWAY	LOCATION	AVERAGE DAILY TRIPS	LEVEL OF SERVICE
Akers Mill Road	East of Akers Drive	15,800	D

*Based on 2016 traffic counting data taken by Cobb County DOT for Akers Mill Road.
 Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for local roads from this data source.
 LOS C or D is acceptable based on GDOT Design Policy Manual criteria.*

COMMENTS AND OBSERVATIONS

Akers 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.

The Commercial Mixed-Use section of the development proposes to tie into the existing signal at the intersection of Akers Mill Road and Powers Ferry Road. Recommend a traffic study be completed before development occurs.

RECOMMENDATIONS

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

Recommend a traffic study be completed before the site is developed. The traffic study should include existing and base year (full build out year) Build and No Build analysis; and horizon year (base year + 10 years) Build and No Build analysis. Study assumptions (such as study intersections, trip distribution and annual growth rate) should be agreed to by Cobb DOT before completing the study.

STAFF RECOMMENDATIONS

Z-86 WALTON RIVERBEND, 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. This area contains a mixture of uses including multi-family residential, offices, warehouses, SunTrust Park, and the Chattahoochee River National Recreational Area.
- B. It is Staff's opinion that the applicant's rezoning proposal will not have an adverse effect on the usability of adjacent or nearby property. The subject property is currently developed as multi-family residential and will now be an overall mixed-use development. The area includes multi-family developments with a maximum of 12 to 16 units per acre, made up of apartments and condominiums. The applicant proposes a "live where you work" development, providing a mixed use development in an area accessible to major highways and employment centers.
- 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 within the Regional Activity Center (RAC) future land use category. The RAC future land use category is designed for zoning districts that permit intense commercial and High Density Residential (HDR) uses. The requested Regional Retail Commercial (RRC) zoning is compatible with the RAC future 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 applicant is proposing overall redevelopment for mixed uses including varying retail, office, and residential uses on property that is currently a high density multi-family residential use. The proposal will provide uses that already exist in the area, concentrated on 46.425 acres.

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

1. Site plan received by the Zoning Division on October 5, 2017, for the 7.2-acre tract noted as "Office Mixed-use Area" with the District Commissioner approving minor modifications and the Board of Commissioners approving future phases of the overall development;
2. Water and Sewer Division comments and recommendations;
3. Stormwater Management Division comments and recommendations; and
4. 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-84 (2017)

Hearing Dates: PC: 12/05/2017
BOC: 12/19/2017

Summary of Intent for Rezoning*



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

- a) Proposed unit square-footage(s): Residential multi-family uses to remain except for
- b) Proposed building architecture: portion designated as "Office Mixed-Use"
- c) List all requested variances: _____

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

- a) Proposed use(s): Office Mixed-Use (Professional Office Uses)
- b) Proposed building architecture: Traditional Office
- c) Proposed hours/days of operation: Standard and Typical Business Days and Hours
- 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).

None known at this time.

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

ATTACHMENT TO APPLICATION FOR REZONING

IMPACT ANALYSIS STATEMENT



Application No.: Z- 86 (2017)
Hearing Dates: December 7, 2017
December 19, 2017

**BEFORE THE COBB COUNTY BOARD OF COMMISSIONERS
OF ROADS AND REVENUES AND THE
COBB COUNTY PLANNING COMMISSION**

Applicant/Titleholder: Walton Riverbend, LLC

Analysis of impact of the proposed rezoning with respect to the following:

- (a) Applicant and Property Owner, Walton Riverbend, LLC (hereinafter collectively "Applicant") is seeking rezoning of an approximately 46.425 acre tract located on the southeast side of Akers Mill Road and Powers Ferry Road, westerly and southerly of Riverbend Club Drive, Land Lots 1031, 1032, 1057, 1058, 1066, and 1067, 17th District, 2nd Section, Cobb County, Georgia (hereinafter "Property" or "Subject Property"). The Property is presently zoned to the RM-12 zoning category and is a multi-family residential development known as Walton Riverbend. Even though the existing structures within the development have been renovated and restructured by Applicant, the overall development has existed for many years under ownership and operation of other entities prior to Applicant, thus making it one of the older apartment communities within the Cumberland/Vinings area. Applicant seeks rezoning of the Subject Property to allow for a phased construction of a mixed-use development consisting of retail, office, and residential upon the Subject Property. The redevelopment will be accomplished in phases, with the first phase being to construct the proposed office area of the mixed-use community. Subsequent phases will be done, with removal of existing structures specific to that phase. To approve the rezoning proposed by Applicant will allow redevelopment of the Property to a high-quality, mixed-use community in a highly sought after area of the County. Additionally, the redevelopment of the Property would be a suitable use in view of its location, size, and the use and development of adjacent and nearby properties. The location of the Subject Property affords visibility and ease of access to Cumberland Boulevard, I-75, I-285, Cobb Parkway, and the Cumberland and Vinings areas for the office, commercial, and residential components proposed by Applicant. Additionally, recent widening and intersectional improvements within the area by the Cobb County Department of Transportation and/or Georgia Department of Transportation will ease traffic concerns within the area. The concept of the proposed development is to offer a "live where you work" project along a major corridor to allow for greater ease of connectivity with other major roadways and attractions within the area.

- (b) This zoning proposal should have no adverse effect on the existing use or usability of adjacent or nearby property. The proposed redevelopment should have a minimal, if any, impact on surrounding properties. The proposed rezoning should have a very positive effect in that it would further promote the “live where you work” concept. If approved and developed according to the request, the adjacent and nearby property owners should benefit in higher land values. Cobb County will benefit in increased revenue.
- (c) The Property, as zoned, does have a reasonable economic use; however, the proposed zoning would allow for a higher and better use.
- (d) This zoning proposal will not cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. Retail and commercial developments have almost no effect on schools, minimal effect on utilities and transportation facilities. The improved roadways in the area can accommodate any increased traffic the proposed redevelopment may bring without burdensome effects; however, it is the goal of Applicant that the proposed development consisting of mixed uses will serve to reduce traffic burdens in the immediate area.
- (e) The zoning proposal is in conformity with the Land Use Map of Cobb County, Georgia.
- (f) There are changing conditions affecting the use and development of the Subject Property which give supporting grounds for approval of the zoning proposal. The proposed development affords a unique opportunity to incorporate varying retail, office, and residential uses within the RRC zoning classification. Additionally, it offers residents the ability to “live where they work”; as well as, be in close proximity to shopping areas and entertainment and sports venues. It offers businesses the opportunity to be in close proximity to major interstates and corridors in the Metropolitan Atlanta area; and to have access to Downtown Atlanta, Hartsfield-Jackson Airport, and other venues to the south; as well as the many advantages of not only the Cumberland and Vinings areas, but Cobb County as a whole.

