



REZONING APPLICATION ANALYSIS

ZONING CASE #: Z2015-33

LEGISTAR: #20150818

PROPERTY OWNER/APPLICANT:

**Roswell Street Baptist Church
774 Roswell Street
Marietta, GA 30060**

PROPERTY ADDRESS:

**767 Roswell Street;
774 Roswell Street**

PARCEL DESCRIPTION:

Land Lots 1232 & 1236, District 16

AREA: 0.37 acres

COUNCIL WARD: 1A

EXISTING ZONING:

Unzoned right-of-way

REQUEST:

CRC (Community Retail Commercial)

FUTURE LAND USE MAP

RECOMMENDATION:

N/A

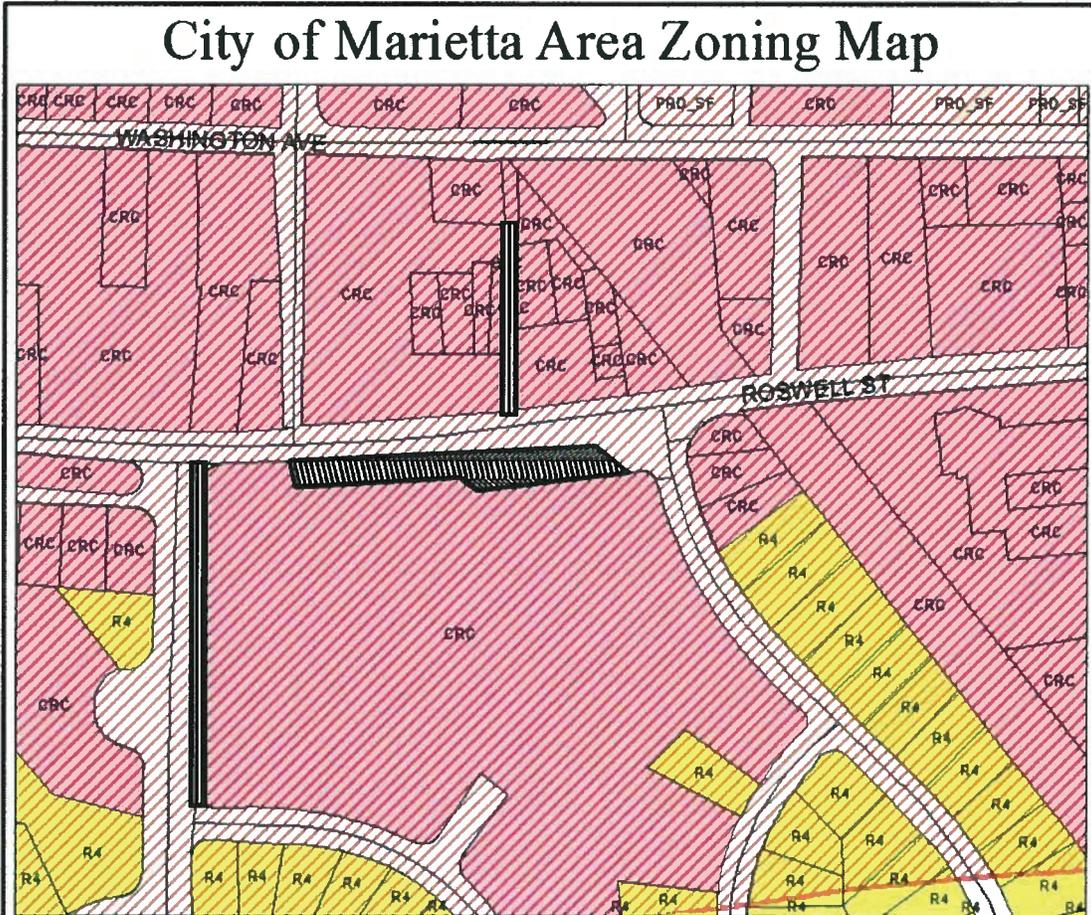
REASON FOR REQUEST: City of Marietta is seeking to rezone the unzoned public right of way located along Roswell Street.

PLANNING COMMISSION HEARING: Tuesday, October 6th, 2015 – 6:00 p.m.

CITY COUNCIL HEARING: Wednesday, October 14th, 2015 – 7:00 p.m.

MAP

City of Marietta Area Zoning Map

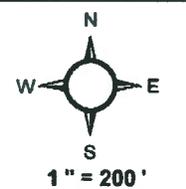


Zoning		District	Land Lot	Parcel	Current Zoning	Proposed Zoning
SINGLE FAMILY RESIDENTIAL	COMMERCIAL	16	12130	RoW	RoW	CRC
R-1 One Unit/Acre	NSC Neighborhood Retail	16	12350	RoW	RoW	CRC
R-2 Two Units/Acre	CRC Community Retail	16	12360	RoW	RoW	CRC
R-3 Three Units/Acre	ARC Regional Retail					
R-4 Four Units/Acre	CBD Central Business District					
ATTACHED FAMILY RESIDENTIAL	PCD Planned Commercial Dev.					
RA-4 Four Units/Acre	MAD Mixed-Use Dev.					
RA-5 Six Units/Acre	OIT Office Institutional Trans.					
RA-8 Eight Units/Acre	LRO Low-Rise Office					
PRODP3 Planned Residential Dev.	OI Office Institutional					
MAP Middle Income Part	OS Office Services					
MULTI FAMILY RESIDENTIAL	OHD Office High-Rise					
RM-4 Eight Units/Acre	INDUSTRIAL					
RM-20 Ten Units/Acre	LI Light Industrial					
RM-21 Twelve Units/Acre	HI Heavy Industrial					
RHB Residential High-Rise	PID Planned Industrial Dev.					
PRODP3 Planned Residential Dev.						

Comments:
 Portions of 10' unnamed alley, Roswell St,
 and Victory Drive right-of-way

Date: 8/28/15

Planning & Zoning
 Department



PICTURES OF PROPERTY



767 Roswell Street



774 Roswell Street – along Victory Drive



774 Roswell Street – R-O-W



R-O-W continued along 774 Roswell Street



STAFF ANALYSIS

Location Compatibility

The owner, Roswell Street Baptist Church, is seeking to assign a zoning classification to the public right of way along Roswell Street that was abandoned by the City of Marietta and swapped with the owner for needed right-of-way. A public hearing on the proposed abandonment of the right of way will also be held by the City Council at the October 14, 2015 meeting. The surrounding properties are zoned CRC (Community Retail Commercial) and R-4 (Single Family Residential - 4 units/ac). The purpose of this rezoning application is to assign a zoning classification of CRC to the unzoned right-of-way so that it may be used for the Roswell Street Improvement Project.

Use Potential and Impacts

Historically, Roswell Street has been a main commercial arterial road leading through the City of Marietta, and it has been heavily used by both motorists and pedestrians. The area of right-of-way located at 767 Roswell Street is an alley and the area of right-of-way located at 774 Roswell Street is used for landscaping and parking.

Since the property is currently public right-of-way, it does not have a Future Land Use designation. However, the future land use for the surrounding area is CSI (Community Service & Institutional) and CAC (Community Activity Center), which is intended for areas that provides a service or good for the communities. The CRC zoning district is a compatible zoning for properties with a designation of CAC. Although CRC zoning is not specifically compatible with the CSI designation, it is appropriate since the surrounding properties share the same zoning and purpose to provide goods and services including professional offices.

Environmental Impacts

There should be no additional environmental impacts caused by the conversion of this land to be used for the Roswell Street Improvement Project.

Economic Functionality

The transfer of ownership and responsibility of this property will be beneficial to both the property owners and the City.



STAFF ANALYSIS CONTINUED

Infrastructure

The rezoning of this right of way should not affect any public infrastructure in the area.

History of Property

Since this property was previously a public right-of-way, there is no history of any variances, rezonings, or Special Land Use Permits for this property.

Other Issues

Roswell Street Baptist Church is generally aware that some issues on their property may need to be addressed by variances; and the City of Marietta will assist the Church in identifying any such variances.

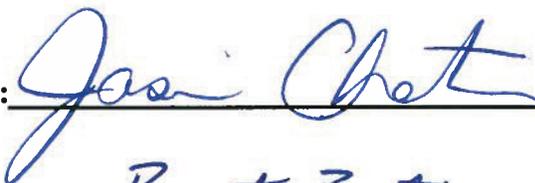


ANALYSIS & CONCLUSION

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Prepared by: 

Approved by: 



DATA APPENDIX

CITY OF MARIETTA - WATER

Is a water line adjacent to the property?	Yes
If not, how far is the closest water line?	---
Size of the water line?	6 inch
Capacity of the water line?	Variable based on condition of main
Approximate water usage by proposed use?	Unknown- need additional data

CITY OF MARIETTA - SEWER

Is a sewer line adjacent to the property?	Yes
If not, how far is the closest sewer line?	---
Size of the sewer line?	6 inch
Capacity of the sewer line?	Variance
Estimated waste generated by proposed development?	Unknown- need additional data
Treatment Plant Name?	R.L. Sutton WRF
Treatment Plant Capacity?	Cobb Water must confirm
Future Plant Availability?	Cobb Water must confirm



DATA APPENDIX CONTINUED

DRAINAGE AND ENVIRONMENTAL CONCERNS

Does flood plain exist on the property?	No
What percentage of the property is in a floodplain?	NA
What is the drainage basin for the property?	Sope Creek
Is there potential for the presence of wetlands as determined by the U.S. Environmental Protection Agency?	No
If so, is the use compatible with the possible presence of wetlands?	---
Do stream bank buffers exist on the parcel?	No
Are there other topographical concerns on the parcel?	---
Are the storm water issues related to the application?	---
Potential presence of endangered species in the area?	No

Transportation

What is the road effected by the proposed change?	Roswell Street
What is the classification of the road?	Arterial
What is the traffic count for the road?	NA
Estimated number of cars generated by the proposed development?	---
Estimated number of trips generated by the proposed development?	---
Do sidewalks exist in the area?	Yes
Transportation improvements in the area?	Yes
If yes, what are they?	Roswell Street improvements

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DATA APPENDIX CONTINUED

EMERGENCY SERVICES

Nearest city or county fire station from the development?	City Station #52 – 149 Dodd Street
Distance of the nearest station?	0.6 miles
Most likely station for 1 st response?	City Station #52 – 149 Dodd Street
Service burdens at the nearest city fire station (under, at, or above capacity)?	N/A

MARIETTA POWER - ELECTRICAL

Does Marietta Power serve this site? Yes x No _____

If not, can this site be served? Yes _____ No _____

What special conditions would be involved in serving this site?

Additional comments: