



REZONING APPLICATION ANALYSIS

ZONING CASE #: Z2014-14 **LEGISTAR #:** 20140822

PROPERTY OWNER/APPLICANT: City of Marietta
205 Lawrence Street
Marietta, GA 30060

PROPERTY ADDRESS: Lakewood Drive right-of-way

PARCEL DESCRIPTION: Land Lot 12880, District 16

AREA: 0.09 acs.

COUNCIL WARD: 1A

EXISTING ZONING: Unzoned right-of-way

REQUEST: PRD-MF (Planned Residential Development – Multi-Family)

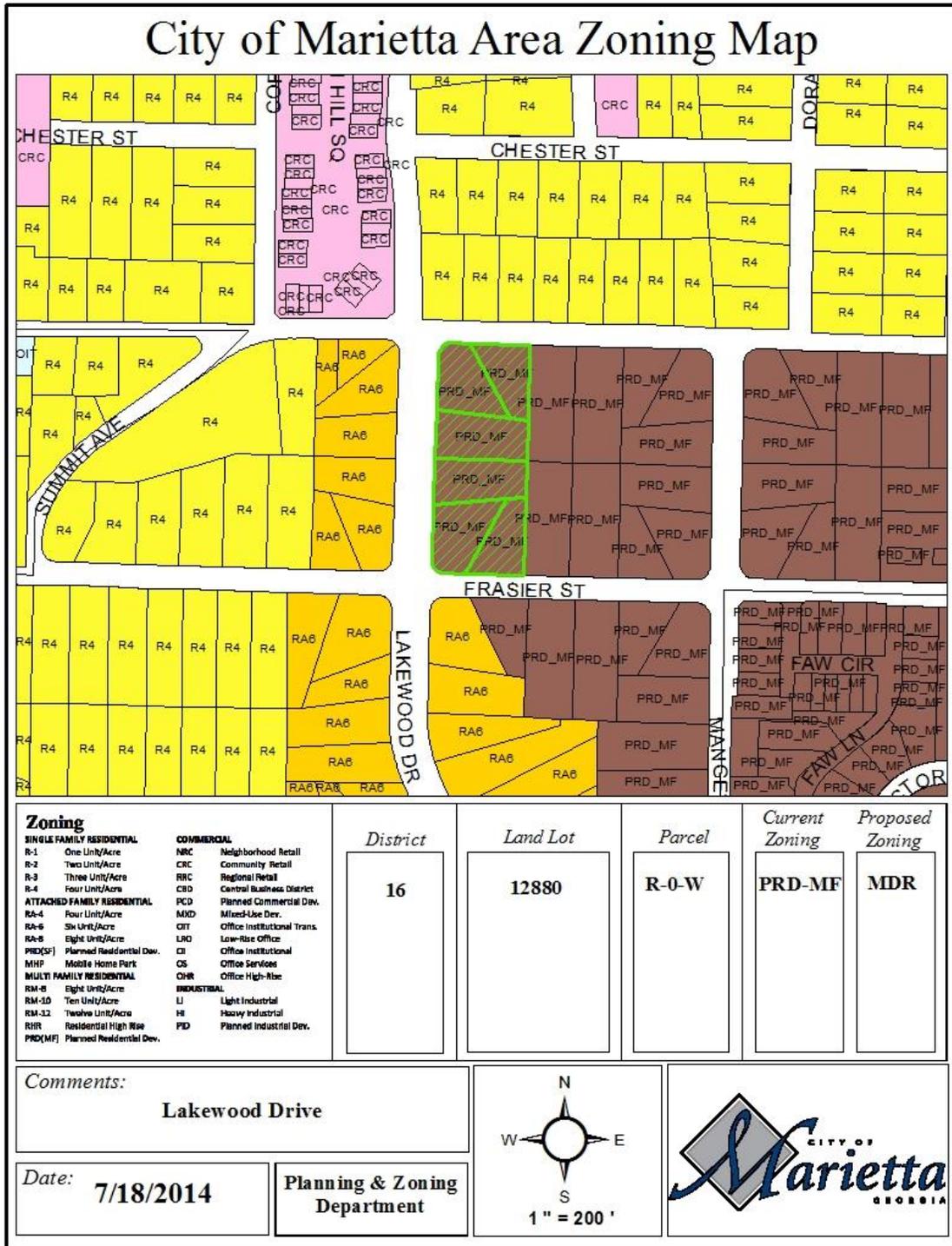
FUTURE LAND USE: MDR (Medium Density Residential)

REASON FOR REQUEST: City of Marietta is seeking to abandon and rezone this portion of right of way located along Lakewood Avenue as part of a right of way swap being done to provide on street parking, as shown on the attached plat.

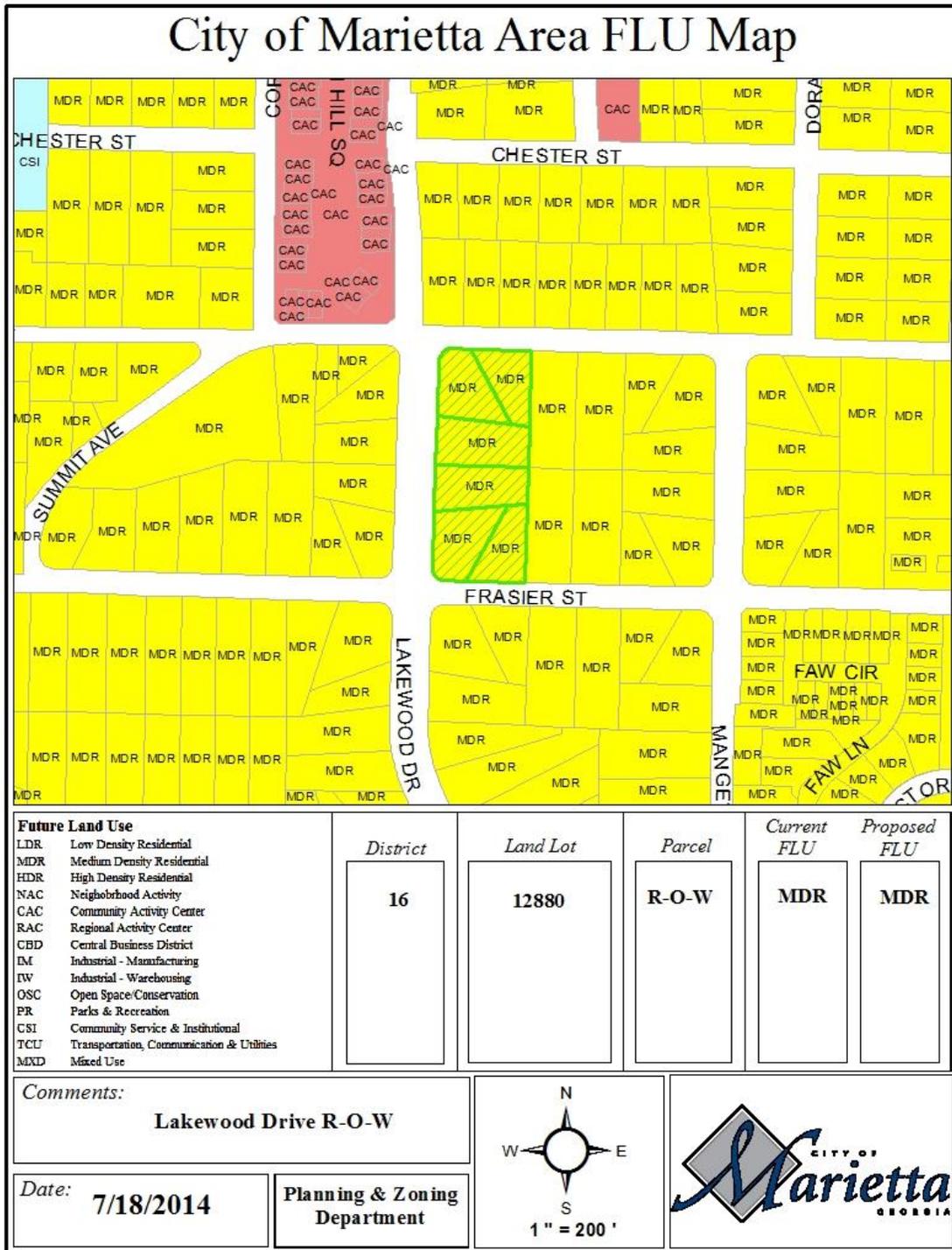
PLANNING COMMISSION HEARING: Tuesday, August 5, 2014 – 6:00 p.m.

CITY COUNCIL HEARING: Wednesday, August 13, 2014 – 7:00 p.m.

MAP



FLU MAP



PICTURES OF PROPERTY



Facing north along Lakewood Drive



Facing south along Lakewood Drive

STAFF ANALYSIS

Location Compatibility

The City of Marietta is seeking to assign a zoning classification on 3,398 square feet of right of way along the east side of Lakewood Avenue that is being donated as part of a right of way swap with the developer of the property. Slightly more property in the Manget development is being acquired by the City of Marietta as new right of way. This will give additional property to the property owners along Lakewood Avenue, without affecting its travel-way. **A public hearing on the right of way is being held by the City Council at the August 13, 2014 meeting.** The property to the north, across Waterman Street, is zoned R4 (Single Family Residential 4units/acre); the property to the west, across Lakewood Drive is zoned RA-6 (Single Family Residential-Detached 6u/a); the property to the south is zoned RA-6 (Single Family Residential-Detached 6 units/acre) and PRD-MF (Planned Residential Development – Multi-Family); and the property to the east is zoned PRD-MF (Planned Residential Development – Multi-Family), and is part of the Manget Development. The purpose of this rezoning application is to assign a zoning classification on an unzoned portion of right of way as part of a right of way swap to allow on street parking.

Use Potential and Impacts

This property has historically been part of the Lakewood Drive right of way, and would become part of four privately owned lots within Manget development as part of this proposed right of way swap. There would be no significant impact on any adjacent properties.

Because the property is currently right of way, it does not have a future land use designation. The future land use for the surrounding area is MDR (Medium Density Residential), which are areas that are suitable for medium density housing with densities ranging from 3 to 6 dwelling units per acre. The approved density for Manget Development is 7.6 units per acre that was approved in 2005 with the PRD-MF zoning classification assigned to the Manget Development is slightly more dense than a future land use designation of MDR generally allows, so the proposed rezoning would not be in compliance with the guidelines set forth in the City's Comprehensive Plan.

Environmental Impacts

There should be no additional environmental impacts caused by the donation of this property to private ownership.

Economic Functionality

The transfer of ownership and responsibility of this property, as part of a right of way swap, will be beneficial to both the property owners and the City.

STAFF ANALYSIS CONTINUED

Infrastructure

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

History of Property

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

Other Issues

The subject property, if abandoned and assigned a zoning classification, should be absorbed by the adjacent property owner(s) into private property ownership through the platting process. The Department of Development Services, along with the Public Works Department, will assist the developer with this procedure.



ANALYSIS & CONCLUSION

The City of Marietta is seeking to assign a zoning classification on 3,398 square feet of right of way along the east side of Lakewood Avenue that is being donated as part of a right of way swap with the developer of the property. Slightly more property in the Manget development is being acquired by the City of Marietta as new right of way. This will give additional property to the property owners along Lakewood Avenue, without affecting its travel-way. **A public hearing on the right of way is being held by the City Council at the August 13, 2014 meeting.**

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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?	n/a
Size of the water line?	6 inch
Capacity of the water line?	n/a
Approximate water usage by proposed use?	n/a

CITY OF MARIETTA - SEWER

Is a sewer line adjacent to the property?	Yes
If not, how far is the closest sewer line?	n/a
Size of the sewer line?	8 inch
Capacity of the sewer line?	n/a
Estimated waste generated by proposed development?	A.D.F Peak
Treatment Plant Name?	Cobb County
Treatment Plant Capacity?	Cobb County
Future Plant Availability?	Cobb County

DATA APPENDIX CONTINUED

DRAINAGE AND ENVIRONMENTAL CONCERNS

Does flood plain exist on the property?	No
What percentage of the property is in a floodplain?	n/a
What is the drainage basin for the property?	Rottenwood 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?	n/a
Do stream bank buffers exist on the parcel?	No
Are there other topographical concerns on the parcel?	No
Are there storm water issues related to the application?	No
Potential presence of endangered species in the area?	None

Transportation

What is the road affected by the proposed change?	Lakewood Ave, Waterman St and Frasier St
What is the classification of the roads?	Lakewood Ave: Local Waterman St: Local Frasier St: Local
What is the traffic count for the road?	No data available
Estimated number of cars generated by the proposed development? **	n/a
Estimated number of trips generated by the proposed development? **	n/a
Do sidewalks exist in the area?	Yes
Transportation improvements in the area?	None
If yes, what are they?	n/a



DATA APPENDIX CONTINUED

EMERGENCY SERVICES

Nearest city or county fire station from the development?	#52 – 149 Dodd Street
Distance of the nearest station?	1.0 miles
Most likely station for 1 st response?	#52
Service burdens at the nearest city fire station (under, at, or above capacity)?	n/a

Comments:

*Comply with all state and local codes for occupancy classification including but not limited to sprinkler system, fire alarm system, and protection of hazards.

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: