



REZONING APPLICATION ANALYSIS

ZONING CASE #: Z2009-07

LANDOWNERS: Marietta Housing Authority
95 Cole Street
Marietta, GA 30060

APPLICANT: Same as above

PROPERTY ADDRESS: 268, 272, 280, 284, 286, and 300 Victory Drive
and 127 Vista Circle

PARCEL DESCRIPTION: Land Lot 1286, 16th District, Parcels 0680, 0690, 0700,
0710, 0720, 0850, and 0670

AREA: 2.85 acs. **COUNCIL WARD:** 1

EXISTING ZONING: R-4 (Single Family Residential 4 units/acre)

REQUEST: RM-10 (Multi-Family Residential 10 units/acre)

FUTURE LAND USE MAP

RECOMMENDATION: MDR (Medium Density Residential)

REASON FOR REQUEST: The applicant is requesting to rezone the properties located at 268, 272, 280, 284, 286, and 300 Victory Drive and 127 Vista Circle from R-4 to RM-10 in order to redevelop part of the site with 15 new senior attached-residential units and connect this area with the existing MHA development located at 300 Victory Drive.

PLANNING COMMISSION HEARING: Tuesday, May 5, 2009 - 6:00 p.m.

CITY COUNCIL HEARING: Wednesday, May 13, 2009 – 7:00 p.m.

MAP

City of Marietta Area Zoning Map

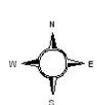


Zoning	COMMERCIAL	District	Land Lot	Parcel	Zoning
SINGLE FAMILY RESIDENTIAL R-1: One Unit/Acre R-2: Two Unit/Acre R-3: Three Unit/Acre R-4: Four Unit/Acre	NRC: Neighborhood Retail CRC: Community Retail RRC: Regional Retail CBD: Central Business District PCD: Planned Commercial Dev. MXD: Mixed-Use Dev.	16	1286	0680	R4
ATTACHED FAMILY RESIDENTIAL RA-4: Four Unit/Acre RA-6: Six Unit/Acre RA-8: Eight Unit/Acre	OIT: Office Institutional Trans. LRO: Low-Rise Office OI: Office Institutional OS: Office Spaces OHR: Office High-Rise	16	1286	0690	R4
MULTI-FAMILY RESIDENTIAL PRD(SF): Planned Residential Dev. MHP: Manufactured Housing Park	INDUSTRIAL LI: Light Industrial HI: Heavy Industrial PID: Planned Industrial Dev.	16	1286	0700	R4
		16	1286	0710	R4
		16	1286	0720	R4

Comments: 268, 272, 280, 284, 286, and 300
 Victory Drive and 127 Vista Circle

Date: **04/14/2009**

Planning and Zoning Department

1" = 200'

PICTURES OF PROPERTY



View of site from Victory Drive and Wings Avenue



View of site from Vista Circle



Existing MHA property on Victory Drive

STAFF ANALYSIS

Location Compatibility

The Marietta Housing Authority (MHA) is requesting to rezone the properties located at 268, 272, 280, 284, 286, and 300 Victory Drive and 127 Vista Circle from R-4 (Single Family Residential – 4 units/acre) to RM-10 (Multi-Family Residential 10 units/acre). The 2.85 acre site is situated on Victory Drive between Park Street and Vista Circle. Frasier Circle, zoned RA-6 and containing townhomes, is directly to the rear. Marietta First Church lies across the street, and is zoned CRC and R-4. East of the subject property are single family residences, also zoned R-4. The parcel at 300 Victory Drive includes the location of MHA's Branson Homes, which its website describes as housing for the "elderly or near elderly" and currently contains 13 housing units within six duplex structures. Remaining parcels to the east are composed of single family homes that the applicant is proposing to demolish and redevelop as 15 new senior attached-residential units. Remaining residential properties on Vista Circle are composed of single family residences. The purpose of the rezoning request is to redevelop these parcels and combine them with the existing MHA property to create one contiguous development that allows for shared open space.

Use Potential and Impacts

The location is ideal for senior housing, with a church and useful retail businesses including Food Depot, Family Dollar, and Marietta Discount Fabrics all within convenient walking distance. Traffic volume appears to be low at this section of Victory Drive and existing sidewalk facilities are available to accommodate pedestrian flow. Even though the proposed development is at a higher density, the proposal should have a minimal affect on the neighborhood. There may be an increase of traffic onto Vista Circle since it is the only exit serving the site; however, Institute of Transportation Engineers (ITE) trip generation rates are much lower for elderly attached housing units (3.48 average daily) compared to single family residential units (9.57 average daily).

The Future Land Use Map identifies this parcel as Medium Density Residential (MDR), which does not list RM-10 as an appropriate zoning district in the Comprehensive Plan. However, the plan lists several criteria for new development proposals, including:

- *All residential areas should encourage walking and provide multiple routes to most neighborhood destinations.*
- *Proposals with higher residential densities shall be encouraged in areas that are currently developed at similar densities and in areas where adequate public facilities and services can accommodate such densities.*
- *Proposals with higher densities, compared to the surrounding community, may at times be appropriate as transitions between existing communities and higher density or non-residential developments.*
- *New residential uses should be developed in a manner that helps protect the character of the surrounding area.*

Under these criteria, the proposed project and zoning designation are appropriate. The project is consistent with the existing MHA property, and the site's location between single family residences and church and retail uses provides an appropriate transition between uses. The architectural design of the proposed units will be important to judge compatibility with the character of the surrounding area. At this time, staff has not been provided with architectural renderings or drawings; the design's compatibility with the neighborhood is a concern, as is the orientation of the buildings to Victory Drive.

Environmental Impacts

There appears to be no major slopes, floodplain, endangered species or wetlands on this property. Although unclear from the submitted information, staff recommends that designated pedestrian connectivity be provided between existing and proposed portions of the site to ensure access to open space for all residents. Plans indicate street trees will be provided along public right-of-way as required; however, tree species information is not provided and will be verified during plan review.

Economic Functionality

The site is currently developed as single family residences consistent with the surrounding properties in the area. There is a reasonable economic use as currently zoned; however, the properties are unlikely to see redevelopment or reinvestment at the existing density. Allowing a higher density, while more intense in use, provides a much higher economic return on investment.

Infrastructure

There are no foreseeable problems with water and sewer access or capacity in regards to the rezoning of these properties. There are no additional comments concerning additional demands on water, sewer, or schools.

Public works has commented that a 2' grass strip and 5' sidewalk must be provided along the entire frontage of Vista Circle, which does not have sidewalk facilities. In addition, stop signs and handicap ramps must be provided at all crosswalks.



Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Brian Binzer, Director

STAFF ANALYSIS CONTINUED

History of Property

There is no history of any Special Land Use Permits, or rezoning for this property. A variance to reduce the required landscape strip from 10 feet to 0' for the existing MHA parcel was approved at the April 15, 2009 City Council meeting.



ANALYSIS & CONCLUSION

Marietta Housing Authority (MHA) is requesting to rezone the properties located at 268, 272, 280, 284, 286, and 300 Victory Drive and 127 Vista Circle from R-4 (Single Family Residential – 4 units/acre) to RM-10 (Multi-Family Residential 10 units/acre). The site, consisting of 2.85 acres, is situated on Victory Drive between Park Street and Vista Circle. The parcel at 300 Victory Drive includes the location of MHA’s Branson Homes and contains 13 housing units within six duplex structures. Remaining parcels to the east are composed of single family homes that the applicant is proposing to demolish and redevelop as 15 new senior attached-residential units. The purpose of the rezoning request is to redevelop these parcels and combine them with the existing MHA property to create one contiguous development that allows for shared open space. At this time, staff has not been provided with architectural renderings or drawings; the design’s compatibility with the neighborhood is a concern, as is the orientation of the buildings to Victory Drive. However, the architectural design of the proposed units will be important to judge compatibility with the character of the surrounding area.

The location is ideal for senior housing, with everyday retail necessities within convenient walking distance. Even though the proposed zoning and redevelopment are at a higher density, the proposal should have a minimal affect on the neighborhood. There would be an increase of traffic onto Vista Circle since it is the only exit serving the site; however, Institute of Transportation Engineers (ITE) trip generation rates are much lower for elderly attached housing units (3.48 average daily) compared to single family residential units (9.57 average daily) and indicate an overall reduction in traffic. Traffic volume appears to be low at this section of Victory Drive and existing sidewalk facilities are available to accommodate pedestrian flow. However, Public Works has commented that a sidewalk will be required for the entire frontage of Vista Circle, which does not have sidewalk facilities. Staff also recommends that designated pedestrian connectivity be provided between existing and proposed portions of the site to ensure access to open space for all residents.

Although the Comprehensive plan does not list RM-10 as an appropriate zoning district, the project does meet criteria for new development proposals. The project is consistent with the adjacent MHA property, and the site’s location between single family residences and church and retail uses provides an appropriate transition between uses.

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?	Flow test required
Approximate water usage by proposed use?	Information not provided

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?	8-inch
Capacity of the sewer line?	Available
Estimated waste generated by proposed development?	A.D.F Peak Information not provided
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?	No
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?	---
Do stream bank buffers exist on the parcel?	No
Are there other topographical concerns on the parcel?	No
Are the storm water issues related to the application?	No
Potential presence of endangered species in the area?	No

Transportation

What is the road effected by the proposed change?	Victory Drive
What is the classification of the road?	Collector
What is the traffic count for the road?	No data available
Estimated number of cars generated by the proposed development?	1.5 x 15 = 22
Estimated number of trips generated by the proposed development	4.2 x 15 units = 63; Peak PM Hr: 0.72 x 15 units = 10 (currently 4.2 x 13 = 54)
Do sidewalks exist in the area?	Yes
Transportation improvements in the area?	No
If yes, what are they?	---

- Site plans will be required for construction. Site plans must include parking, driveways, streets, stormwater management, stormwater quality, 10% downstream analysis, and any other applicable improvements required by City code and Georgia Stormwater Management Manual. Additional comments will be made at time of site plan submittal. There can be no point discharge onto adjacent property which is not into a stream, defined drainageway, or storm sewer. Discharge will not be allowable



at the property line. If easements are required for drainage through adjacent property, then the owner is to obtain.

- See Site Plan Package Checklists for requirements.
- The parking configuration delineated on a sketch is not adequate per the ITE and AASHTO guidelines. Parking spaces to be a minimum of 9' x 20' exclusive of curb and gutter (on ends), with minimum 20' aisles.
- 2' grass strip and 5' sidewalk to extend along entire frontages of Vista Circle and Aviation Drive. Handicap ramps are required at driveway to street. Stop signs and handicap ramps to be provided at all crosswalks.
- All roads, including private, are to be per city standards, and inspected during construction. Roads are to be designed to AASHTO standards using the SU-30 vehicle with a minimum 25' or greater radii on curves.

EMERGENCY SERVICES

Nearest city or county fire station from the development?	149 Dodd St.
Distance of the nearest station?	0.75 miles
Most likely station for 1 st response?	Same
Service burdens at the nearest city fire station (under, at, or above capacity)?	None

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: