



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

REZONING APPLICATION ANALYSIS

ZONING CASE #: Z2012-12

LEGISTAR #: 20121056

LANDOWNERS: City of Marietta
205 Lawrence Street
Marietta, GA 30060

PROPERTY ADDRESS: Unimproved right of way between 320 Lockheed Avenue and
340 Lockheed Avenue

PARCEL DESCRIPTION:

AREA: 0.14 acres **COUNCIL WARD:** 7

EXISTING ZONING: Unzoned

REQUEST: CRC, Community Retail Commercial

FUTURE LAND USE MAP

RECOMMENDATION: CAC, Community Activity Center

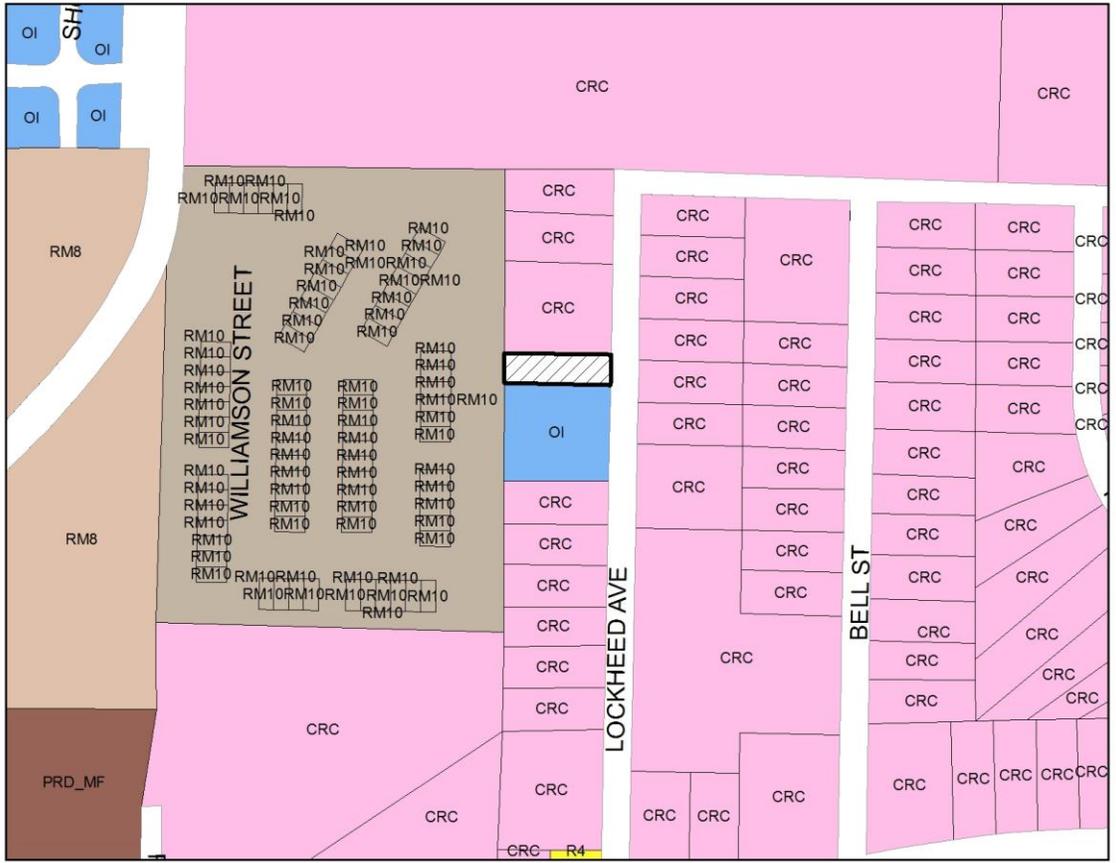
REASON FOR REQUEST: City of Marietta is seeking to close, abandon and sell this portion of unimproved right of way located between 320 Lockheed Avenue and 340 Lockheed Avenue.

PLANNING COMMISSION HEARING: Wednesday, November 7, 2012 – 6:00 p.m.

CITY COUNCIL HEARING: Wednesday, November 14, 2012 – 7:00 p.m.

MAP

City of Marietta Area Zoning Map

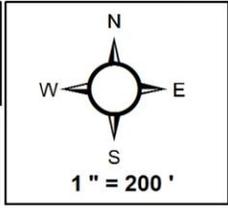


Zoning		District	Land Lot	Parcel	Current Zoning	Proposed Zoning
SINGLE FAMILY RESIDENTIAL R-1 One Unit/Acre R-2 Two Unit/Acre R-3 Three Unit/Acre R-4 Four Unit/Acre ATTACHED FAMILY RESIDENTIAL RA-4 Four Unit/Acre RA-6 Six Unit/Acre RA-8 Eight Unit/Acre PRD(SF) Planned Residential Dev. MHP Mobile Home Park MULTI FAMILY RESIDENTIAL RM-8 Eight Unit/Acre RM-10 Ten Unit/Acre RM-12 Twelve Unit/Acre RHR Residential High Rise PRD(MF) Planned Residential Dev.	COMMERCIAL NRC Neighborhood Retail CRC Community Retail RRC Regional Retail CBD Central Business District PCD Planned Commercial Dev. MXD Mixed-Use Dev. OIT Office Institutional Trans. LRD Low-Rise Office OI Office Institutional OS Office Services OHR Office High-Rise INDUSTRIAL LI Light Industrial HI Heavy Industrial PID Planned Industrial Dev.	17	05040	N/A	N/A	CRC

Comments:
 Unimproved right of way between
 320 & 340 Lockheed Ave

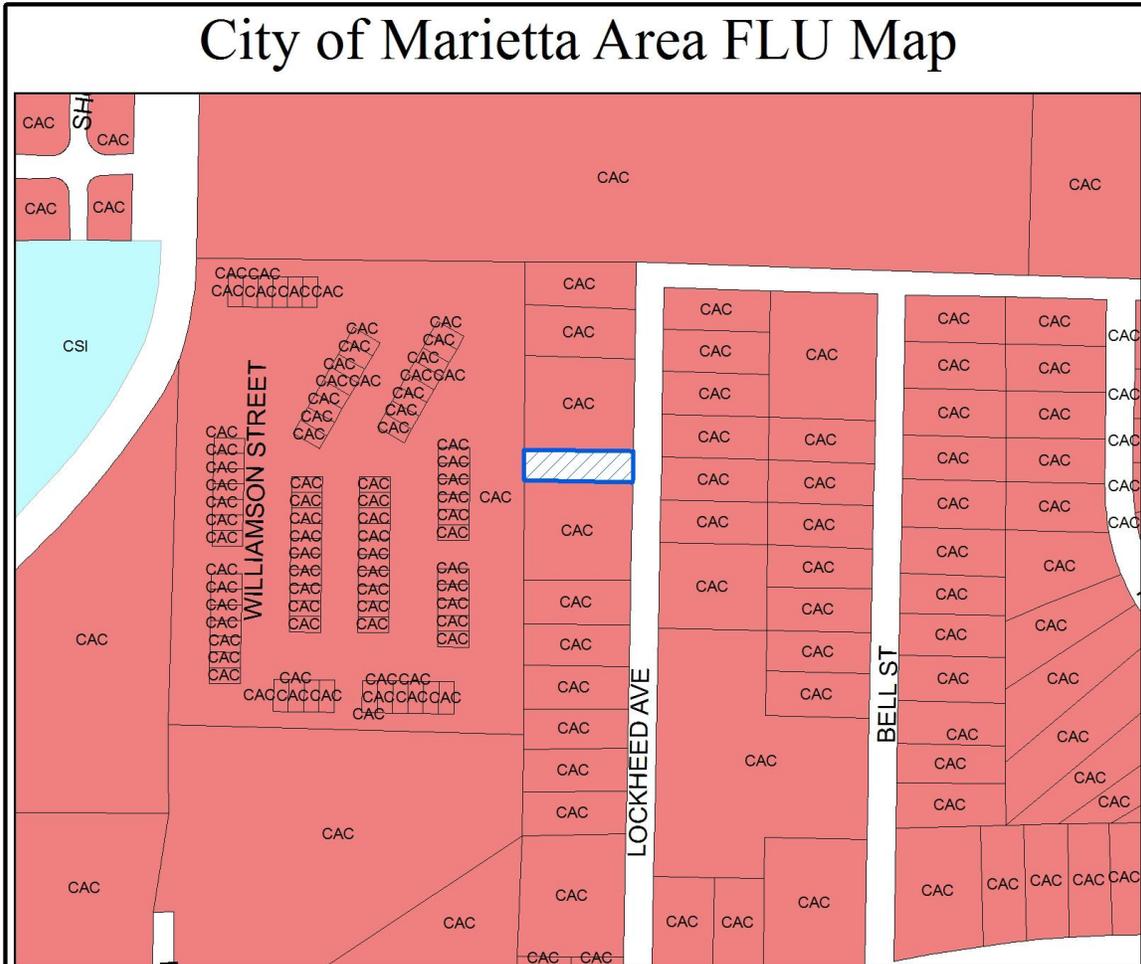
Date: **10/11/12**

**Planning & Zoning
 Department**



FLU MAP

City of Marietta Area FLU Map

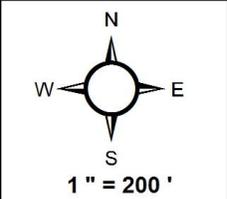


Future Land Use	District	Land Lot	Parcel	Current FLU	Proposed FLU
LDR Low Density Residential	17	05040	N/A	N/A	N/A
MDR Medium Density Residential					
HDR High Density Residential					
NAC Neighborhood Activity					
CAC Community Activity Center					
RAC Regional Activity Center					
CBD Central Business District					
IM Industrial - Manufacturing					
IW Industrial - Warehousing					
OSC Open Space/Conservation					
PR Parks & Recreation					
CSI Community Service & Institutional					
TCU Transportation, Communication & Utilities					
MXD Mixed Use					

Comments:
 Unimproved right of way between
 320 & 340 Lockheed Ave

Date: **10/11/12**

Planning & Zoning
 Department



PICTURES OF PROPERTY



Unimproved right of way



Unimproved right of way



STAFF ANALYSIS

Location Compatibility

The City of Marietta is seeking to assign a zoning classification on 6,672 square feet of unimproved right of way between 320 and 340 Lockheed Avenue. The property to the north (320 Lockheed Ave) is zoned CRC (Community Retail Commercial) while the property to the south is zoned OI (Office Institutional). Highpointe North Townhomes are located to the west and are zoned RM-10 (Multi Family Residential – 10 units per acre). The purpose of this rezoning application is to assign a zoning classification on an unzoned portion of abandoned right of way to give the adjacent property owners an opportunity for ownership.

Use Potential and Impacts

This property was dedicated to the city in 1951 as a reserved strip for a possible street. However, the configuration of the townhome development to the west makes a connection unlikely.

The subject property is also located under transmission lines causing a majority of the site to be subject to an easement. The portion of the property not covered in an easement would be subject to a 40' buffer, required when CRC abuts a residential zoning. This will prevent any construction on the site.

Should the property be abandoned and sold to one or both of the adjacent property owners, it should not create any negative impacts on the surrounding neighborhood or overall community, as any development on the site is very unlikely.

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 CAC (Community Activity Center), which are areas that are responsible for the provision of a wide variety of goods and services. The CRC zoning classification is compatible with a future land use designation of CAC, so the proposed rezoning would be in compliance with the guidelines set forth in the City's Comprehensive Plan.

Environmental Impacts

No changes are being proposed for the site. As a result, there should be no additional environmental impacts caused by the proposed use.



Economic Functionality

Ownership and responsibility of the subject property provides little or no benefit to the City. Although the property is of little or no economic value because of the power lines, it can be of use to the neighboring properties in the form of open, natural space.

Infrastructure

This rezoning request should not affect the transportation, education, water, sewer, electricity, or other public infrastructure in the area.

History of Property

There is no history of any variances, rezonings, or Special Land Use Permits for this property.

Other Issues

The subject property does not meet the minimum lot size for CRC of 20,000 square feet. The subject property, if abandoned and assigned a zoning classification, should be absorbed by the property owner(s) seeking to obtain the property through the submittal of an exemption plat. If the property owner to the south wishes to obtain a portion of the property, that portion would have to be of similar zoning in order to be combined. This would require the portion being obtained by 340 Lockheed Avenue be zoned OI, not CRC.



ANALYSIS & CONCLUSION

The City of Marietta is requesting to assign a zoning classification on 6,672 s.f. of unimproved right of way off of Lockheed Avenue for the purpose of offering the land to adjacent property owners. The property to the north is zoned CRC, to the south is zoned OI, and to the west is zoned RM-10. The City is requesting a zoning of CRC for the subject property.

The subject property contains overhead transmission lines causing a majority of the site to be subject to an easement. The portion of the property not covered in an easement would be subject to a 40' buffer, required when CRC abuts a residential zoning. This will likely prevent any construction on the site. As a result, there should be no negative impacts resulting from assigning a zoning classification on this parcel.

Because the subject property does not meet the minimum lot size for CRC of 20,000 square feet, it should be absorbed by the property owner(s) seeking to obtain the property through the submittal of an exemption plat. If the property owner to the south wishes to obtain a portion of the property, that portion would have to be of similar zoning in order to be combined. This would require the portion being obtained by 340 Lockheed Avenue be zoned OI, not CRC.

The subject property does not have a future land use designation because it is currently right of way. However, the surrounding area is designated CAC (Community Activity Center), for which CRC is a compatible zoning classification.

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?	Lockheed Ave and South Marietta Parkway
What is the classification of the road?	Lockheed Avenue: Local South Marietta Parkway: Arterial
What is the traffic count for the road?	Lockheed Avenue: No data available S Marietta Parkway: 18,870 AADT (2way)
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 – South Marietta Parkway
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

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: