



REZONING APPLICATION ANALYSIS

ZONING CASE #: Z2016-05

LEGISTAR: #20160196

LANDOWNERS: Century Communities, LLC
41 Perimeter Center East
Suite 400
Atlanta, GA 30346

APPLICANT: Same as above

PROPERTY ADDRESS: to be known as 85 Marietta Walk Trace

PARCEL DESCRIPTION: a portion of 16 12900 0360, 16 12900 0370, 17 02170 0680, 17 02170 0490, 17 02170 0510, 17 02170 0520, 17 02170 0530

AREA: 0.09 acres (4,130 sq.ft.)

COUNCIL WARD: 5A

EXISTING ZONING: CRC (Community Retail Commercial)

REQUEST: MXD (Mixed Use Development)

FUTURE LAND USE: MXD (Mixed Use Development)

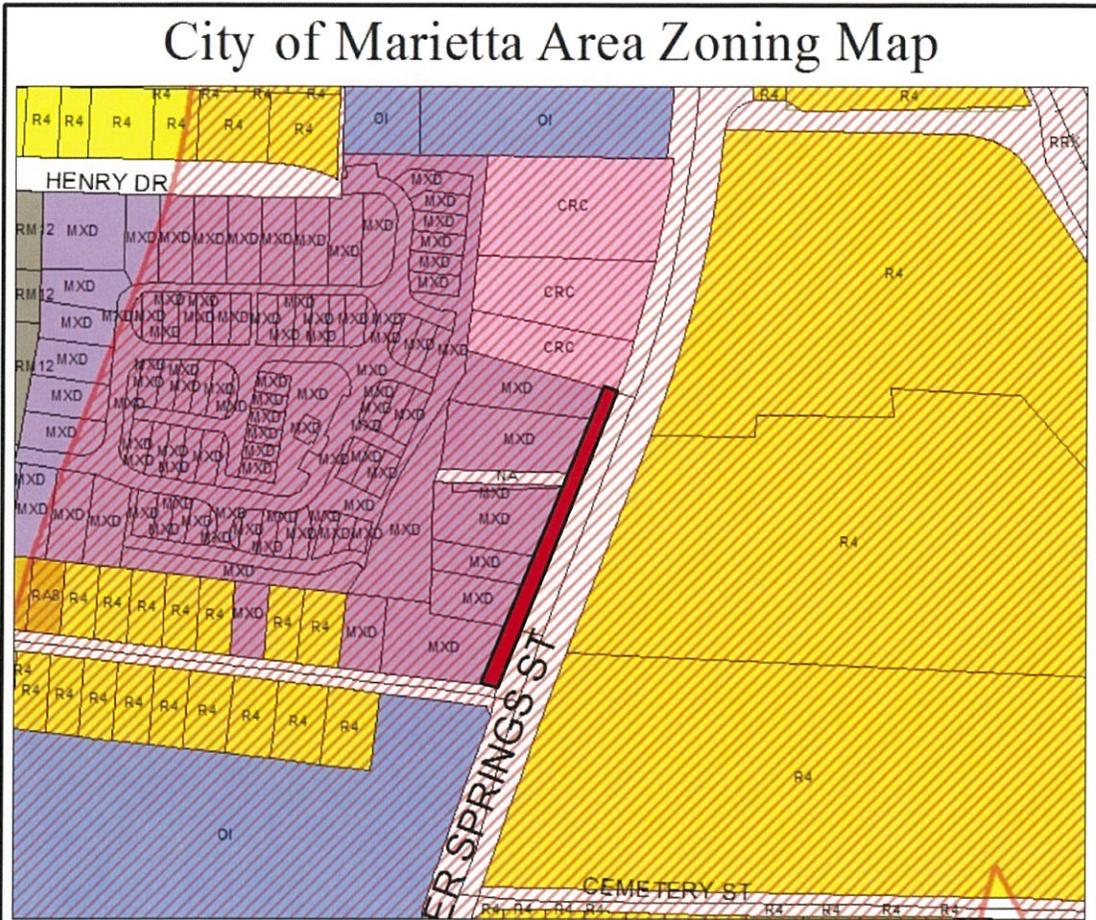
REASON FOR REQUEST: The applicant is requesting the rezoning of a small portion of former city property along Powder Springs Street so it can be incorporated into the Marietta Walk development.

PLANNING COMMISSION HEARING: Tuesday, April 5, 2016 – 6:00 p.m.

CITY COUNCIL HEARING: Wednesday, April 13, 2016 – 7:00 p.m.

MAP

City of Marietta Area Zoning Map

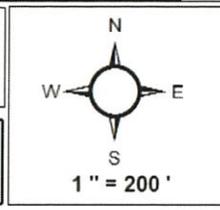


Zoning		District	Land Lot	Parcel	Current Zoning	Proposed Zoning
SINGLE FAMILY RESIDENTIAL	COMMERCIAL					
R-1 One Unit/Acre	NRC Neighborhood Retail	16	12900	0360	CRC	MXD
R-2 Two Unit/Acre	CRC Community Retail					
R-3 Three Unit/Acre	NRC Regional Retail	16	12900	0370		
R-4 Four Unit/Acre	CBD Central Business District	17	02170	0680		
ATTACHED FAMILY RESIDENTIAL	PCD Planned Commercial Dev.	17	02170	0490		
RA-4 Four Unit/Acre	MXD Mixed-Use Dev.	17	02170	0510		
RA-6 Six Unit/Acre	OIT Office Institutional Trans.	17	02170	0520		
RA-8 Eight Unit/Acre	LNO Low-Rise Office	17	02170	0530		
PCD(P) Planned Residential Dev.	OI Office Institutional					
MHP Mobile Home Park	OS Office Services					
MULTI FAMILY RESIDENTIAL	OH Office High-Rise					
RM-4 Eight Unit/Acre	INDUSTRIAL					
RM-10 Ten Unit/Acre	LI Light Industrial					
RM-12 Twelve Unit/Acre	HI Heavy Industrial					
RHR Residential High Rise	PID Planned Industrial Dev.					
PCD(MF) Planned Residential Dev.						

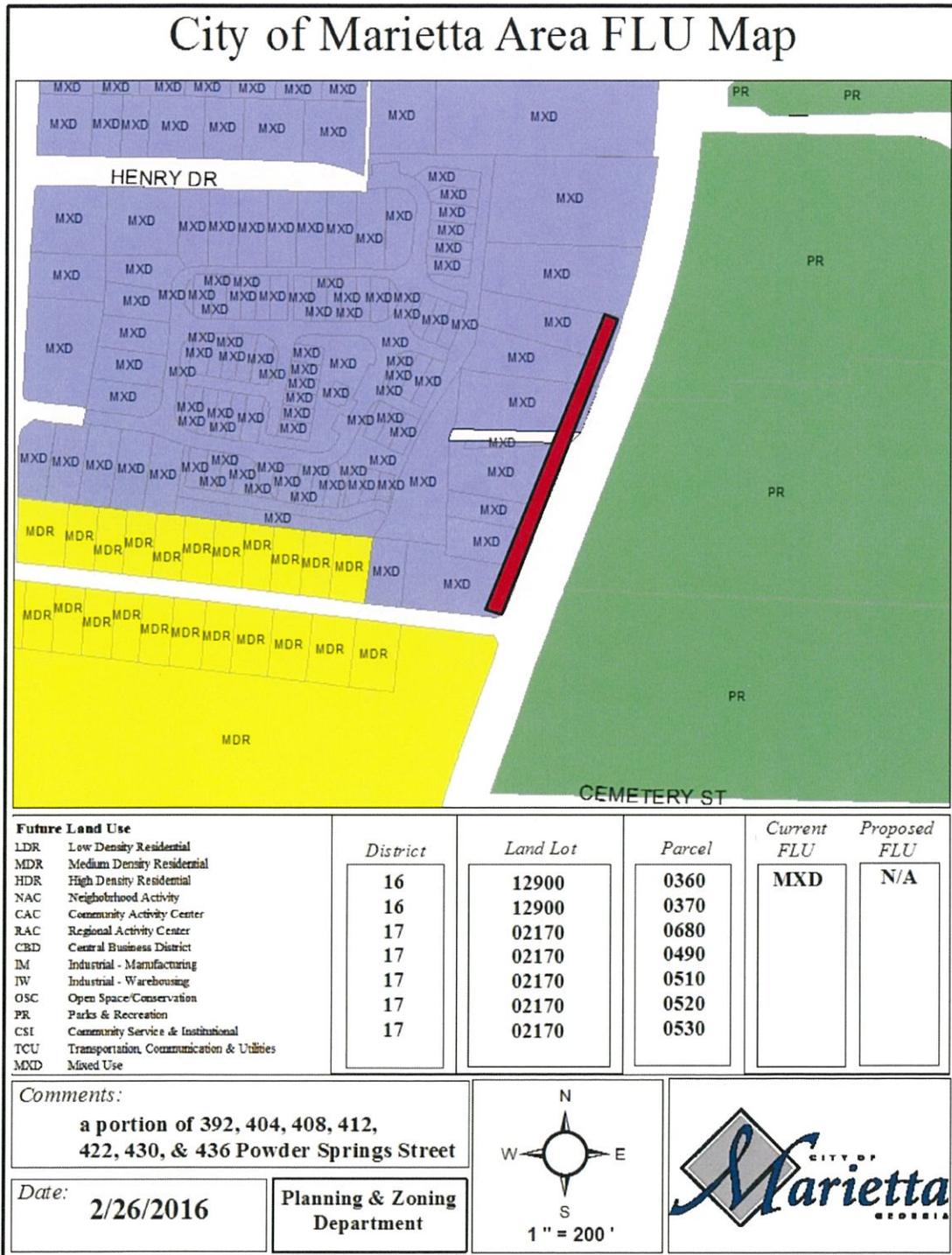
Comments:
 a portion of 392, 404, 408, 412,
 422, 430, & 436 Powder Springs Street

Date: 2/26/2016

Planning & Zoning Department



FLU MAP



PICTURES OF PROPERTY



Subject property looking south



Subject property looking north

STAFF ANALYSIS

Location Compatibility

Century Communities LLC is requesting the rezoning of a 4,130 square foot section of land running along Powder Springs Street from CRC (Community Retail Commercial) to MXD (Mixed Use Development). Powder Springs Street, and the future streetscape project, lies to the east and the Marietta Walk development to the west of the subject property.

Use Potential and Impacts

The City retained a portion of land along Powder Springs Street when the Johnny Walker Homes site was originally rezoned for Marietta Walk back in January 2005 (Z2005-05). This land, which was comprised of the front sections of a handful of parcels zoned CRC, was not included in the rezoning and was not sold to the developer.

The amount of land being rezoned is not large enough for additional housing units. The shape of the parcel, approximately 12'x441,' will ensure the land remains as an open (or possibly landscaped) strip along Powder Springs Street.

The future land use of this parcel, as determined by the City's Comprehensive Plan, is MXD (Mixed Use Development). This is the same FLU assigned to the Marietta Walk development. This zoning and future land use category is designed to include both residential and commercial components. Although Marietta Walk was originally planned to include a commercial and residential condominium building, this phase was eliminated during one of the most recent detailed plan revisions. As a result, neither the subject property nor the Marietta Walk subdivision aligns with the MXD future land use category.

Environmental Impacts

There is no indication that any streams, floodplains, wetlands, or endangered species exist on the property.

Economic Functionality

This parcel is not large enough or shaped in such a way that it could be economically useful on its own. It would have to be incorporated into another adjacent property.



Infrastructure

Marietta Water has indicated that there are water and sewer mains running along Powder Springs Street. However, the proposed final plat for Phase 2 of Marietta Walk show these lines out by the curb of the road (right of way) and not on the private property.

The City has a streetscape program that will run along this side of Powder Springs Street. The applicant has been working with city staff to collaborate about the placement of plantings.

History of Property

There is no history of any variances, rezonings, or Special Land Use Permits for the 4,130 square feet in question.



ANALYSIS & CONCLUSION

Century Communities LLC is requesting the rezoning of a 4,130 square foot section of land running along Powder Springs Street from CRC (Community Retail Commercial) to MXD (Mixed Use Development). Powder Springs Street, and the future streetscape project, lies to the east and the Marietta Walk development to the west of the subject property.

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Prepared by: Shelby Wenkles

Approved by: BB



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?	12"
Capacity of the water line?	Variable based on condition of main
Approximate water usage by proposed use?	Need additional information

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"
Capacity of the sewer line?	Variable
Estimated waste generated by proposed development?	Need additional information
Treatment Plant Name?	South Cobb W.R.F.
Treatment Plant Capacity?	Cobb Water must confirm
Future Plant Availability?	Cobb Water must confirm

Please note, there are public water and sewer mains between the roadway and your proposed rezoning property. No permanent structures can be within 10 feet either of these mains.



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?	Olley
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 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?	Powder Springs Rd
What is the classification of the road?	Arterial
What is the traffic count for the road?	N/A
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?	Yes
If yes, what are they?	SPLOST streetscape; planted median



DATA APPENDIX CONTINUED

EMERGENCY SERVICES

Nearest city or county fire station from the development? _____
Distance of the nearest station? _____
Most likely station for 1st response? _____
Service burdens at the nearest city fire station (under, at, or above capacity)? _____

MARIETTA POWER - ELECTRICAL

Does Marietta Power serve this site? Yes _____ No x
If not, can this site be served? Yes _____ No x

What special conditions would be involved in serving this site?

Customer Choice project

Additional comments: Cannot locate site



Department of Development Services
 205 Lawrence Street
 Marietta, Georgia 30060
 Phone (770) 794-5440
 Brian Binzer, AICP, Director

APPLICATION FOR REZONING

(OWNER/APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT ALL PUBLIC HEARINGS)

For Office Use Only:

Application #: 22016-05 Legistar #: 20160196 PZ #: 16-82
 Planning Commission Hearing: 04/05/2016 City Council Hearing: 04/13/2016

Owner's Name: Century Communities, LLC Email Address: b.fowler@centurycomm
41 Perimeter Center East, Atlanta, GA (678) 533-1160 kdities-car
 Mailing Address: Unit 400 Zip Code: 30376 Telephone Number: 533-1160

COMPLETE ONLY IF APPLICANT IS NOT OWNER:

Applicant: _____ Jonathan Pressley or Beth Fowler
 Mailing Address: _____ Zip Code: _____
 Telephone Number: _____ Email Address: _____

Address of property to be rezoned: Legal Description Attached 84 Marietta Walk TRC
 Land Lot (s) 216, 217 District 17 Parcel 061612400300 Acreage _____ Ward _____ Future Land Use: _____
 Present Zoning Classification: CRC Proposed Zoning Classification: MXD

REQUIRED INFORMATION

Applicant must submit the following information by 4:00 p.m. on or before the application deadline. Failure to submit any item, or any additional information that might be requested, on or before the deadline will result in the application being held until the next scheduled meeting of the Planning Commission.

1. ALL rezoning submittals must include proposed plans, supplementary material, etc. in Adobe Acrobat on computer disk. The original application must be submitted with ALL original signatures - Copies of the application or signature(s) will NOT be accepted.
2. Legal Description. Legal description must be in a WORD DOCUMENT.
3. Application fee (\$500)
4. Copy of the deed that reflects the current owner(s) of the property.
5. Copy of current tax bill showing payment or a certification from the City of Marietta Tax Office stating that taxes have been paid.
6. Plat/survey showing the dimensions, acreage, location of the tract(s) and utility easements prepared by an architect, engineer (P.E. or Civil Engineer), landscape architect or land surveyor whose state registration is current and valid and whose seal shall be affixed to the plat/survey.
 - Site plan: One copy scaled to an 8 1/2" X 11" size, plus 25 copies, if larger than 11" x 17", drawn to scale prepared by an architect, engineer, (P.E. or Civil Engineer), whose state registration is current and valid, showing the following:
 - Specific use or uses proposed for the site
 - Locations, sizes and setbacks of proposed structures, including the number of stories and total floor area
 - Detention/retention areas
 - Public or private street(s) - right of way and roadway widths, approximate grades
 - Location and size of parking area with proposed ingress and egress
 - Specific types and dimensions of protective measures, such as buffers
 - Landscaping
 - Wetlands and 100 year floodplain
7. A detailed written description of the proposed development / project must be submitted with the rezoning application.

TO: Marietta Daily Journal

FROM: City of Marietta

RUN AD DATE: March 18, 2016

PUBLIC NOTICE OF REZONING

The City of Marietta hereby gives notice that a public hearing will be held on the following by the Planning Commission on **Tuesday, April 5, 2016, 6:00 P.M.**, City Hall, for a recommendation to the City Council at their meeting on **Wednesday, April 13, 2016, 7:00 p.m.**, City Hall, for a final decision to be made.

Z2016-05 [REZONING] CENTURY COMMUNITIES, LLC is requesting the rezoning of 0.09 acres located in Land Lot 217, District 17, Parcels 0680, 0490, 0510, 0520, and 0530; and Land Lot 1290, 16th District, Parcels 0360 and 0370, 2nd Section, Marietta, Cobb County, Georgia, and being known as a portion of 392, 404, 408, 412, 422, 430, and 436 Powder Springs Street from CRC (Community Retail Commercial) to MXD (Mixed Use Development). Ward 5A.

A description and plat of the property sought for the rezoning and future land use assignment are on file in the Planning and Zoning Office, City Hall, and is available for inspection between 8:00 A.M. and 5:00 P.M., Monday through Friday. Anyone wishing to attend may do so and be heard relative thereto.

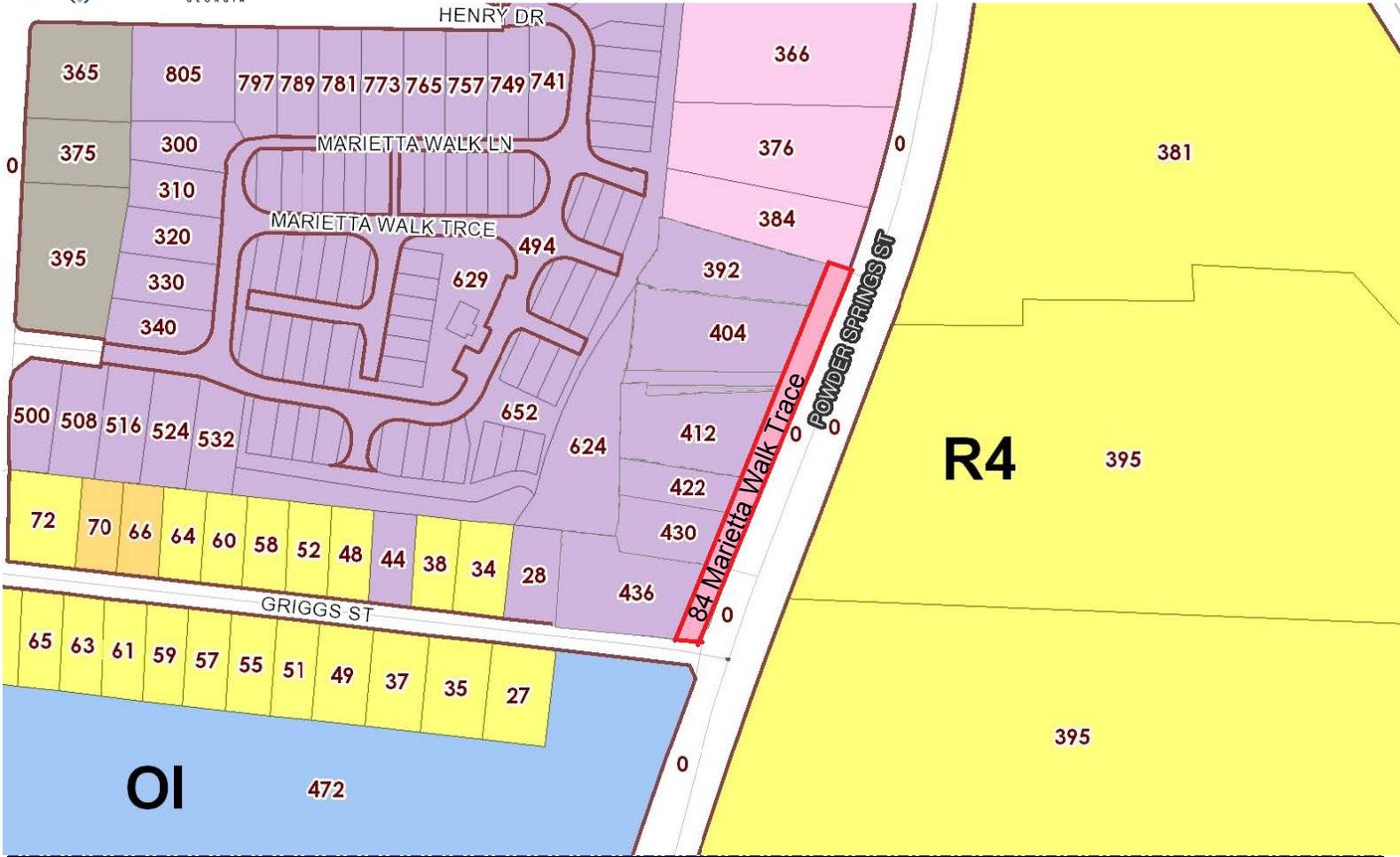
For additional information please call the Planning and Zoning Office (770) 794-5669.

Accessibility to Meetings: If you believe you may need the City/BLW to provide special accommodations in order to attend/or participate in any of the above meetings, please call Mr. Patrick Henley, ADA Coordinator, at 770-794-5558 (voice) or 770-794-5560 (TDD) no later than 48 hours before the date of the above meeting.

City of Marietta
205 Lawrence Street
Marietta, Georgia 30060



Rezoning



Address	Parcel Number	Acreage	Ward	Zoning	FLU
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84 Marietta Walk Trace	17021700490	0.09	5A	CRC	MXD
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Property Owner:	Century Communities, LLC				
Applicant:					
Proposed Zoning:	CRC to MXD				
Agent:					
Proposed Use:					
Planning Commission Date:	04/05/2016				
City Council Hearing Date:	04/13/2016	Case Number: Z2016-05			
City of Marietta Planning & Zoning					

Zoning Symbols

- Railroads
- City Limits
- Cobb County Pockets
- NA
- R1 - Single Family Residential (1 unit/acre)
- R2 - Single Family Residential (2 units/acre)
- R3 - Single Family Residential (3 units/acre)
- R4 - Single Family Residential (4 units/acre)
- RA4 - Single Family Residential - Attached
- RA6 - Single Family Residential - Attached
- RA8 - Single Family Residential - Attached
- MHP - Mobile Home Park
- PRD-SF - Planned Residential Dev. Single Family
- RM8 - Multi Family Residential (8 units/acre)
- RM10 - Multi Family Residential (10 units/acre)
- RM12 - Multi Family Residential (12 units/acre)
- RHR - Residential High Rise
- PRD-MF - Planned Residential Dev Multi Family
- NRC - Neighborhood Retail Commercial
- CRC - Community Retail Commercial
- RRC - Regional Retail Commercial
- PCD - Planned Commercial Development
- LI - Light Industrial
- HI - Heavy Industrial
- PID - Planned Industrial Development
- MXD - Mixed Use Development
- CBD - Central Business District
- OIT - Office Institutional Transitional
- LRO - Low Rise Office
- OI - Office Institutional
- OS - Office Services
- OHR - Office High Rise

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
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- LEGEND
- CONCRETE DRIVE
 - ASPHALT DRIVE
 - LANDSCAPING
 - ✓ PARKING SPACES
 - CONCRETE DRIVE
 - ASPHALT DRIVE
 - LANDSCAPING
 - ✓ PARKING SPACES

SCALE: 1/8" = 1'-0"

SCOTT LEONARD
ARCHITECTS

2400 W. PARKWAY & EMORYWAY CORNER
8750-825-8250

1

SHEET NUMBER

1-30

DATE: 11/10/15

SCALE: 1/8" = 1'-0"

PROJECT: MARIETTA WALK UNIT II

CLIENT: CITY OF MARIETTA, GEORGIA

DESIGNER: SCOTT LEONARD ARCHITECTS

DATE: 11/10/15

CONTRACT & PERMITS

NO.	DATE	DESCRIPTION
1	11/10/15	CONTRACT SIGNATURE
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MARIETTA WALK
UNIT II

111 SHADEN SQUARE STREET
MARIETTA, GEORGIA 30067

111 SHADEN SQUARE STREET
MARIETTA, GEORGIA 30067

Gaskins

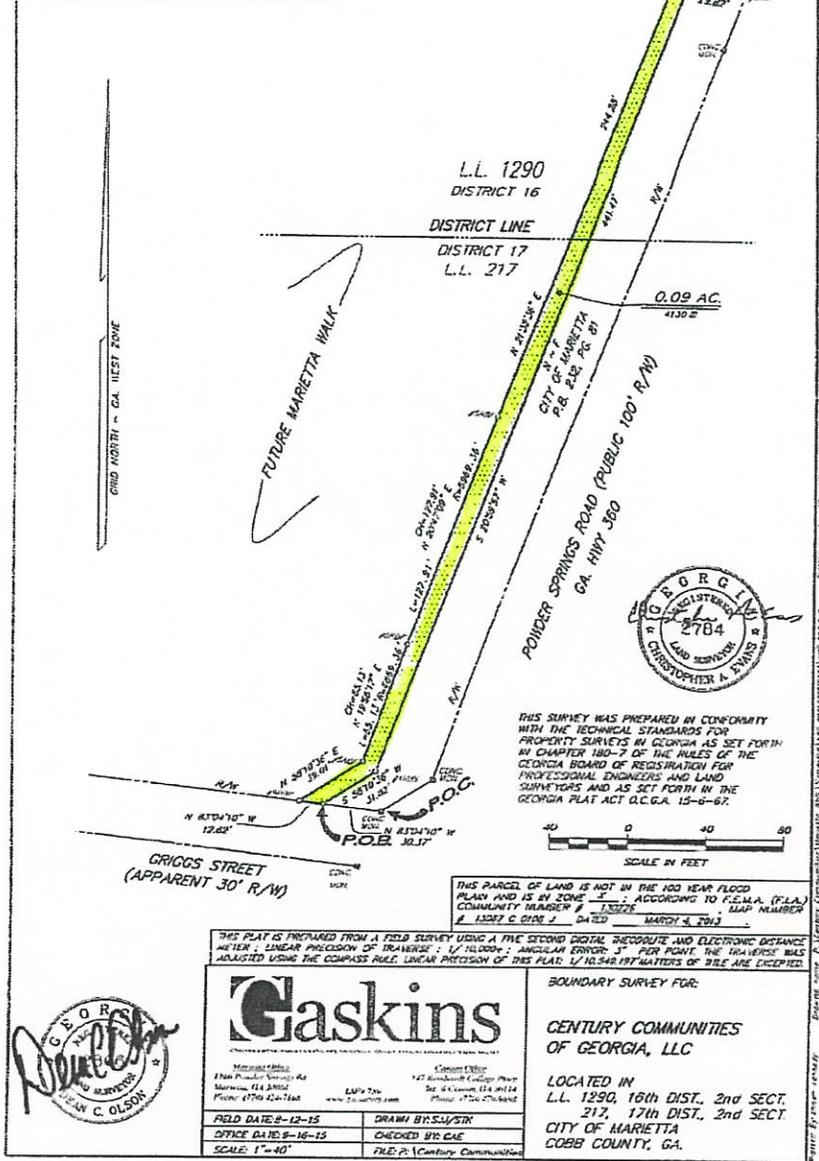
ARCHITECTS

111 SHADEN SQUARE STREET
MARIETTA, GEORGIA 30067

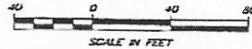
PHOTO: GASKINS ARCHITECTS

ISSUED FOR CONSTRUCTION

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SURFACE CONDITIONS THAT ARE NOT NECESSARY TO BE SHOWN. THIS PLAN IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.



THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.



THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X-1, ACCORDING TO F.E.M.A. (F.L.A.) COMMUNITY NUMBER 13072. MAP NUMBER 13072 C SHEET 1 DATED MARCH 3, 2013

THIS PLAN IS PREPARED FROM A FIELD SURVEY USING A THE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/10,000; ANGULAR ERROR: 3" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPOUND RULE. LINEAR PRECISION OF THIS PLAN: 1/10,548.197 MATTERS OF TITLE ARE EXCEPTED.



Gaskins
 Surveyors & Engineers
 127 Woodhurst College Place
 Marietta, GA 30066
 Phone: 4780 424-7868
 Fax: 4780 424-7868
 www.gaskinsurvey.com

BOUNDARY SURVEY FOR:
CENTURY COMMUNITIES OF GEORGIA, LLC
 LOCATED IN
 L.L. 1290, 16th DIST., 2nd SECT.
 217, 17th DIST., 2nd SECT.
 CITY OF MARIETTA
 COBB COUNTY, GA.

FIELD DATES: 8-12-15	DRAWN BY: SJS/STR
OFFICE DATES: 8-16-15	CHECKED BY: CAE
SCALE: 1"=40'	FILE: P:\Century Communities

DATE PLOTTED: 03/10/15 10:58 AM