



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

REZONING APPLICATION ANALYSIS

ZONING CASE #: Z2015-39

LEGISTAR #: 20151085

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

PROPERTY ADDRESS: Burnap Street right-of-way (a portion of)

PARCEL DESCRIPTION: Land Lot 10750, District 16

AREA: 0.12 acs.

COUNCIL WARD: 4B

EXISTING ZONING: Unzoned right-of-way

REQUEST: R-2 (Single Family Residential – 2 units / acre)

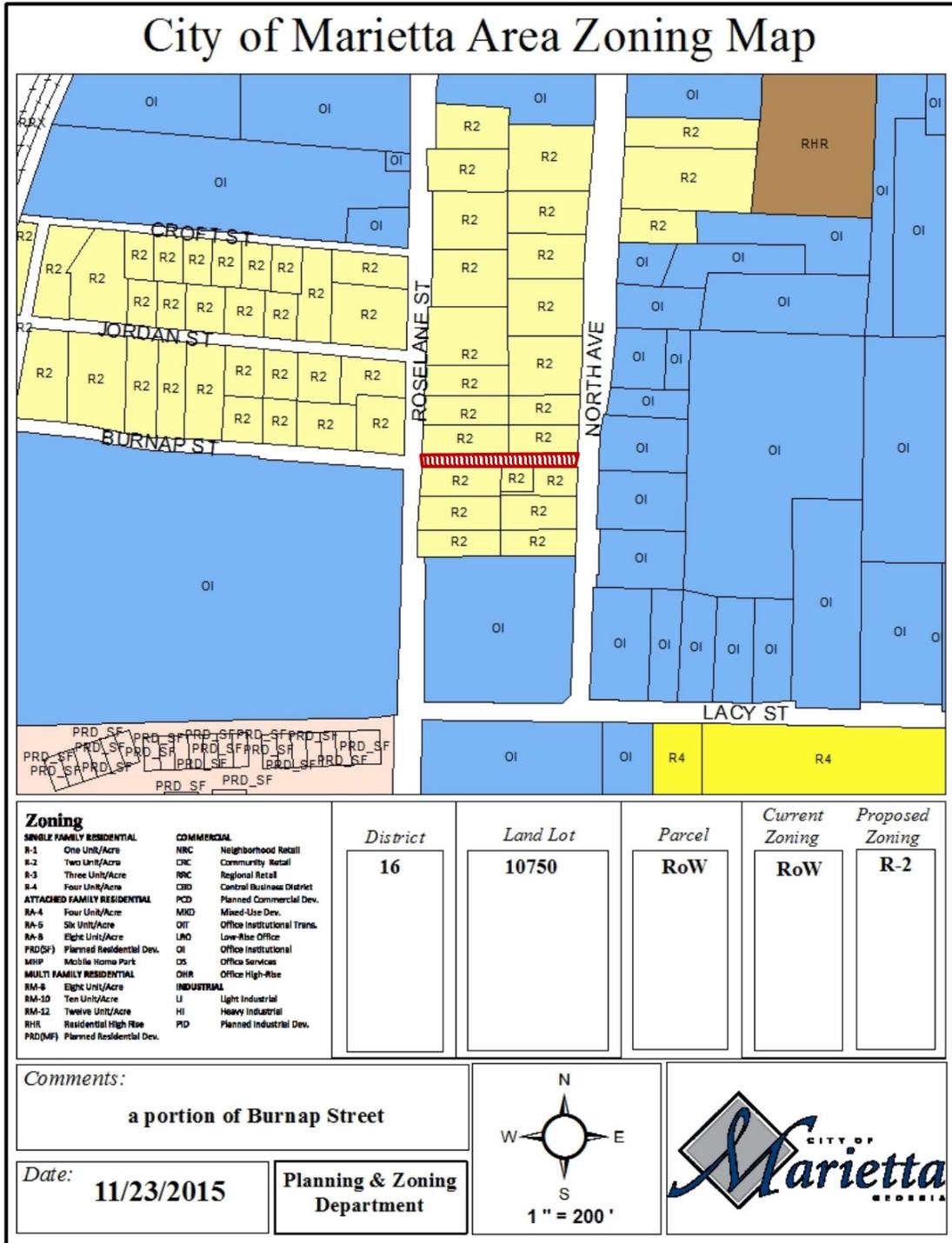
FUTURE LAND USE: CSI (Community Service & Institutional)

REASON FOR REQUEST: City of Marietta is seeking to abandon and rezone this portion of Burnap Street right of way, as shown on the attached plat.

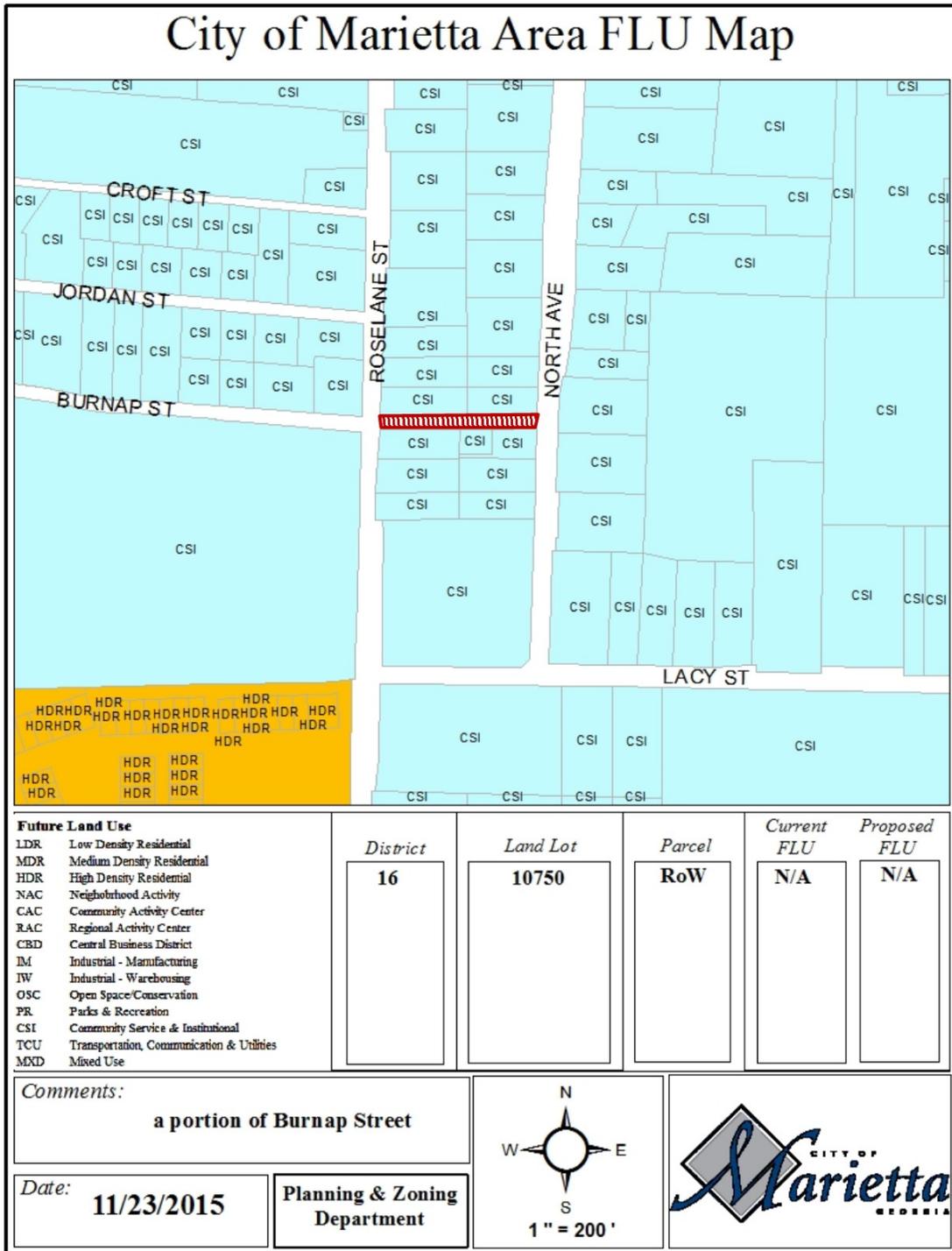
PLANNING COMMISSION HEARING: Tuesday, December 1, 2015 – 6:00 p.m.

CITY COUNCIL HEARING: Wednesday, December 9, 2015 – 7:00 p.m.

MAP



FLU MAP



PICTURES OF PROPERTY



Burnap R-O-W – View from Burnap Street



Burnap R-O-W – View from North Avenue

STAFF ANALYSIS

Location Compatibility

The City of Marietta is seeking to assign a zoning classification on approximately 5,400 square feet of right of way of Burnap Street between Roselane Street and North Avenue that is being sold by the City of Marietta to the adjacent property owners. The property to the north, south and west, as well as the property across Roselane Street to the east, is zoned R-2 (Single Family Residential 2 units/acre). The purpose of this rezoning application is to assign a zoning classification on an unzoned portion of right of way as part sale of unused right of way.

Use Potential and Impacts

This property has historically been part of the Burnap Street right of way, and would be combined with the adjacent privately owned lots for future development of the property. 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 CSI (Community Service & Institutional), a category for areas that are to provide for local, state or federal government uses, and institutional land uses such as governmental building complexes, police and fire stations, colleges, churches, hospitals and other public, quasi-public or non-profit services. Given the current state of the surrounding area, the proposed rezoning would not be in compliance with the guidelines set forth in the City's Comprehensive Plan. However – with the adjacent properties also not being compatible with the Future Land Use map, it would be appropriate to first rezone the right of way – to create a cohesive zoning with its adjacent properties, then rezone all of the other properties together to a category which would be compatible with CSI.

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.



Infrastructure

The incorporation of this singular lot into the city limits should not have any adverse impact on the city's infrastructure, as all the affected infrastructure, such as water, sewer, fire services, etc., are already in place. This annexation and rezoning should not adversely impact the ability of the City to continue providing quality infrastructure services.

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 property owner with this procedure.

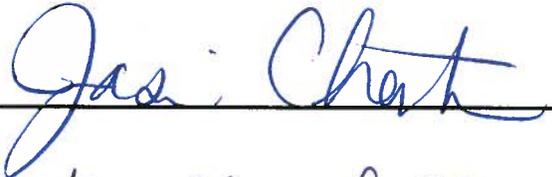


ANALYSIS & CONCLUSION

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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? | 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? | Roselane St |
| What is the classification of the roads? | Roselane 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? | #51 – 112 Haynes St |
| Distance of the nearest station? | 2.0 miles |
| Most likely station for 1 st response? | #51 |
| 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:



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 #: 22015-39 Legistar #: 2015 1085 PZ #: N/A
 Planning Commission Hearing: 12-1-15 City Council Hearing: 12-9-15

Owner's Name City of Marietta Email Address: _____

Mailing Address _____ Zip Code: _____ Telephone Number _____

COMPLETE ONLY IF APPLICANT IS NOT OWNER:

Applicant: _____

Mailing Address _____ Zip Code: _____

Telephone Number _____ Email Address: _____

Address of property to be rezoned: Burnap ST ROW
 Land Lot (s) 1075 District 16 Parcel _____ Acreage _____ Ward 4B Future Land Use: CSI
 Present Zoning Classification: unzoned Proposed Zoning Classification: R2

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: November 27, 2015

PUBLIC NOTICE OF REZONINGS, VARIANCES & CODE AMENDMENT

The City of Marietta hereby gives notice that a public hearing will be held on the following by the Planning Commission on **Tuesday, December 1, 2015, 6:00 P.M.**, City Hall, for a recommendation to the City Council at their meeting on **Wednesday, December 9, 2015, 7:00 p.m.**, City Hall, for a final decision to be made.

Z2015-39 [REZONING] CITY OF MARIETTA request rezoning for property located in Land Lot 1075, District 16, 2nd Section, Marietta, Cobb County, Georgia and being known as a portion of Burnap Street right-of-way from unzoned to R-2 (Single Family Residential – 2 units/acre). Ward 4B.

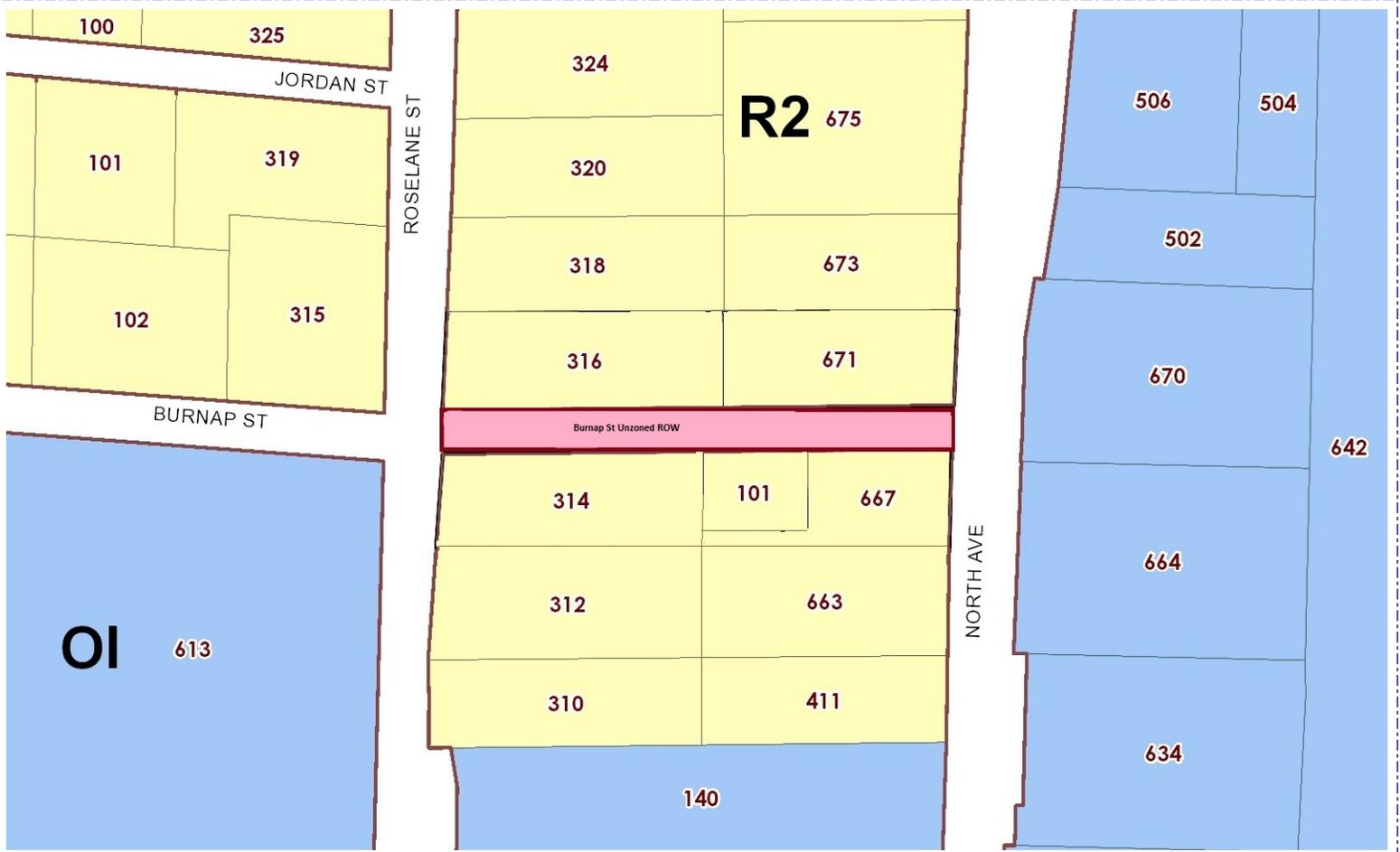
A description and plat of the property sought for the rezoning and future land use assignment are on file in the Planning and Zoning Office, City Hall, and is available for inspection between 8:00 A.M. and 5:00 P.M., Monday through Friday. Anyone wishing to attend may do so and be heard relative thereto.

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 |
|---------------|---------------|---------|------|--------|-----|
| BURNAP ST ROW | 161075 | | 4B | R2 | CSI |

Property Owner: City of Marietta

Applicant:

Proposed Zoning: R-2

Agent:

Proposed Use:

Planning Commission Date: 12/01/2015

City Council Hearing Date: 12/09/2015

Case Number: Z2015-39

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
- 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



Future Land Use



| Address | Parcel Number | Acreage | Ward | Zoning | FLU |
|---|---------------|---|------|--------|-----|
| BURNAP ST ROW | 161075 | | 4B | R2 | CSI |
| Planning Commission Hearing Date: | 12/01/2015 | Future Land Use Symbols | | | |
| City Council Hearing Date: | 12/09/2015 | <ul style="list-style-type: none"> Railroads City Limits Cobb County Pockets RAC - Regional Activity Center CAC - Community Activity Center NAC - Neighborhood Activity Center CBD - Central Business District MXD - Mixed Use Development CSI - Community Service and Institutional HDR - High Density Residential MDR - Medium Density Residential LDR - Low Density Residential OSC - Open Space / Conservation PR - Parks / Recreation IW - Industrial Warehousing IM - Industrial Manufacturing TCU - Transportation and Utilities | | | |
| Future Land Use: | CSI | | | | |
| Case Number: | Z2015-39 | | | | |
| Comments: | | | | | |
| City of Marietta Planning & Zoning | | | | | |



| Address | Parcel Number | Acreage | Ward | Zoning | FLU |
|---------|---------------|---------|------|--------|-----|
|---------|---------------|---------|------|--------|-----|

| | | | | | |
|---------------|--------|--|----|----|-----|
| BURNAP ST ROW | 161075 | | 4B | R2 | CSI |
|---------------|--------|--|----|----|-----|

| | |
|-----------------------------------|-----------------------|
| Property Owner: | City of Marietta |
| Applicant: | |
| City Council Hearing Date: | 12/09/2015 |
| Planning Commission Hearing Date: | 12/01/2015 |
| BZA Hearing Date: | Case Number: Z2015-39 |
| Comments: | |

Legend

-  Railroads
-  City Limits
-  Cobb County Pockets