



REZONING APPLICATION ANALYSIS

ZONING CASE #: Z2020-19

LEGISTAR: #20200345

LANDOWNERS: Waymon Ahart
Trustee of the James L. Housing Family Trust
538 Adams Road
Fayetteville, GA 30214

APPLICANT: Pulte Home Company LLC
1600 Parkwood Circle, Suite 200
Atlanta, GA 30339

AGENT: n/a

PROPERTY ADDRESS: 521 Atlanta Street

PARCEL DESCRIPTION: 17th District, Land Lot 290, Parcel 0640

AREA: ±3.77 acres

COUNCIL WARD: 1A

EXISTING ZONING: OI (Office Institutional)

REQUEST: PRD-SF (Planned Residential Development – Single Family)

FUTURE LAND USE: MDR (Medium Density Residential)

REASON FOR REQUEST: To build forty-nine (49) townhomes with access from Kings Court.

PLANNING COMMISSION HEARING: Tuesday, June 2nd, 2020 – 6:00 p.m.

CITY COUNCIL HEARING: Wednesday, June 10th, 2020 – 7:00 p.m.

MAP

City of Marietta Area Zoning Map

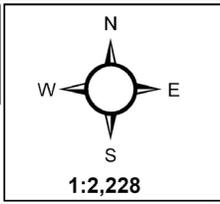


Zoning		District	Land Lot	Parcel	Current Zoning	Proposed Zoning
SINGLE FAMILY RESIDENTIAL R-1 One Unit/Acre R-2 Two Unit/Acre R-3 Three Unit/Acre R-4 Four Unit/Acre ATTACHED FAMILY RESIDENTIAL RA-4 Four Unit/Acre RA-6 Six Unit/Acre RA-8 Eight Unit/Acre PRD(SF) Planned Residential Dev. MHP Mobile Home 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. LRO 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	02900	0640	OI	PRD-SF

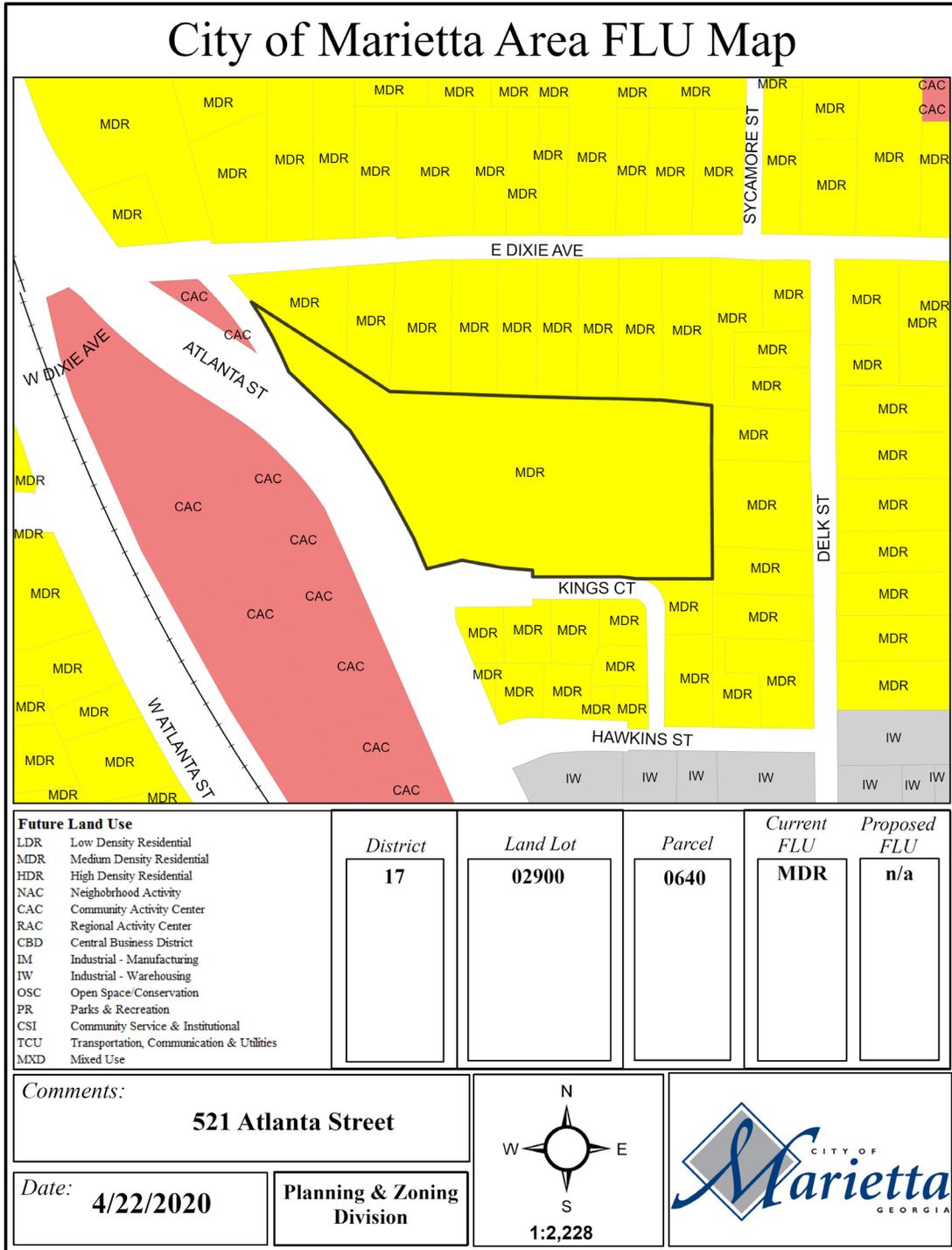
Comments:
521 Atlanta Street

Date: **4/22/2020**

Planning & Zoning
 Division



FLU MAP



PICTURES OF PROPERTY



521 Atlanta Street



521 Atlanta Street



Corner of Kings Court and Atlanta Street



Kings Court

STAFF ANALYSIS

Location Compatibility

The applicant, Pulte Home Company, LLC, is requesting the rezoning of 3.77 acres located on the east side of Atlanta Street, just south of the traffic light at East Dixie Avenue. The adjacent properties to the north and east are zoned RM-8 (Residential Multi-Family/8 units/acre), to the south RA-6 (Single Family Residential-Attached/6 units/acre), and directly to the west are zoned LI. The request is to change the zoning from OI (Office Institutional) to PRD-SF (Planned Residential Development) for a townhome community to be accessed from Kings Court.

Use Potential and Impacts

The proposed development would consist of forty-nine (49) townhomes arranged along a new, circular, private roadway to be accessed from Kings Court, which is classified as a public, local road. The townhomes would have 2-car garages accessed from the rear and the front façades would face Atlanta Street, Kings Court, and an internal greenspace between buildings.

Construction under PRD-SF zoning has minimum standards for tract size, lot size, floor area, and impervious surface coverage. Fee simple townhomes built in PRD-SF zones are subject to additional requirements, such as having a 5% rental limit, active and passive recreation components, guest parking spaces, driveways at least twenty (20) feet in depth, and compliance with the “Four-Sided Architecture” requirement. The proposed plan adequately provides the required open space, guest parking spaces, and driveway depths required for townhome communities developed under PRD-SF. Although not specifically required, it should be noted that the width and location of the driveway provides little, if any, area for landscaping to buffer adjacent properties.

Although not shown, the description from the applicant indicates an active recreational feature will be provided. However, the following variance is being requested:

- Variance to reduce the minimum lot size requirement from 4,000 square feet to 1,000 square feet. [§708.09 (H)]

The use of this property as a residential neighborhood would be compatible with the surrounding uses, which are a mixture of duplexes, small apartment buildings, and single family homes. However, the density of the proposed development would be 13 units/acre.

The proposed density is higher than the surrounding neighborhood and would be slightly higher than most other, recently approved townhouse developments, as shown below:



Development	Townhouse Units	Acreage	Density	Open Space
Parkside East (Allgood Lawanna)	59	5.24	11.25	38.9%
Powder Springs Rd 1400	72	8.03	9.0	18.4%
The Registry	12	1.02	11.8	9.3%
Grammercy Park	32	3.29	9.72	12.8%
Wylie Road	150	12.13	12.37	30%
Frey's Gin	123	9.58	12.84	28.5%

The City's Comprehensive Plan classifies the future land use of this property as Medium Density Residential (MDR). MDR is intended for single family detached homes and attached townhomes with densities ranging from five (5) to eight (8) dwelling units per acre. The applicant's request to rezone to PRD-SF at a density of 13 units per acre is not supported by the City's Comprehensive Plan.

Environmental Impacts

There is no indication that any streams, floodplains, wetlands, or endangered species exist on the property. Prior to construction, plans to treat and contain stormwater will have to be submitted and approved by the City's Public Works Department. The site will also be expected to fully comply with the Tree Protection and Landscaping Ordinance.

Economic Functionality

This property has been vacant since 2006, when the historic home that had been on the property was demolished after a fire destroyed the structure.

Infrastructure

The plan shows the construction of a new private road to be accessed from Kings Court. New sidewalks are indicated along Kings Court, but the applicant appears to propose using the existing sidewalks along Atlanta Street. There are no sidewalks running alongside the new private road, but the plan has an ample network of sidewalks linking the buildings to the public streets as a walking trail. There is a guest parking area to satisfy the ten (10) required guest spaces. However, depending on the type of active amenity provided, more spaces may be required.

Based on the proposed design, the following variances would be necessary:

- Variance to reduce the minimum radii of horizontal curvature of the centerline to less than 100 feet. [§730.01 (H)]



- Variance to reduce the minimum access/utility easement width for a private road from 50 feet to 32 feet. [(§730.01 TABLE L) and (§726.03 (A))]

A traffic study will be required to verify that the intersection of Kings Court and Atlanta Street is adequate. Kings Court may need to be improved to handle additional traffic count.

Due to the reduced centerline radii, trash corals may be required if sanitation trucks cannot properly maneuver within the development.

Overhead Electrical/Utilities

There are overhead utility lines along the Atlanta Street frontage. While the proposed buildings appear to be far enough from the lines to prevent any conflicts, it may affect the ability to plant the necessary street trees to provide an adequate streetscape.

History of Property

In September 2018, this property was rezoned (Z2018-23) from LI (Light Industrial) to OI (Office Institutional), with stipulations, for a private school. The following are stipulations approved as part of the rezoning:

- (1) Applicant seeks rezoning of the Subject Property from the existing zoning category of Light Industrial (“LI”) to the proposed zoning category of Office/Institutional (“OI”), site plan specific to the revised Concept Plan (“Site Plan”) prepared for Applicant by Gaskins Surveying Company, Inc. dated and last revised August 20, 2018. A reduced copy of the revised Site Plan is attached hereto for ease of reference as Exhibit “A” and incorporated herein by reference.
- (2) Applicant agrees to install a buffer, consisting of two (2) rows of evergreen trees, a minimum of six (6) feet in height, and a six (6) foot tall opaque fence adjacent to residentially zoned properties.
- (3) Applicant agrees there shall be a maximum student capacity of 360 students.
- (4) Applicant agrees any lighting installed as “field lighting” at the athletic field shall have a cut-off time of 10:00 p.m.
- (5) There shall be no vehicular access to the proposed school from Kings Court.
- (6) Applicant will conduct an historical resources survey and submit same to the City of Marietta prior to receiving final permits.



Historical Impacts

The property is the site of a former historic home built in the 1800s that was used as a hospital during the Civil War. The house was destroyed by a fire in 2006. The rezoning application approved in 2018 (see above) contained a stipulation that the developer would conduct and submit to the City a historical resources survey prior to permitting.

Other Issues

The PRD-SF zoning district is intended to bring cohesiveness and resourcefulness when it comes to land planning techniques for the city and allows both detached and attached residential units. PRD-SF is a site-specific zoning, which requires City Council approval of a detailed plan prior to beginning construction. Detailed plans, which include a site plan, tree plan, and building elevations, must be submitted to Council by way of the Judicial Legislative Committee. The plan approved with the rezoning shall become the General Plan.

ANALYSIS & CONCLUSION

Pulte Home Company, LLC is requesting the rezoning of 3.77 acres located at 521 Atlanta Street from OI (Office Institutional) to PRD-SF (Planned Residential Development) for a forty-nine (49) unit townhome community. Adjacent properties are zoned RM-8, RA-6, and LI.

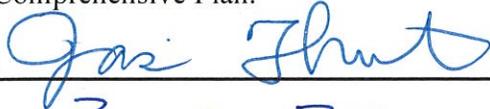
The proposed development would be arranged along a new, circular, private roadway to be accessed from Kings Court, which is classified as a public, local road. The townhomes would have 2-car garages accessed from the rear and the front façades would face Atlanta Street, Kings Court, and an internal greenspace between buildings. The use of this property as a residential neighborhood would be compatible with the surrounding uses, which are a mixture of duplexes, small apartment buildings, and single-family homes. However, the density of the proposed development would be 13 units/acre, which is higher than the surrounding neighborhood and would be slightly higher than most other recently approved townhouse developments.

The proposed plan adequately provides the required open space, guest parking spaces, and driveway depths required for townhome communities developed under PRD-SF zoning. Although not shown, the description from the applicant indicates an active recreational feature will be provided. In addition, although not specifically required, the location of the driveway provides little area for landscaping to buffer adjacent properties.

The plan also shows the construction of new sidewalks along Kings Court but appears to use the existing sidewalks along Atlanta Street. A traffic study will be required to verify the intersection of Kings Court and Atlanta Street is adequate. Kings Court may need to be improved to handle additional traffic count. Based on the proposed design, the following variances would be necessary:

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- Variance to reduce the minimum lot size requirement from 4,000 sq.ft. to 1,000 sq.ft. [§708.09 (H)]

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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?	10"
Capacity of the water line?	A fire flow test may be required
Approximate water usage by proposed use?	Not provided

CITY OF MARIETTA - WASTEWATER

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"
Capacity of the sewer line?	A.D.F Peak
Estimated waste generated by proposed development?	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 the flood plain?	N/A
What is the drainage basin for the property?	Rottenwood
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?	No
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?	No
<ul style="list-style-type: none"> • Full site development plans required • Traffic Study required (intersection of Kings Court & Atlanta Street). Kings Court may need to be improved to handle additional traffic count. • Demonstrate Fire/Sanitation access for streets with centerline radii less than 100' (City minimum). Trash Corals may be required. 	

TRANSPORTATION

What is the road affected by the proposed change?	Atlanta Rd
What is the classification of the road?	Arterial
What is the traffic count for the road?	21,500 (GDOT 2018)
Estimated # of trips generated by the proposed development?	Information not provided
Estimated # of pass-by cars entering proposed development?	Unknown
Do sidewalks exist in the area?	No
Transportation improvements in the area?	No
If yes, what are they?	NA

Additional Comments:

Traffic Study required.
 Show crosswalk as continental style.



DATA APPENDIX CONTINUED

EMERGENCY SERVICES

Nearest city or county fire station from the development?	112 Haynes St
Distance of the nearest station?	1.1 miles
Most likely station for 1 st response?	51
Service burdens at the nearest city fire station (under, at, or above capacity)?	under

Comments:

All buildings will be required to be protected throughout by an approved automatic sprinkler system.

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:



DATA APPENDIX CONTINUED

MARIETTA CITY SCHOOLS

Marietta City Schools Impact Assessment:

Elementary School System Servicing Development:	Park Street Elementary
Middle School Servicing Development:	Marietta Middle School
High School Servicing Development:	Marietta High School
Capacity at Elementary School:	550
Capacity at Middle School:	1,350
Capacity at Marietta Sixth Grade Academy:	775
Capacity at High School:	2,150
Current enrollment of Elementary School:	520
Current enrollment of Middle School:	1,386
Current enrollment of High School:	2,410
Number of students generated by present development:	0
Number of students projected from the proposed development:	24
New schools pending to serve this area:	0

Comments: Student enrollment numbers based on the last day of school.



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

APPLICATION FOR REZONING

(OWNER/APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT ALL PUBLIC HEARINGS)
 (NOTE: CORRESPONDENCE IS HANDLED VIA EMAIL UNLESS OTHERWISE REQUESTED)

For Office Use Only:

Application #: 22020-19 Legistar #: 20200345 PZ #: 20-120
 Planning Commission Hearing: 6-2-20 City Council Hearing: 6-10-20

Owner's Name Waymon Ahart, as Trustee of the James L. Houston Family Trust
 EMAIL Address: jballi@tedecisions.com, rhosack@tedecisions.com
 PO Box 877
 Mailing Address Marietta, Georgia Zip Code: 30061 Telephone Number (770) 434.4335

COMPLETE ONLY IF APPLICANT IS NOT OWNER:

Applicant: Pulte Home Company, LLC
 EMAIL Address: jballi@tedecisions.com, rhosack@tedecisions.com
 Mailing Address 1600 Parkwood Circle, Suite 200, Atlanta, Georgia Zip Code: 30339
 Telephone Number (770) 434.4335 Email Address: jballi@tedecisions.com, rhosack@tedecisions.com

Address of property to be rezoned: 521 Atlanta Street SE
 Land Lot (s) 2290 District 17 Parcel 05640 Acreage 3.7 Ward 1A Future Land Use: MDR
 Present Zoning Classification: OI Proposed Zoning Classification: 3.5b PRD-SF

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. **The original application must be submitted with ALL ORIGINAL SIGNATURES - Copies of the application or signature(s) will NOT be accepted. ALL rezoning submittals must include proposed plans, supplementary material, etc. in Adobe Acrobat on computer disk.**
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. Site plan, plat or survey 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 site plan/plat/survey.

Copies Required: One (1) - (8 1/2" x 11") -or- (11" x 17") drawn to scale. Optional Additional Plat size: (24"x 36").
 If providing (24"x 36") then 5 copies REQUIRED.

The following information must be included:

- Specific use or uses proposed for the site
 - Acreage, bearing and distances, other dimensions, and location of the tract(s)
 - Locations, sizes and setbacks of proposed structures, including the number of stories and total floor area
 - Detention/retention areas, and utility easements
 - 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, stream buffers, and 100 year floodplain
7. A detailed written description of the proposed development/project must be submitted with the application.

CAMPAIGN CONTRIBUTIONS

The Owner and Applicant herein certify that he/she has has not made campaign contributions or gifts aggregating \$250.00 or more to the Mayor, any member of Council or any member of the Planning Commission within the two (2) years preceding the filing of the this application.

Waymon Ahart

Signature of Owner

Waymon Ahart, as Trustee of the James L. Houston Family Trust

Print Name

Waymon Ahart

Signature of Applicant

Pulte Home Company, LLC

By: _____ Its: _____

Print Name

FINANCIAL INTEREST

The Applicant herein certifies that he/she has has not a financial interest in the property which is ten percent (10%) or more.

Pulte Home Company, LLC

By: _____ Its: _____

Print Name

Signature of Applicant

OWNER/APPLICANT CERTIFICATION

- The Owner or Applicant certifies that all information in this application, and all information furnished in support of this application, is true and complete to the best of the Applicant's knowledge and belief. Should any portion not be true, then the application may be rejected.
- Penalty for false or fraudulent statement: Whoever, in any matter, knowingly and willingly falsifies or makes any false, fictitious or fraudulent statement of representatives concerning this application shall be denied the request stated in this application.
- The Owner or Applicant hereby gives permission to enter on the property for inspection during the time application is pending.

Signature

Pulte Home Company, LLC

By: _____ Its: _____

Please Print

3350 Peachtree Road Northeast, Suite 150, Atlanta, GA, 30326

Address

Date

Signed, sealed and delivered in the presence of:

_____ My Commission Expires: _____

Note: Owner, Applicant or Representative must be present at meeting in order for case to be heard.

CAMPAIGN CONTRIBUTIONS

The Owner **and** Applicant herein certify that he/she has has not made campaign contributions or gifts aggregating \$250.00 or more to the Mayor, any member of Council or any member of the Planning Commission within the two (2) years preceding the filing of the this application.

Signature of Owner
Waymon Ahart, as Trustee of the
James L. Houston Family Trust

Print Name

Jim W Smith

Signature of Applicant
Pulte Home Company, LLC
By: Garen Smith Its: Div. VP Land Acquisition

Print Name

FINANCIAL INTEREST

The Applicant herein certifies that he/she has has not a financial interest in the property which is ten percent (10%) or more.

Pulte Home Company, LLC
By: Garen Smith Its: Div. VP

Print Name LAND ACQUISITION

Jim W Smith

Signature of Applicant

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Jim W Smith

Signature

Pulte Home Company, LLC
By: Garen Smith Its: Div VP Land Acquisition

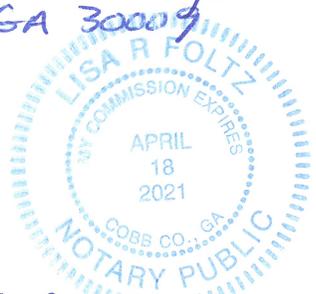
Please Print

3350 Peachtree Road Northeast, Suite 150, Atlanta, GA, 30326 2475 Northwinds Parkway, Suite 600

Address Alpharetta, GA 30009

4-9-20

Date



Signed, sealed and delivered in the presence of:

Lisa R Foltz

Signature

My Commission Expires: 4-18-2021

Note: Owner, Applicant or Representative must be present at meeting in order for case to be heard.

Detailed Written Description
Application for Rezoning of Pulte Home Company, LLC
City of Marietta
521 Atlanta Street, Marietta, Georgia 30060

Pulte Home Company, LLC (“Pulte”) is envisioning the rezoning of 3.77-acre tract from current zoning of OI to requested Planned Residential Development-Single Family (PRD). Pulte proposes the development of 49, 3 story townhomes to be constructed consistent with the architectural requirements specified in the ordinance to include compliance with “Four-Sided Architecture” as defined in Section 724.02 of the Marietta Zoning Ordinance. The proposed townhomes will provide more than the minimum required and will have 1,945 square feet of heated floor area, to include 39% of the site as open space with provisions for one passive recreational feature and one active recreational feature as required by Section 708.09 of the Marietta Zoning Ordinance. Resident and guest parking provisions shall be provided per Sections 708.09 and 716.07 of the Marietta Zoning Ordinance. Pulte will also provide a mandatory homeowners association that will be responsible for the upkeep and maintenance of all front yards and common areas including all fencing, landscaping, amenities and buffers, and shall include architectural control oversights for the development.

Pulte proposes the rezoning to PRD to allow for a creative land plan to capitalize on the site’s proximity and connection to the both the Mountain to River Trail, as well as the Cemetery Multi Use Trail. The flexibility afforded by the PRD district will allow for the proposed development to contribute to goals espoused in the City’s Comprehensive Plan to continue to expand and connect city’s trail system in a way that foster recreation opportunities and transportation alternatives, including linkages to neighboring trails and other points of interest. The proposed PRD also provides an opportunity for a redevelopment project within a Corridor Character Area of the City that can provide for more diverse housing options near the downtown area with sidewalk and trail connections that incorporate pedestrian-oriented walkable connections. The proposed PRD is an ideal district to accommodate a redevelopment proposal to serve as a transition between more intense uses existing in the Community Activity Center across Atlanta Street, easterly to adjacent residential uses along E. Dixie Avenue, Delk Street and Kings Court.

Sincerely,

TAYLOR ENGLISH DECISIONS, LLC



Rob Hosack

rhosack@tedecisions.com

TO: Marietta Daily Journal

FROM: City of Marietta

RUN AD DATE: May 15, 2020

**CITY OF MARIETTA
PUBLIC NOTICE OF REZONINGS and VARIANCES**

The City of Marietta hereby gives notice that a public hearing will be held on the following by the Planning Commission on **Tuesday, June 2nd, 2020, 6:00 P.M.**, City Hall, for a recommendation to the City Council at their meeting on **Wednesday, June 10th, 2020, 7:00 p.m.**, City Hall, for a final decision to be made.

Z2020-19 [REZONING] PULTE HOME COMPANY, LLC is requesting the rezoning of 3.8 acres located in located in Land Lots 290, District 17, Parcel 0640 of the 2nd Section, Cobb County, Georgia, and being known as 521 Atlanta Street from OI (Office Institutional) to PRD-SF (Planned Residential Development – Single Family). Ward 1A.

A description and plat of the property sought for the rezoning, special land use permit, and variances 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. You may also review the property file at www.marietta.ga.gov and enter the case # in the search box.

For additional information including questions about virtual participation, 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 ADA Coordinator at 770-794-5558 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
521 ATLANTA ST	17029000640	3.56	1A	OI	MDR

Property Owner: Waymon Ahart, Trustee

Applicant: Pulte Home Company

Proposed Zoning: OI to PRD-SF

Agent:

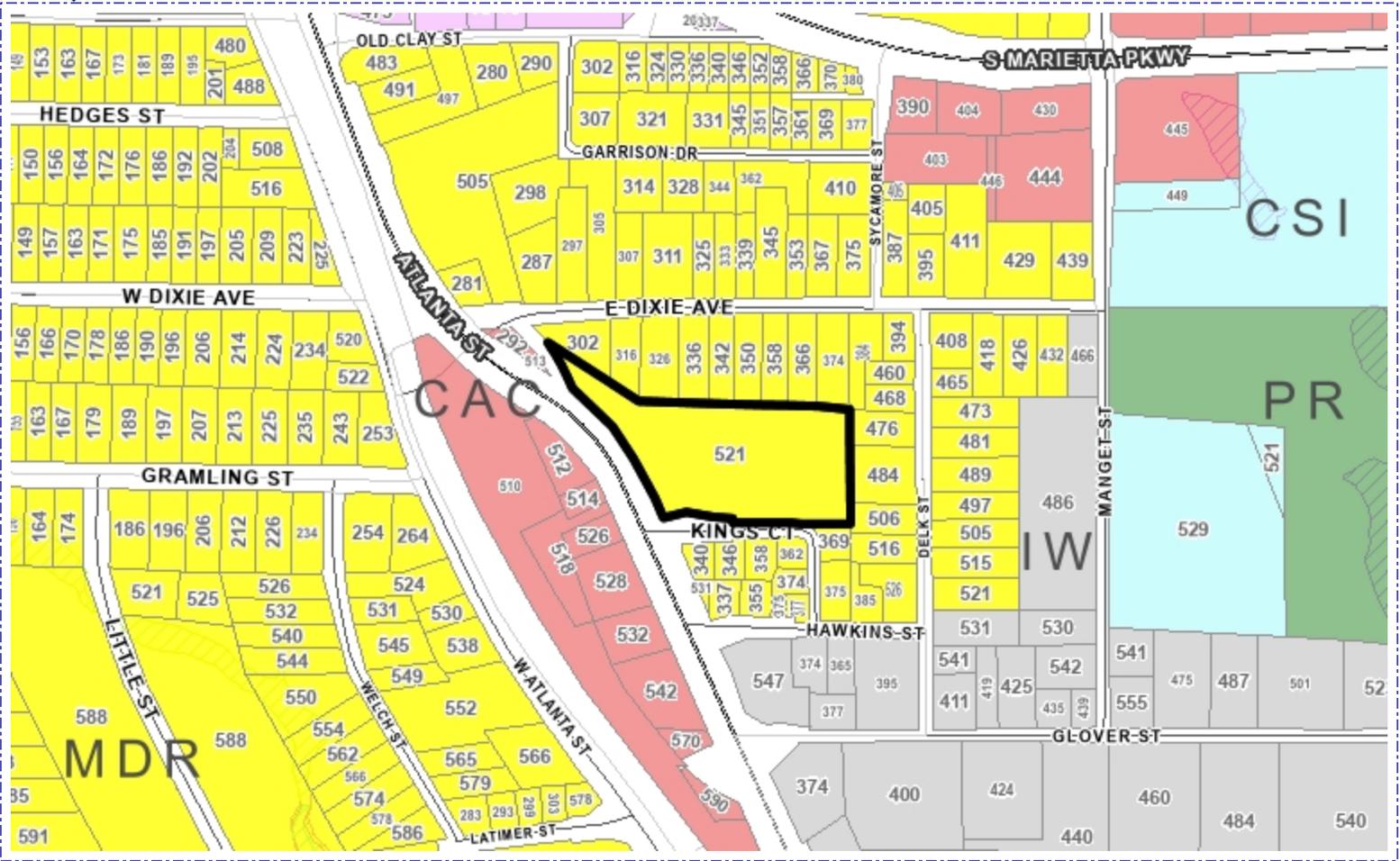
Proposed Use:

Planning Commission Date: 06/02/2020

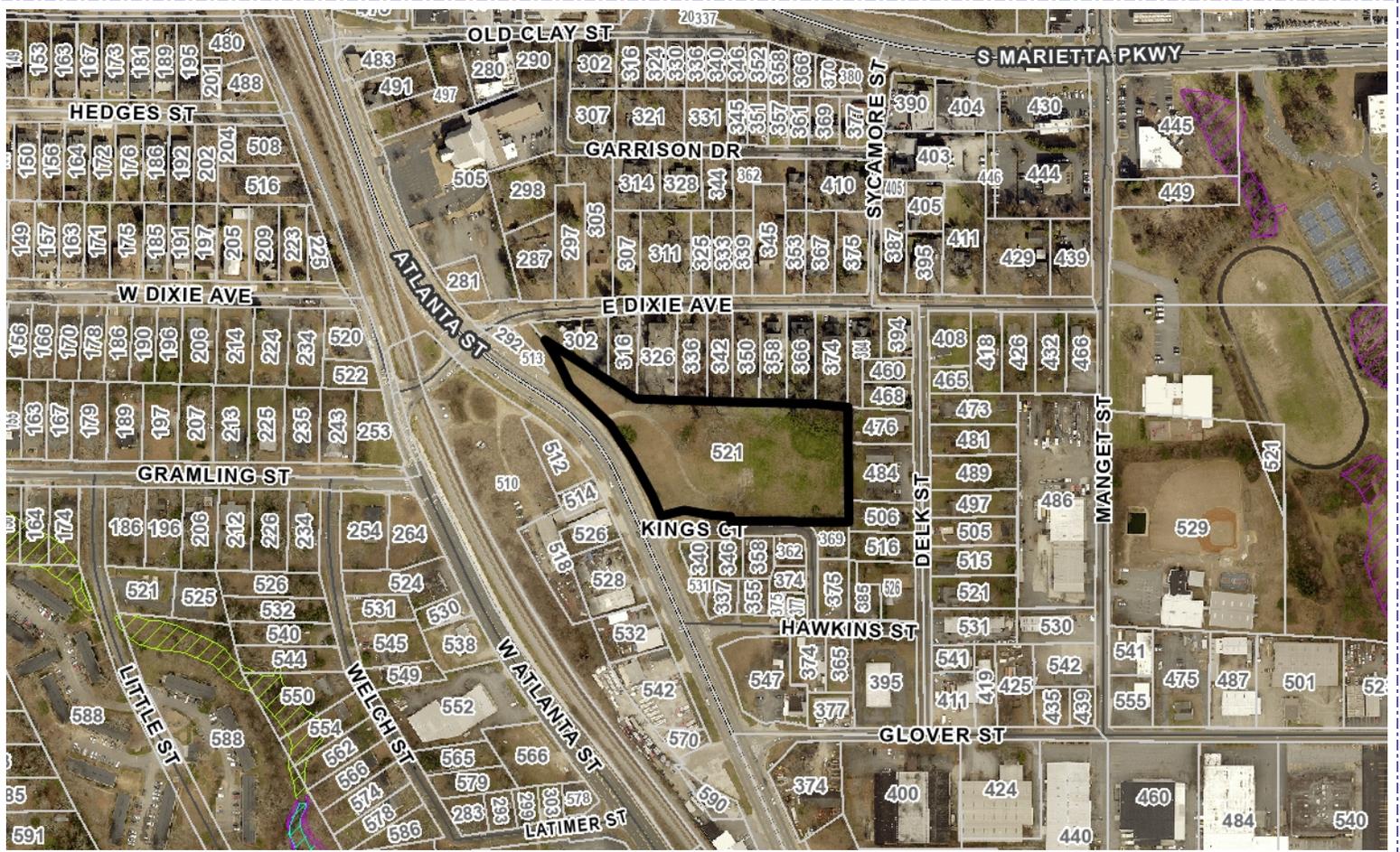
City Council Hearing Date: 06/10/2020 Case Number: Z2020-19

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



Address	Parcel Number	Acreage	Ward	Zoning	FLU
521 ATLANTA ST	17029000640	3.56	1A	OI	MDR
Planning Commission Hearing Date:	06/02/2020	Future Land Use Symbols Railroads City Limits Cobb County Pockets CAC - 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			
City Council Hearing Date:	06/10/2020				
Future Land Use:	MDR				
Case Number:	Z2020-19				
Comments:					
City of Marietta Planning & Zoning					



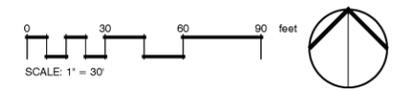
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Property Owner:	Waymon Ahart, Trustee
Applicant:	Pulte Home Company
City Council Hearing Date:	06/10/2020
Planning Commission Hearing Date:	06/02/2020
BZA Hearing Date:	Case Number: Z2020-19
Comments:	
City of Marietta Planning & Zoning	

Legend

- Railroads
- City Limits
- Cobb County Pockets

Preliminary Landscape Plan



EAST DIXIE AVE.
(RIGHT-OF-WAY VARIES)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	467.36'	230.04'	227.72'	N 37°54'09" W
C2	922.29'	88.49'	88.46'	N 27°16'34" W
C3	435.15'	91.48'	91.31'	N 36°07'09" W

ARCHITECTURAL NOTES:

PROPOSED MIN. HEATED FLOOR AREA: 1,945 SF
PROPOSED NUMBER OF STORIES: 3

SITE NOTES:

SITE AREA:
TOTAL AREA: ±3.77 ACRES

SITE ZONING:
EXISTING ZONING: OI
PROPOSED ZONING: PRD

ZONING REQUIREMENTS:
MIN. LOT WIDTH: NONE
MIN. TRACT SIZE: 3 ACRES
MIN. LOT SIZE: 4,000 SF
MIN. BUILDING FLOOR AREA: 1,400 SF
MAX. IMPERVIOUS SURFACE: 60%
MIN. OPEN SPACE: 25%

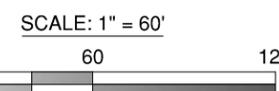
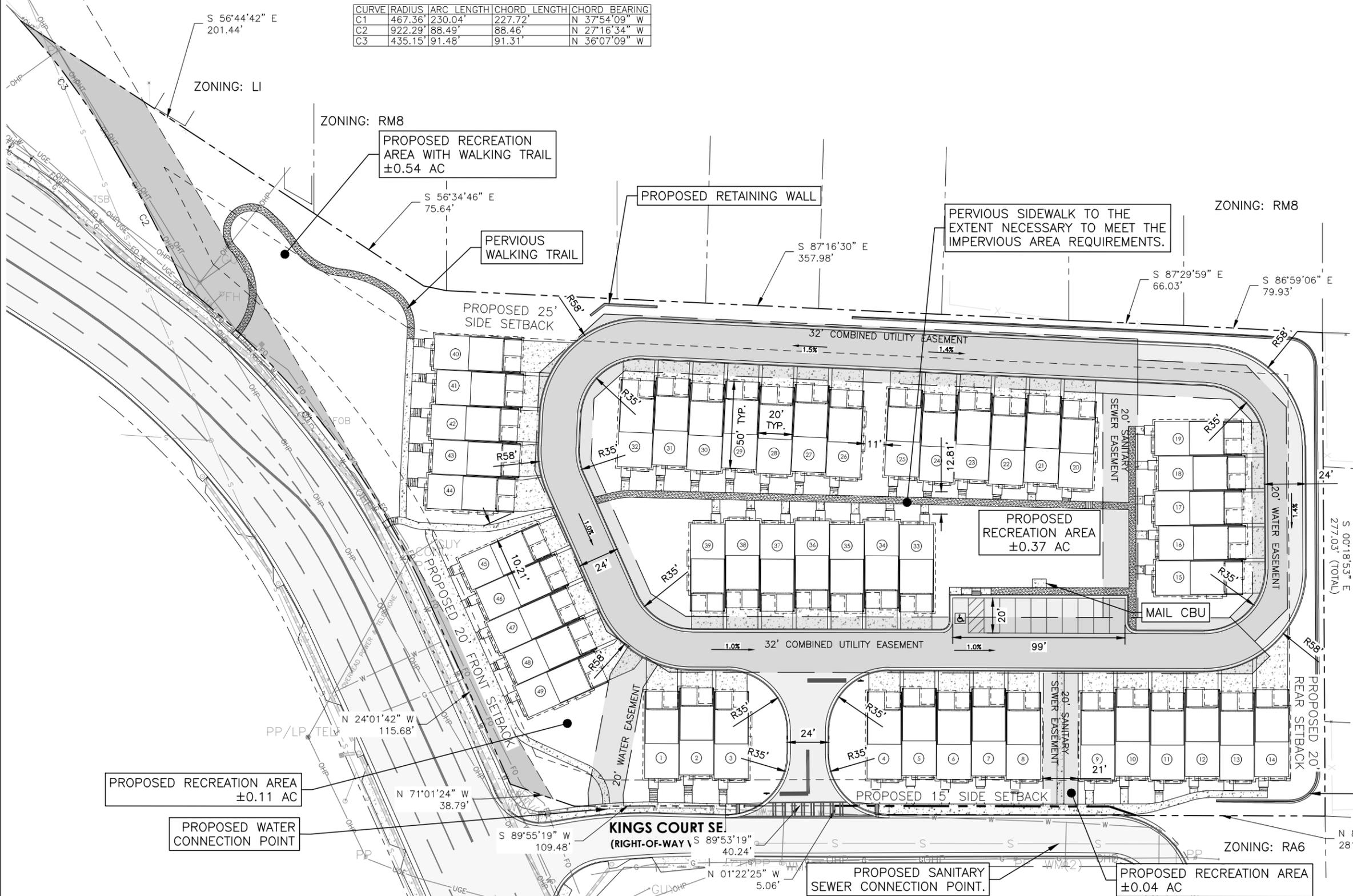
PROPOSED SETBACKS:
FRONT: 25 FT
SIDE (MAJOR): 15 FT
SIDE (MINOR): 25 FT
REAR: 30 FT

PROPOSED LOT SUMMARY:
PROPOSED USE: RESIDENTIAL TOWNHOUSES
PROPOSED UNITS: 49
PROPOSED UNIT DENSITY: 13.0 UNITS/ACRE
PROPOSED LOT SIZE: 1,000 SF
PROPOSED OPEN SPACE: 39%
PROPOSED IMPERVIOUS AREA: 59%

RECREATION AREA:
REQUIRED RECREATION AREA: 1 AC/50 UNITS (0.98 AC)
PROPOSED RECREATION AREA: 1.06 AC
• RECREATION AREA IS REQUIRED TO HAVE ONE PASSIVE RECREATIONAL FEATURE AND ONE ACTIVE RECREATIONAL FEATURE. SEE ZONING ORDINANCE SEC. 708.09.B.2.i.

PARKING:
REQUIRED PARKING: 4 SPACES/UNIT (196)
PROPOSED PARKING: 4 SPACES/UNIT (196)
REQUIRED GUEST PARKING: 0.2 SPACES/UNIT (10)
PROPOSED GUEST PARKING: 10

REQUIRED VARIANCES:
1. VARIANCE TO ZONING ORDINANCE SEC.708.09.H.
a. REQUEST TO REDUCE MIN. LOT SIZE FROM 4,000 SF TO 1,000 SF
2. VARIANCE TO ZONING ORDINANCE SEC.730.01.H.1.
a. REQUEST TO ALLOW HORIZONTAL CURVATURE OF ROAD CENTERLINE TO BE LESS THAN 100'.
3. ADDITIONAL VARIANCES AS DEPICTED ON THE SITE PLAN AND APPROVED BY THE MAYOR AND CITY COUNCIL.



THIS ILLUSTRATION IS A CONCEPTUAL SITE PLAN FOR PROPOSED DEVELOPMENT POTENTIAL. IT DOES NOT BIND OR LIMIT THE OWNER/DEVELOPER, NOR SHALL THE ENGINEER/ARCHITECT BE BOUND OR LIMITED BY THIS CONCEPTUAL DEVELOPMENT PLAN. ALL ILLUSTRATIONS/DRAWINGS ARE SUBJECT TO CHANGE AND REVISION WITHOUT PRIOR WRITTEN NOTICE TO THE HOLDER. DIMENSIONS, BOUNDARIES AND ANY OTHER GRAPHIC REPRESENTATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO AN ACCURATE SURVEY AND PROPERTY DESCRIPTION.

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REVISIONS:

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DESIGNED: DLH	DRAWN BY: GSU	CHECKED:
DATE: APR. 8, 2020		
JOB NO.: 2019-261		

PROPOSED SUBDIVISION
521 ATLANTA ST
MARIETTA, GA
REZONE PLAN

DRAWING NUMBER
1
1 OF 1 SHEETS