

Friday, May 29, 2020

Ms. Shelby Little, AICP
Zoning Manager
Department of Planning and Zoning
City of Marietta
205 Lawrence Street, Marietta, Georgia 30060

RE: PROPOSED PROJECT STIPULATIONS AND CONDITIONS

Property Address: 401 Rose Dr, Marietta, GA
Property Size 3.260 Acres
Developer 33 Holdings LLC
Proposed Zoning: RM-12,
Existing Zoning: CRC

The undersigned and this firm will be the Project Architect and has been authorized by the project Owner, 33 Holdings LLC to submit this letter of agreeable Stipulations and conditions as part of the Rezoning Applications.

1. This proposed development will involve demolishing the existing structure and replacing it with thirty-five (35) townhomes that are more compatible with the surrounding residential developments in use, style, and scale.
2. On site guest parking will be provided per the city's requirement. Guest Parking will be spread throughout the development to be close to the homes.
3. Dumpsters, mechanical units, meters, and other unsightly features will be screened using planting and enclosures.
4. Each unit with a minimum heated area of at least 1,800sf will have:
 - 2 Car Garage
 - Living areas on Main
 - 3 Bedrooms on 2nd floor with Bonus room in the Attic
5. The proposed townhomes shall be Traditional in style and architecture and shall have exterior facades consisting of brick, stone, stacked stone, cedar shake shingles, board and batten, cementitious siding, and combinations thereof, with complementary accents, in compliance with the City of Marietta's "four-sided architecture" requirement.
6. No garage areas within the proposed townhome community shall be converted into heated living space for the units. All garages shall be used primarily for the parking of vehicles with only incidental storage that does not interfere with parking for vehicles
7. Applicant agrees there shall be no "short-term" (defined as less than a one-year lease) rental of homes within the proposed development
8. Applicant agrees to the creation of a mandatory homeowners' association consistent with upscale communities in the area. The mandatory homeowners association shall be responsible for the upkeep and maintenance of all landscaping and landscaping maintenance of common areas, buffer areas, open space areas, and exterior yard areas around the residences; as well as entrance area; mail kiosk; private street, and the like contained within the proposed residential community.

9. As part of its Application for Rezoning, Applicant requests the following contemporaneous variance be granted:
 - I. Variance to reduce the minimum lot size from 5 ac. to 3.26 ac
 - II. Variance to waive the active recreation requirement. The project will include trails linked to interior sidewalks, a dog park area, and a small community park.

10. The Applicant agrees to comply with the following Staff comments. Land Disturbance (LDP) and Building Permit and Construction Drawings (CDs) will reflect compliance to these comments in detail.
 - a. Environmental
 - i. Full site development plans required
 - ii. Sidewalks required along frontage and interior to the project
 - iii. Show turning template of access for Sanitation vehicle for street centerline radii less than 100' (City minimum). Trash corals may be required.
 - iv. Entrance will need to be reconfigured
 - b. Transportation
 - i. Add sidewalk to proposed development to at least the utility pole.
 - c. Emergency Services
 - i. Minimum 35' radius on all turns to fire department access roads, and minimum 20' EOP to EOP.
 - ii. All units will be required to be protected by automatic fire sprinklers.
 - iii. If gated, gates will be required to be set back 50'; 30' wide; and keyed to Marietta Fire's Knox box system.

The proposed residential community shall be a great development, a quality replacement to the existing 30,000sf vacant building, a compatible addition to the surrounding neighborhoods, and shall be an enhancement to the Subject Property and the community as a whole.

Thank you for your consideration.

Sincerely



Samwel K Kimani, Architect
228 Glenwood Dr,
Canton GA 30115
