

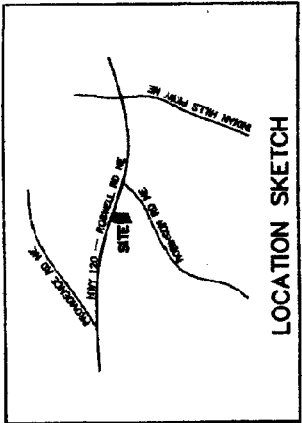
Z-53
(8008)

PROPOSED
OFFICE PARK

Drawn By: JS
Checked: CSMP/EP
Date: 9.30.2008
Scale: 1"=40'
Project: ROSWELL_RD_DP
Sheet

Revisions:

PALLADIAN INC
601 WOODLAWN DRIVE, SUITE 300, MARLBETTA, CA 90057
PHONE 770.509.2580 FACSIMILE 770.509.2581
DEVELOPER CONTACT: CRAIG WINDLEY



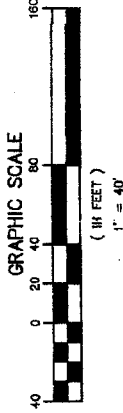
LAND LOT 967
16TH DISTRICT
2ND SECTION
COBB COUNTY, GEORGIA

MAIN PARCEL ACREAGE=1.435 ACRES
PRESENT ZONING = NS (NEIGHBORHOOD SHOPPING)
ADDED PARCEL ACREAGE=0.100 ACRES
PRESENT ZONING = RA-5

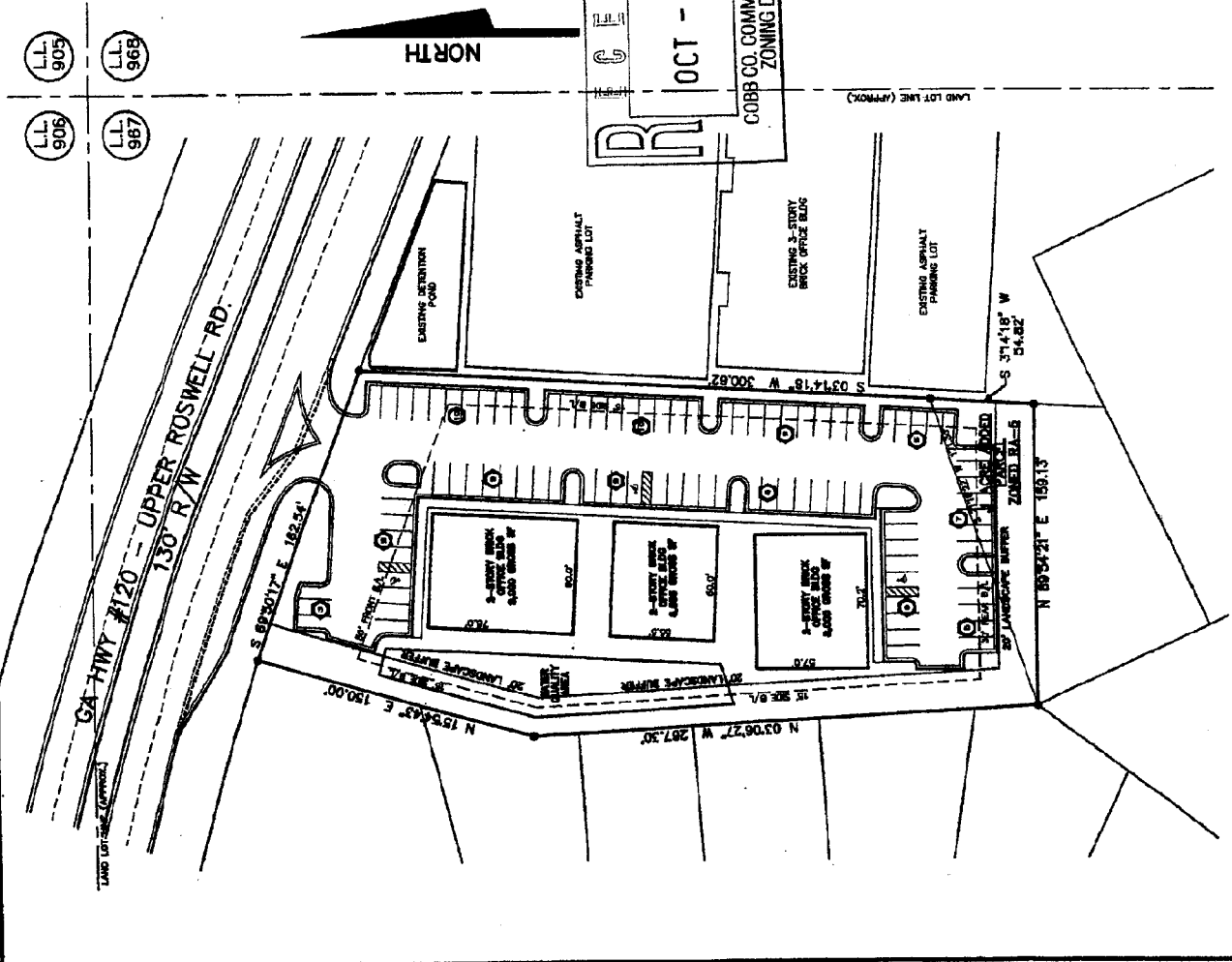
TOTAL ACREAGE= 1.535 ACRES
PROPOSED ZONING= LRO (LOW RISE OFFICE)

- NOTES:
1. AREA = 1.535 AC
 2. PROPOSED BUILDING AREA = 23,066 SF +/-
 3. PARKING PROVIDED = 93 SPACES

BOUNDARY INFORMATION TAKEN FROM SURVEY BY
GRANT SHERROD & ASSOC. LAND SURVEYING FOR
BARRY SHERMAN, DATED 9-10-1992
-NO LAKES OR STREAMS OR STREAM BUFFERS ON SITE
-NO UTILITY EASEMENTS ON SITE
-NO PART OF THIS SITE IS WITHIN 100'-1R FLOOD PLAIN
(CERTIFIED BY SURVEYOR)
-NO OBVIOUS CEMETARY ON OR ADJACENT TO SITE
-NO OBVIOUS METALORS ON OR ADJACENT TO SITE
-NO ARCHITECTURAL OR ARCHEOLOGICAL LANDMARKS
ON OR ADJACENT TO SITE



ZONING PLAN



NORTH

RECEIVED
OCT - 2 2008
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

LL 905
LL 968
LL 906
LL 967

Petition Z-53

Search Tags <Palladian, NS, LRO, Roswell Road, Robinson Road, Office>

Palladian, Inc. 770-509-3390, represented by Craig Wrigley, 770-509-3390, requests rezoning from NS to LRO for professional offices.

Property is located on the south side of Roswell Road, west of Robinson Road (3700 Roswell Road); 16th District, Land Lot 967, Parcel 14.

Proposed use(s): A condominium office park with buildings and grounds to be owned and maintained by office businesses and professions.

Proposed building architecture: Two-story, traditional, four sides brick or stone, pitched roofs with architectural shingles.

Proposed hours/days of operation: Hours of use customary for office and professional business.

Requested variance(s): Palladian requests the ability to combine or alter building sizes and shapes along with parking to allow for flexibility in accommodating the space and access needs of building owners and users.

Other pertinent information: Palladian, Inc. has built five office parks in Cobb County. This, the sixth such park, will be like the others in that it will be of high quality and will be well maintained. All of the parks have abutted residential communities and have proven to be quiet and compatible neighbors. The parks are owned and occupied by business and professional citizens who live and work in Cobb County and share the goals of having their business close to home, presenting a first-class image and maintaining high property values.

Size of tract is 1.435 acres

Current zoning: NS

Contiguous zoning is: *North*: R-20 (wooded, undeveloped); *East*: O&I (2 story office building); *South*: RA-5 (single family home); *West*: RA-4 (Glenside subdivision).

Current land use is NAC (Neighborhood Activity Center).

Contiguous land use is: *North*: LDR (Low Density Residential); *East*: NAC; *South*: MDR (Medium Density Residential); *West*: MDR.

Case manager is Marvin Shams

Planning Commissioner is Tom McClesky

District Commissioner is Joe Thompson

Proposed use: Professional Offices.

Staff Comments:

Please click for [Preliminary Zoning Analysis](#)

Please click for [Final Zoning Analysis](#)

Staff recommends APPROVAL *subject to the following conditions:*

- *Site plan received by the Zoning Division on October 2, 2008, with the District Commissioner approving minor modifications;*

- *Fire Department comments;*
- *Historic Preservation comments;*
- *Water and Sewer comments and recommendations;*
- *Stormwater Management comments and recommendations;*
- *DOT comments and recommendations; and*
- *Owner/developer to enter into a Development Agreement pursuant to O.C.G.A. §36-71-13 for dedication of system improvements to mitigate traffic concerns.*

ECCA position: OPPOSE to request the following stipulations:

Primary concern is the adequacy of the landscape buffer and screening of the water quality/water detention pond. It appears that several adjacent residential homes may be adversely affected. The proposed buildings will be directly overlooking several home-owners backyard.

- *Demonstration of the adequacy of the landscape buffer by showing the viewshed from the adjacent residential lots at 2 year, 5 year and 10 year intervals. County arborist to review and approve landscaping.*
- *Confirmation from county Stormwater Management that the water quality/water detention facility meets county standards and does not impair the effectiveness of the landscape buffer.*
- *Development limited to a maximum FAR of 0.36.*
- *Maximum impervious surface percentage not to exceed 70 % and no variances.*
- *Site plan specific with the District Commissioner approving minor modifications to the site plan, landscape plan and stormwater management plan.*
- *All staff comments and recommendations where not in conflict*

Planning Commission Recommendation (unofficial): APPROVAL with stipulations:

- *Stipulation letter of October 28, 2008 amended:
Delete second sentence,
#2 to be deleted and "minor changes will be approved by district commissioner" inserted*
- *Arborist is involved*
- *We are at 70% impervious surface*
- *All staff comments and recommendations*

Board of Commissioners Action (unofficial): APPROVED zoning change from NS to LRO, subject to:

- *Site plan dated November 10, 2008
Remove two westernmost parking spaces in the parking area between buildings*

- *Stipulation letter dated November 17, 2008*
 - Delete second sentence in first paragraph*
 - Delete second paragraph in its entirety (i.e. there will be three buildings of 6,663 s.f. each; any major change will have to be brought back to the full Board of Commissioners)*
 - Paragraph 9, add "no illumination of light on the residential properties"*
- *Impervious surface not to exceed 70 %*
- *Landscape plan to be approved by county arborist, after conferring with ECCA or the adjacent subdivision*
- *Fire Department comments and recommendations*
- *Historic Preservation comments and recommendations*
- *Stormwater Management comments and recommendations*
- *Water & Sewer comments and recommendations*
- *Cobb DOT comments and recommendations*