

CITY OF WOODSTOCK

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING, DESIGN & SUSTAINABILITY

770.592.6050

To: Planning Commission

From: Brain Stockton

Date: 12.17.2012

RE: Z#060-12

Case Information:

Case: Z#060-12
Applicant: Lennar Georgia, Inc
Parcels: 15N17 011
Area: ±49.26 Acres
Location: South Side of Haney Rd
Property Owner(s): Land Investment Partners, L.L.C. 17
Current Zoning: DT-VLR

Applicant's Request:

Rezone property from DT-VLR (Downtown Very Low Density Residential) at 2 Units per acre to R-2 (Residential 3 UPA) limited by request of the applicant to 2 units per acre. The applicant proposes 97 units on the 49.26 acre property.

With the following variances:

- 1) Variance from Ch 7 Art 5 to reduce minimum lot size from 12,000 sq ft to 8,500 sq ft
- 2) Variance from Ch 7 Art 5 To reduce the front setback from 25' to 20'
- 3) Variance from Ch 7 Art 5 To reduce the rear setback from 25' to 20'
- 4) Variance from Ch 7 Art 5 To reduce the side setback from 25' to 5'

See site plan attached.

Background:

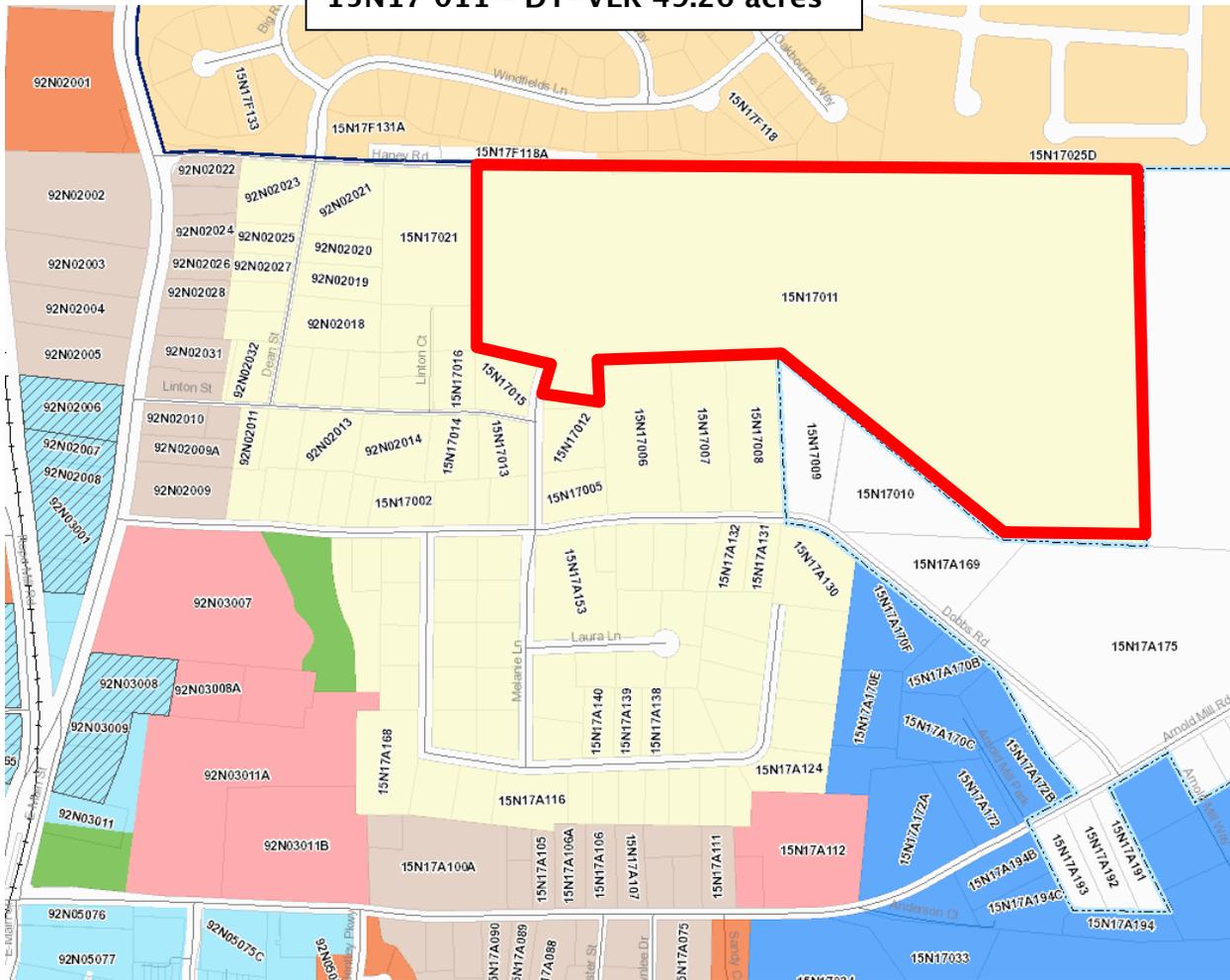
The subject property is zoned DT-VLR at 2 Units per acre and currently undeveloped. The property will be served by City of Woodstock Water and Sewer. Estimated trip generation for the requested density is 928 trips. School enrollment is projected to increase by 72.5 students. However, since the request to limit density at 2 UPA the same as currently exists, the request will not materially increase the traffic and school enrollment permitted under the current zoning. The requested zoning of R2 does not meet the goals and intent of the City’s Comprehensive Plan or the LCI Plan which governs this area. In addition the site has some challenging topographic and natural features on it which do not allow for a more traditional grid-style street network. Staff feels it is in the best interest of the city to preserve the integrity of the community vision by requiring the property to remain in the Downtown Master Plan with variances to accommodate the features of the site but preserve the integration of traditional neighborhood design elements called for in the Comprehensive and LCI Plans.

Surrounding Land Uses:

- NORTH: R-1(Residential)
- EAST: Army Corp Property (Cherokee County)
- WEST: DT-RO
- SOUTH: DT-VLR

Current Zoning Map:

15N17 011 - DT-VLR 49.26 acres



DPC Recommendation:

On December 12, 2012 the Development Process Committee voted to recommend denial of the applicants request to rezone the subject property From DT-VLR to R-2 with variances requested.

The DPC recommends approval of rezoning from DT-VLR to DT-VLR with the following variances and conditions;

1. Variance to section 7.726 (13) to remove the requirement for alleyways.
2. Variance to section 7.726 (16) to permit garages within 10 feet of the street façade.
3. Variance to section 7.727 to permit a D1 street type without the requirement for on-street parking. Further, the HOA covenants shall be required to prohibit parking on the street and the HOA shall have the authority to enforce this covenant.
4. Variance to section 7.727 (6) to remove the prohibition of culdesacs.
5. Variance to section 7.728 (3) to permit walkways to the front door to be connected to the driveway of the house for access to the sidewalk
6. Variance to section 7.728 Downtown Site Limits Table to remove the requirement for maximum block sizes.

In addition, the following conditions shall be placed on the property:

7. A 20' wide public access easement shall be deeded and recorded on the site plan and shown on all marketing materials for a multi-use trail connection to the City's Greenprints Trail System. The easement shall connect the southern property line of the applicant's property at or near the existing power easement to the eastern property line of the applicants property with the US Corps of Engineers property. The exact alignment of the trail easement shall be determined and approved during the site plan approval process.
8. The first street running north/south on the site plan dated 11/11/12 presented at the Planning Commission meeting shall be required to connect to the current stub out of Melanie Lane.
9. Applicant shall be required to improve Haney Road from entrance to neighborhood to entrance to Woodstock Knoll using the same street section that exists between the entrance to Wodostock Knoll and Main Street prior to issuance of first building permit for a residential structure (does not include model home permits).
10. Applicant shall furnish City with requirements of setbacks from power lines to structures from the owner of the power easement bisecting the site prior to site plan approval.

