



To: John McDonough, City Manager

From: Angela Parker, Director of Community Development 

Date: December 9, 2013 for submission onto the December 17, 2013 City Council meeting

Agenda Item: **201301778 611, 641, 661 Mabry Road** a request to rezone the subject property from R-2 (Single Family Dwelling District) to R-4 (Single Family Dwelling District) to allow the development of 18 units.

Department of Community Development Recommendation:

APPROVAL CONDITIONAL of a request to rezone the subject property from R-2 (Single Family Dwelling District) to R-4 (Single Family Dwelling District) to allow the development of 18 units.

Background:

The subject site is located in the southwest corner of Glenridge Drive and Mabry Road. The properties are currently zoned R-2 (Single Family Dwelling District) and is developed with three (3) single family homes. The property contains approximately 6.66 acres.

Discussion:

To rezone the subject property from R-2 (Single Family Dwelling District) to R-4 (Single Family Dwelling District) to allow the development of 18 units.

The petition was heard at the November 19, 2013 Mayor and City Council Meeting. The Council deferred (4-1, Paulson, Fries, Collins, and DeJulio for; Sterling against; Meinzen-McEnery recused; Galambos not voting) to the December 17, 2013 Mayor and City Council, to allow time for the applicant to review a lower density development.

The applicant (Traton Homes) is no longer involved in this rezoning application. However, the property owners have taken over as the applicant.

The petition was heard at the October 17, 2013 Planning Commission Meeting. The Commission recommended denial (4-0-1, Frostbaum, Nickles, Porter, and Squire for; Maziar abstain; Tart absent; Duncan not voting). The applicant indicated that 18 lots were the minimum number they would need to proceed with the project.



Rezoning Petition No. 201301778

PROPERTY INFORMATION	
Address, Land Lot, and District	611, 641, 661 Mabry Road Land Lot 33, District 17 th
Council District	4
Frontage	449.85 feet along Glenridge Drive and approximately 701.25 feet along Mabry Road
Area	6.66 acres
Existing Zoning and Use	R-2 (Single Family Dwelling District) developed with three (3) Single Family Homes
Overlay District	N/A
2027 Comprehensive Future Land Use Map Designation	R2-3 (2 to 3 units per acre)
Proposed Zoning	R-4 (Single Family Dwelling District)

APPLICANT/PETITIONER INFORMATION		
Property Owner	Petitioner	Representative
Estate of Herbert H. and Colleen B. Mabry	Estate of Herbert H. and Colleen B. Mabry	
Estate of Maxine P. Cullom	Estate of Maxine P. Cullom	

HEARING & MEETING DATES			
Community Zoning Information Meeting	Community Developer Resolution Meeting	Planning Commission Hearing	Mayor and City Council Hearing
June 25, 2013	July 25, 2013	August 15, 2013 October 17, 2013	September 17, 2013 November 19, 2013 December 17, 2013

INTENT
 To rezone the subject property from R-2 (Single Family Dwelling District) to R-4 (Single Family Dwelling District) to allow for the development of 18 single family lots.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION
201301778- APPROVAL CONDITIONAL

MAYOR AND CITY COUNCIL- November 19, 2013

The petition was heard at the November 19, 2013 Mayor and City Council Meeting. The Council **deferred** (4-1, Paulson, Fries, Collins, and DeJulio for; Sterling against; Meinzen-McEnery recused; Galambos not voting) to the December 17, 2013 Mayor and City Council, to allow time for the applicant to review a lower density development.

The applicant (Traton Homes) is no longer involved in this rezoning application. However, the property owners have taken over as the applicant.

PLANNING COMMISSION- October 17, 2013

201301778- DENIAL

The petition was heard at the October 17, 2013 Planning Commission Meeting. The Commission **recommended denial** (4-0-1, Frostbaum, Nickles, Porter, and Squire for; Maziar abstain; Tart absent; Duncan not voting). The applicant indicated that 18 lots were the minimum number they would need to proceed with the project.

MAYOR AND CITY COUNCIL- September 17, 2013

201301778- DEFERRAL

The petition was heard at the September 17, 2013 Mayor and City Council Meeting. The Council **deferred** (5-0, Paulson, Fries, Collins, Sterling, and DeJulio for; Meinzen-McEnery recused; Galambos not voting) to the October 17, 2013 Planning Commission and November 19, 2013 Mayor and City Council, subject to the following conditions:

- 1) Have staff look at hydrology report.
- 2) Septic and sewer connections.

The applicant has not prepared a hydrology report on the project as one is not required at the time of rezoning application. The staff has reviewed the proposed site plan and the Mabry Road flood analysis concept report. Staff has recommended conditions to address the stormwater for the project. Additional, all lots have public wastewater service available, though the existing homes are currently on septic.

PLANNING COMMISSION-August 15, 2013

201301778- DEFERRAL

The petition was heard at the August 15, 2013 Planning Commission Meeting. The Commission **recommended deferral** (6-0, Frostbaum, Maziar, Nickels, Porter, Squire, and Tart for; Duncan not voting) to the October 17, 2013 Planning Commission and November 19, 2013 Mayor and City Council, subject to the following conditions:

- 1) The applicant develop a site plan that meets the Staff's Conditions.
- 2) The applicant meet with the neighbors to ensure that an agreement is reached on outstanding issues.

Staff met with the applicant on August 29, 2013 to discuss the revised site plans. The applicant prepared a site plan to show staff's conditions and a revised proposed site plan showing 18 lots. The applicant also provided staff with a letter of support from three (3) of the adjacent home owners on Mabry Road.

EXISTING LAND USE AND ZONING OF ABUTTING PROPERTIES
--

SUBJECT PETITION 201300991	Requested Zoning	Proposed Use	Land Area (Acres)	Units	Density (Units per Acre)
	R-4	Single Family	6.66	18	2.7 units/ac

Location in relation to subject property	Zoning	Use	Land Area (Acres)	Square Footage or Number of Units	Density (Square Feet or Units Per Acre)
North, South, West	CUP Z63-0044	Spalding Woods	150.03	203	1.35 units/ac
East	R-4A Z80-0125	Suffolk Forest	25	46	1.11 units/ac
East	TR Z72-0052	Fairfax	32.9±	223	6.8 units/ac
South and East	A Z80-0015	Glenlake Apartments	48.32±	484	10.02 units/ac

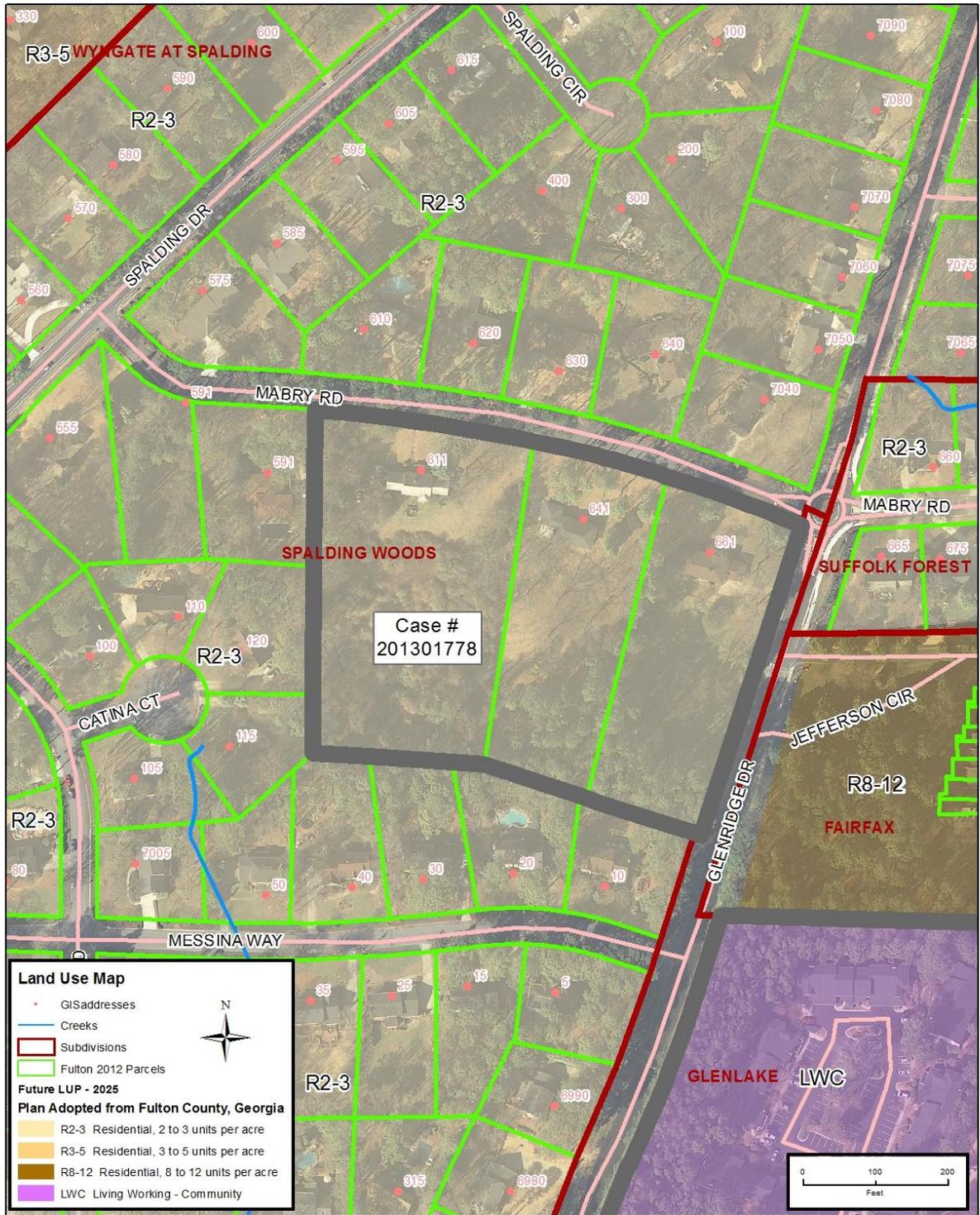
Zoning Map

611, 641, 661 Mabry Road



Future Land Use Map

611, 641, 661 Mabry Road



ZONING IMPACT ANALYSIS

The applicant is requesting to rezone the subject property from R-2 (Single Family Dwelling District) to R-4 (Single Family Dwelling District) to allow for the development of 18 single family lots.

Per Article 28.4.1, *Zoning Impact Analysis by the Planning Commission and the Department*, the staff shall make a written record of its investigation and recommendation on each rezoning petition with respect to the following factors:

A. *Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.*

Findings: The staff is of the opinion that the proposed single family residential use is suitable in view of the use and development of adjacent and nearby property. The proposal at 3 units per acre meets the Comprehensive Plan's residential density range of 2-3 units per acre. However, the proposal is not consistent with surrounding lot sizes and densities of the abutting properties. The immediately adjacent properties range in size from 20,648 square feet to 34,427 square feet, but could be subdivided into lots with minimum lot areas of 18,000 square feet. Additionally, the single family subdivisions have overall densities of 1.11 to 1.35 units per acre. The surrounding area consists of: CUP (Community Unit Plan District) to the north, south and west; R-4A (Single Family Dwelling District) and TR (Townhouse Residential District); A (Medium Density Apartment District) to the south and southeast). **Based on these findings, staff is recommending approval conditional of the rezoning, but with the lots on the exterior of the development being required to meet the zoned lot sizes, setbacks, and other development standards of the adjacent properties.**

B. *Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.*

Findings: The staff is of the opinion that the proposal could have an adverse impact on the use or usability of adjacent or nearby properties because of the inadequate transition between developments and the lot sizes not being consistent with adjacent properties. The proposal is for a density of 2.7 units/acre. The proposed density is consistent with the Comprehensive Plan density of 2-3 unit/acre, but not consistent with the densities of the abutting properties to the north, south and west.

C. *Whether the property to be affected by the zoning proposal may have reasonable economic use as currently zoned.*

Findings: The staff is of the opinion that the subject property has a reasonable economic use as currently zoned.

D. *Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools.*

Findings: The staff is of the opinion that the proposal will not result in a use which will cause an excessive or burdensome use of the existing infrastructure. The proposed development will be required to meet all current City codes and ordinances, which will require a stormwater management system.

E. *Whether the zoning proposal is in conformity with the policies and intent of the land use plan.*

Findings: The staff is of the opinion that the proposed use is consistent with the policies and intent of the Future Land Use Map, which designates the property as R2-3 (Residential 2 to 3 units per acre). The proposed density of 3 units an acre does fall into the range suggested by the Future Land Use Map and it is also lower than the densities of the developments on the east side of

Glenridge Drive. However, the proposed lots are not consistent with the policies and intent of the Comprehensive Plan or with the CUP (Community Unit Plan District) zoning surrounding the property on the north, south, and west (Spalding Woods Subdivision). The density for Spalding Woods is 1.35 units/acre. The proposed request is not in harmony with the Comprehensive Plan policies on densities being consistent with surrounding residential developments, including the following:

Land Use Policies – Protected Neighborhoods (2027 Comprehensive Plan, Chapter 5: Policies – Page 100)

The following policies apply to all properties within the boundary of protected neighborhoods as shown on the future land use plan map. Where consistent with the context, such policies may be determined appropriate in transitional areas.

1. Protect the character and integrity of existing neighborhoods, while also meeting the needs of communities.
4. Limit infill development within protected neighborhoods to densities that are consistent with the surrounding residential development.
6. Residential infill development in protected neighborhoods should maintain the existing dwelling setback pattern in relation to the street.

Land Use Policies – Transitional Areas (2027 Comprehensive Plan, Chapter 5: Policies – Page 100)

Transitional areas are areas where land use changes from one use to another and areas with the same use, but where intensities change from lower to higher.

7. The area and lot width of any new lot for detached, single-family dwellings facing the same street as that serving the neighborhood, should not be less than 80 percent of the area of the existing lot it abuts in the protected neighborhood fronting on the same street.

F. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

Findings: The staff is of the opinion that there are no existing or changing conditions affecting the use and development of the property, which give supporting grounds for approval or denial of the applicant's proposal.

G. Whether the zoning proposal will permit a use which can be considered environmentally adverse to the natural resources, environment and citizens of Sandy Springs.

Findings: The staff is of the opinion that the proposal would not permit a use which could be considered environmentally adverse to the natural resources, environment, or citizens of Sandy Springs. The proposal will be required to meet all current City Codes including a stormwater management system.

DEPARTMENT COMMENTS

The staff held a Focus Meeting with Transportation, Building and Permitting, Fire, Code Enforcement, Site Development, and the Arborist on May 1, 2013 at which the following departments had comments. The staff has received additional comments from the Fulton County Board of Education and Fulton County Department of Water Resources (see attachments).

Site Development	<ul style="list-style-type: none"> • Development shall comply with the Georgia Stormwater Management Manual Stormwater Runoff Quality Standard by providing practices that treat the water quality volume by infiltration and/or evapotranspiration. • Development shall not generate concentrated discharge of stormwater across a perimeter property line onto an adjacent lot where such a concentrated discharge does not already occur unless such discharge is into a drainage easement that extends to a conveyance that possesses the capacity to convey a 25 year flow. • Runoff from lots fronting Mabry Road shall drain to the proposed detention facility.
Transportation Planner	<p>Per the Development Ordinance, the following requirements are noted in reference to the site plan:</p> <ul style="list-style-type: none"> • Section 103-73, driveways on corner lots with frontages on Glenridge Drive shall be located either on Mabry Road or the proposed street as applicable. • Section 103-77, all driveways shall meet sight distance requirements. • Section 103-75, applicant shall dedicate 40 feet of right-of-way along entire property frontage from centerline of Glenridge Drive, 25 feet of right-of-way from centerline along entire property frontage of Mabry Road, and 20-foot miters (or equivalent radius) at the intersections of Glenridge Drive and Mabry Road and at the proposed street intersection with Glenridge Drive. The minimum paved street width for Glenridge Drive is 12 feet. <p>Section 103-80, Glenridge Drive is included in Sidewalk Master Plan. Five-foot sidewalks with two-foot minimum landscape street are required along entire property frontages of Glenridge Drive and proposed street.</p>
Stormwater Services	<p>The City of Sandy Springs undertook a stormwater evaluation at 725 Mabry Road, east of the site and across Glenridge Drive, in August 2012. The topography of the Mabry Road zoning tract lies primarily outside of the sub-basin that was investigated at 725 Mabry Road.</p>

PUBLIC INVOLVEMENT

Public Comments**Opposition**

- Density is higher than what currently exist around subject property.
- R-2 zoning would be acceptable.
- No comments from the City to questions or concerned.
- No protected neighborhoods have R-4 zoning and it would set a precedent.
- Other construction project in the area not being built.
- Project will increase traffic in the area.
- Concerned about the amount of tree removal.
- Would prefer 10 houses.
- The drainage going away from Massina (lots 1-8)
- Leave a natural buffer
- Show existing houses to see how properties line up.
- Would like to see larger exhibits.
- Run off from the lots on Mabry Road discharge water on the south side of Mabry.
- Install a retaining wall with a weir along the west property line.
- Leisure Ridge in Dunwoody was to preserve 3 lots for open space. How can Traton Homes be trusted?
- Sandy Springs is not listening and taking questions seriously.
- Traffic currently makes it difficult to get onto Glenridge Drive.
- High Density on Roswell Road and Glenlake Parkway surrounding the neighborhood
- Public has no control whether zoning happens or not,
- What is the acreage on Valley Brooke that Traton built?
- The proposed zoning will effect the look, feel and character of the neighborhood
- Does not want the proposed development.
- What are the benefits
- Are there penalties if they don't fallow regulations
- Impact on Schools.

Support

- Will increase property values in the neighborhood

CONCLUSION TO FINDINGS

The staff recommends **APPROVAL CONDITIONAL** of the request to rezone the subject property from R-2 (Single Family Dwelling District) to R-4 (Single Family Dwelling District) subject to the following conditions. The applicant's agreement to these conditions would not change staff recommendations. These conditions shall prevail unless otherwise stipulated by the Mayor and City Council.

1. To the owner's agreement to restrict the use of the subject property as follows:
 - a. To develop Single Family Dwelling Units consistent with R-3 (Single Family Dwelling District) zoning district regulations along the south and north property lines (Lots 1-6 and 13-20 on the site plan dated received June 4, 2013).

2. To the owner's agreement to abide by the following:
 - a. A revised site plan shall be submitted to the Department of Community Development. Said site plan must meet or exceed the requirements of the Zoning Ordinance, the Development Standards contained therein, and these conditions prior to the approval of a Land Disturbance Permit. The applicant shall be required to complete the concept review procedure prior to application for a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of a Certificate of Occupancy.

3. To the owner's agreement to provide the following site development standards:
 - a. Development shall comply with the Georgia Stormwater Management Manual Stormwater Runoff Quality Standard by providing practices that treat the water quality volume by infiltration and/or evapotranspiration.
 - b. Development shall not generate concentrated discharge of stormwater across a perimeter property line onto an adjacent lot where such a concentrated discharge does not already occur unless such discharge is into a drainage easement that extends to a conveyance that possesses the capacity to convey a 25 year flow.
 - c. Runoff from lots fronting Mabry Road shall drain to the proposed detention facility. Proposed detention facility discharge shall be directed to the existing storm sewer to the south of the proposed detention facility as shown on the site plan dated August 29, 2013, subject to the Director of Community Development.

Attachments

- Letter of Intent received June 4, 2013
- Revised Proposed Site Plan (18 lots) dated received August 29, 2013
- Site Plan per Staff's Conditions (14 lots) dated received August 29, 2013
- Proposed housing types dated received September 3, 2013
- Site Plan dated received June 4, 2013
- Existing Site Plan
- Site Photographs
- Additional comments from the Fulton County Department of Water Resources, Fulton County Department of Health Services (**will be made available at the meeting**)
- Previously Attached Letters of Support (7) and Opposition (11) **will be made available at the meeting**

LETTER OF INTENT

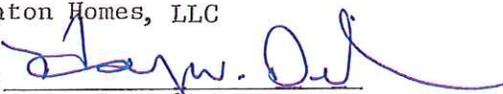
The property contains approximately 6.66 acres and is located at the southwest corner of the intersection of Mabry Road and Glenridge Drive (the "Property"). The Property is presently zoned to the R-2 Classification.

The Applicant requests a rezoning to the R-4 Classification for the development of a twenty (20) lot single family detached residential Community. The residences to be built will range from approximately 3,000 square feet of heated floor area to approximately 4,400 square feet of heated floor area. To the north, west and south of the Property is single family detached residential zoning and development and to the east on the easterly side of Glenridge Drive is a residential attached townhome development. The Sandy Springs Comprehensive Land Use Plan Map suggests residential development on the Property at a density range of two (2) to three (3) units per acre while the Comprehensive Land Use Plan Map suggests residential development at a density range of eight (8) to twelve (12) units per acre for the townhome on the easterly side of Glenridge Drive directly to the east of the Property. Accordingly, this rezoning requests complies with the residential development suggested under the Comprehensive Land Use Plan Map as well as at the level of density suggested by the Comprehensive Land Use Plan Map. Accordingly, this Application for Rezoning is entirely appropriate and the appropriateness of this Application for Rezoning and the constitutional assertions of the Applicant are more particularly stated and set forth on Exhibit "A" attached hereto and by reference thereto made a part hereof.

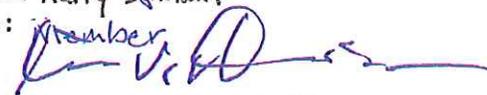
Now, therefore, the Applicant requests that this Application for Rezoning be approved as submitted in order that the Applicant be able to proceed with the lawful use and development of the Property.

APPLICANT:

Traton Homes, LLC

By: 

Name: Harry Dinham

Its: 

Nathan V. Hendricks III
Attorney for the Applicant

6085 Lake Forrest Drive
Suite 200
Sandy Springs, Georgia 30328
(404) 255-5161

Exhibit "A"

APPROPRIATENESS OF APPLICATION
AND
CONSTITUTIONAL ASSERTIONS

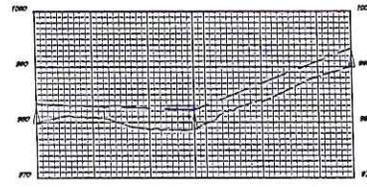
The portions of the Zoning Resolution of the City of Sandy Springs as applied to the subject Property which classify or may classify the Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the Zoning Resolution of the City of Sandy Springs to the Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary and capricious act by the Sandy Springs City Council without any rational basis therefore constituting an abuse of discretion in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the Sandy Springs City Council to rezone the Property as proposed by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the subject Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting the Applicant's utilization of the subject Property would also constitute an arbitrary, capricious and discriminatory act in zoning the Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

Revised proposed site plan



SITE DATA:
 EXISTING ZONING ~ R-2
 PROPOSED ZONING ~ R-4A
 TOTAL ACRES ~ 6.65 ACRES
 RIGHT OF WAY DEDICATION ~ 0.24 ACRES
 TOTAL LOTS ~ 18 LOTS
 TOTAL DENSITY ~ 2.70 UNITS / ACRE
 BUILDING SETBACKS:
 FRONT ~ 25'
 SIDE ~ 7' INTERIOR
 20' EXTERIOR
 REAR ~ 25'
 MINIMUM LOT SIZE ~ 12,000 SF
 MINIMUM LOT WIDTH ~ 65'
 AVERAGE LOT SIZE ~ 13,490 SF

RECEIVED

AUG 29 2013

City of Sandy Springs
 Community Development



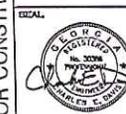
Gaskins
 PLANNING CONSULTING
 ENGINEERING
 CONSTRUCTION MGMT
 144 Peachtree Dunwoody Rd., N.W.
 Atlanta, Georgia 30328
 Phone: (770) 441-2128
 Fax: (770) 441-2129
 WWW.GASKINS.COM

QUALITY GASKINS SURVEYING COMPANY, INC.
 The drawings shall be used for the purposes
 of constructing the new system
 for the site and any other use of the drawings
 requires the permission of the engineer
 of record. Licensed Professional Engineer
 License No. 10000
 State of Georgia

MABRY ROAD
 LAND LOT 33, 17TH DISTRICT,
 CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA
 ZONED ~ R-2

(REVISIONS)

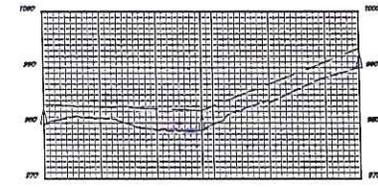
REV.	DATE	DESCRIPTION



NOT ISSUED FOR CONSTRUCTION

PROJECT NO.	7113	FIELD NO.	
DRAWN BY	SD	CHECKED	
DATE		ISSUED	
SCALE	1"=60'		
SHEET NUMBER	2		

Site Plan with Staff's conditions



SITE DATA:
 EXISTING ZONING ~ R-2
 PROPOSED ZONING ~ R-4A
 TOTAL ACRES ~ 6.66 ACRES
 RIGHT OF WAY DEDICATION ~ 0.24 ACRES
 TOTAL LOTS ~ 10 LOTS
 TOTAL DENSITY ~ 2.70 UNITS / ACRE
BUILDING SETBACKS:
 FRONT ~ 25'
 SIDE ~ 7' INTERIOR
 20' EXTERIOR
 REAR ~ 25'
 MINIMUM LOT SIZE ~ 12,000 SF
 MINIMUM LOT WIDTH ~ 65'

RECEIVED

AUG 29 2013

City of Sandy Springs
 Community Development

Gaskins
 PLANNING/CONSULTING
 ENGINEERING
 SURVEYING
 CONSTRUCTION MGMT.
 1247 Peachtree Dunwoody Road
 Atlanta, Georgia 30328
 Phone: (770) 441-1518
 Fax: (770) 441-1519
 WWW.GASKINSINC.COM

©2013 GASKINS SURVEYING COMPANY, INC. This drawing and its contents are the property of Gaskins Surveying Company, Inc. and are not to be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Gaskins Surveying Company, Inc. or its authorized representative.

MABRY ROAD
 LAUD LOT 33, 17th DISTRICT,
 CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA
 ZONED ~ R-2

REVISIONS	
REV.	DATE REVISION REFERENCE

SHEET TITLE
 ZONING PLAN



PROJECT NO.	FIELD NO.
T213	
DRAWN BY	CHECKED BY
SSJ	CEJ
SCALE	ISSUE DATE
1"=60'	6-03-13
PROJECT NUMBER	
	2

NOT ISSUED FOR CONSTRUCTION



THIS PARCEL OF LAND IS NOT IN THE 200 YEAR FLOOD PLAIN. PARCELS IN THE FLOOD PLAIN ARE SHOWN BY A RED FLASH BOUNDARY. PARCELS IN THE FLOOD PLAIN ARE NOT TO BE BUILT UPON.

S. 15, 152 - 1.13

Project name: © 2013 Gaskins Surveying Company, Inc. All rights reserved. Gaskins Surveying Company, Inc. is a registered professional engineering firm in the State of Georgia.

RECEIVED

SEP 03 2013

City of Sandy Springs
Community Development



RECEIVED

SEP 03 2013

City of Sandy Springs
Community Development



RECEIVED

SEP 03 2013

City of Sandy Springs
Community Development



RECEIVED

SEP 03 2013

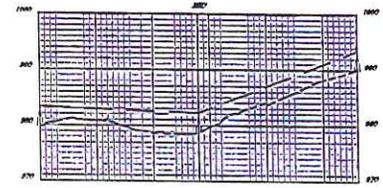
City of Sandy Springs
Community Development



RECEIVED

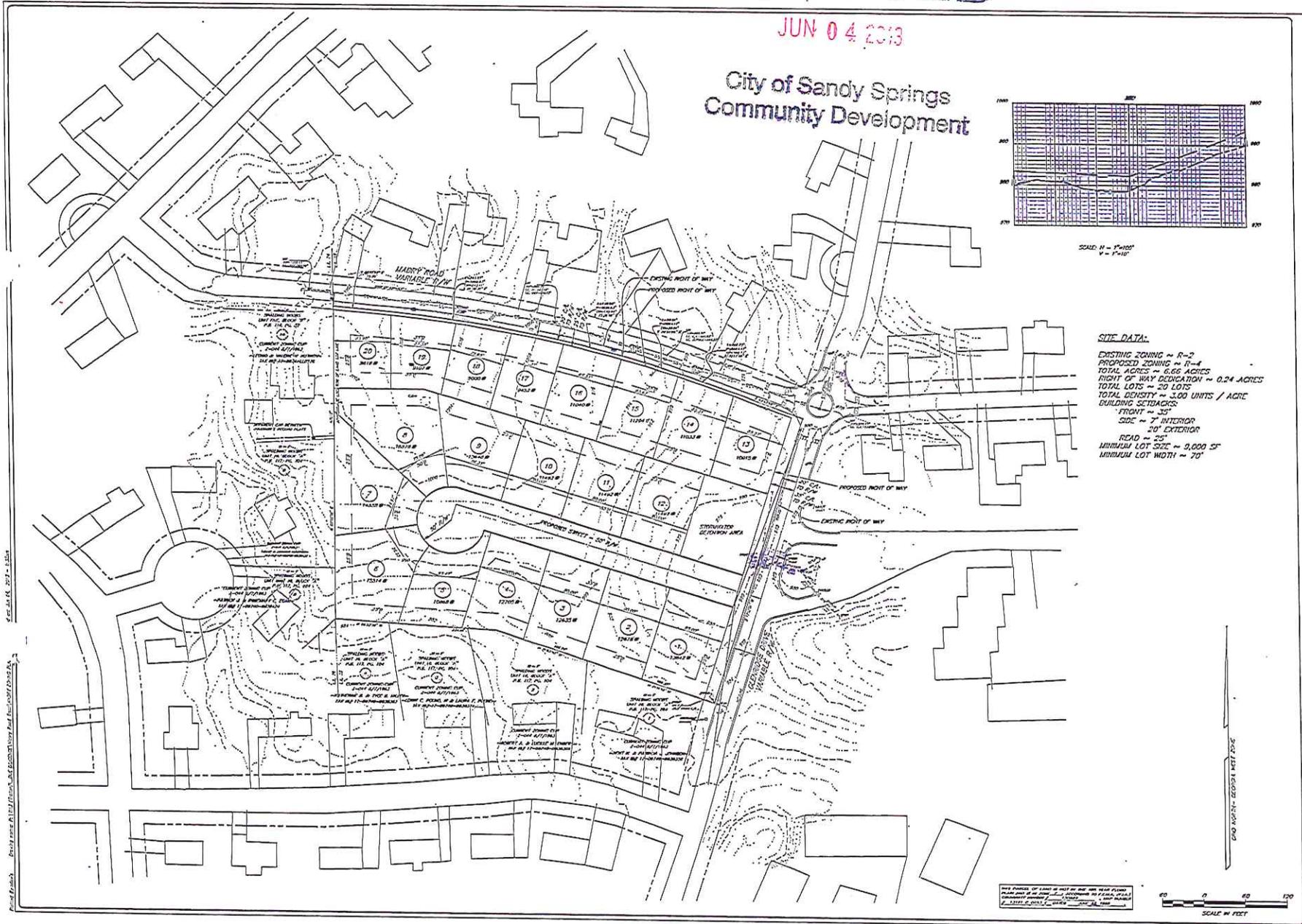
JUN 04 2013

City of Sandy Springs Community Development



SITE DATA:

EXISTING ZONING ~ R-2
PROPOSED ZONING ~ R-4
TOTAL ACRES ~ 6.66 ACRES
RIGHT OF WAY DEDICATION ~ 0.24 ACRES
TOTAL LOTS ~ 23 LOTS
TOTAL DENSITY ~ 3.00 UNITS / ACRE
BUILDING SETBACKS:
FRONT ~ 30'
SIDE ~ 7' INTERIOR
20' EXTERIOR
REAR ~ 25'
MINIMUM LOT SIZE ~ 3,000 SF
MINIMUM LOT WIDTH ~ 70'



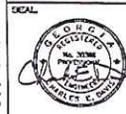
Gaskins
ENGINEERING
CONSULTANTS
INCORPORATED
1000 Peachtree Street, N.E.
Atlanta, Georgia 30309
Phone: (404) 525-1234
Fax: (404) 525-1235
www.gaskins.com

DATE: 06/04/2013
DRAWN BY: [Name]
CHECKED BY: [Name]
ISSUE DATE: 6-04-13
PROJECT NUMBER: 2

MABRY ROAD
LAND LOT 33, 17th DISTRICT,
CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA
ZONED ~ R-2

REV.	DATE	REVISION

PROJECT TITLE
ZONING PLAN



PROJECT NO.	FIELD NO.
T113	-
DRAWN BY	CED
CHECKED BY	CED
ISSUE DATE	6-04-13

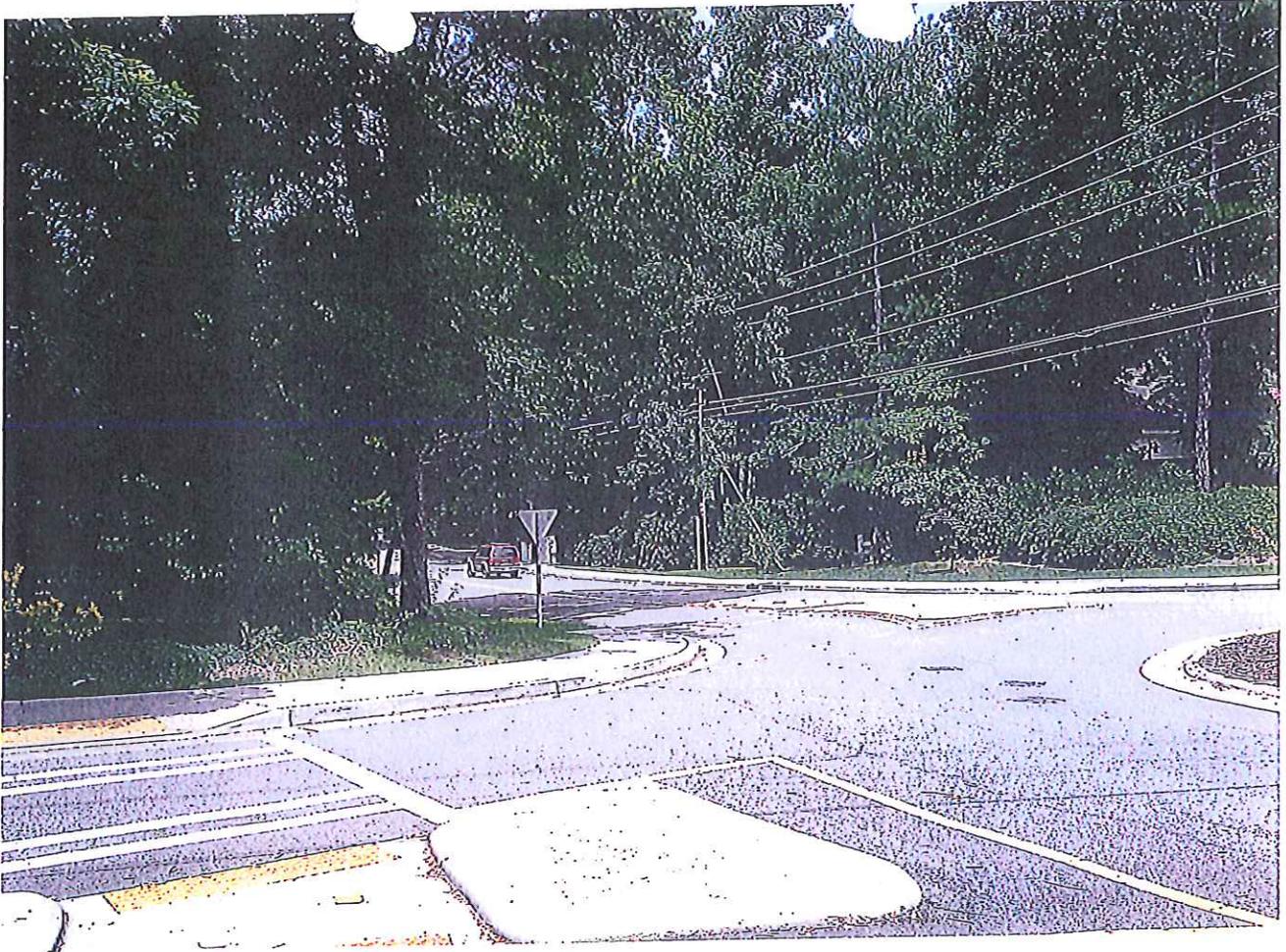
PROJECT NUMBER
2

NOT ISSUED FOR CONSTRUCTION













Z 63-44

Fulton County, Georgia
Inter-Office Memorandum

To: Richard M. Forbes, Director of Planning
From: Alan F. Kiepper, County Manager
Subject: Research on Haas and Dodd
Community Unit Plan

Date June 29, 1966

Commission Chairman Archie Lindsey has requested that we review the file on the Haas and Dodd Community Unit Plan on Roswell Road and determine whether it carried either an R-4, 5, or 6 "stigma" during the time that it was being processed. Mr. Lindsey says that he does not recall any discussion of high density.

Therefore, will you please have a thorough review made of the file on the Haas and Dodd Community Renewal Plan and determine just how this application was handled as far as an overall density is concerned. If you need someone to do basic research in the files, I can make our Administrative Intern, John Baker, available to you. I would like to have a report for Mr. Lindsey prior to the July 6 meeting. Please let me have your report no later than July 1, if possible. Mr. Hutchinson can be of considerable assistance to you, I am sure.

s ✓
cc: A. H. Hutchinson, Zoning Administrator
John Baker, Administrative Intern

RECEIVED

DEC 06 2013

City of Sandy Springs
Community Development

RECEIVED
JUN 30 1966
ZONING DEPT.

1 TRISHA

2-63-44

FOUNDED 1891



HERMAN J. HAAS
EDWIN R. HAAS, JR.
ELLIOT L. HAAS, C. L. U.

G. A. MERIWETHER
ARTHUR W. BISHOP
J. MARION CRAIN

HAAS & DODD
FORSYTH & POPLAR STREETS, N. W.
JACKSON 2-3111
ATLANTA 1, GEORGIA

July 31, 1963

The Atlanta-Fulton County
Joint Planning Board
Atlanta, Georgia

Gentlemen:

Please find enclosed amended application and revised plat for our proposed Spalding Woods development, in accordance with Article XX, Exceptions and Modifications, Section 5, "Community Plan".



It will be noted that the minimum residential building requirements of our proposed R-2 area are in excess of those required for R-1 areas; and our minimum building requirements for our proposed R-3 area are in excess of those required for R-2 areas.

In the requested Multi-Family area the density of only 15 units per acre, as contained in our application, is considerably beneath the allowable limit for A-1 areas.

We have made these changes and revisions in order to meet points raised at the public hearing, and believe we have succeeded in meeting the principal, if not all of the criticism of the plan as originally submitted.

Respectfully submitted,

LAND LOT 31 REALTY COMPANY
LAND LOT 32 REALTY COMPANY
LAND LOT 33 REALTY COMPANY

By Arthur W. Bishop - Pres.

By J. M. Crain, Pres.

ERH:AH
enc.

INSURANCE—REAL ESTATE—MORTGAGE LOANS
"SERVICE BEYOND THE CONTRACT"

#2 TRISHA

P.81/123

AMENDED APPLICATION

July 31, 1963

2-63-44

TO
The Atlanta-Fulton County Joint Planning Board
Atlanta, Georgia

The undersigned, Land Lot 31, 32 and 33 Realty Companies, hereby request your approval of the development of their properties, to be known as SPALDING WOODS, legal description of which is attached, in the manner shown on the attached Preliminary Master Plan in accordance with Article XX, Exceptions and Modifications, Section 5, "Community Plan", of the Fulton County Zoning Resolution.

1. The applicants pledge to include in the recorded restrictions relative to the development of Spalding Woods the following:

(a) All residential lots contiguous to Roswell Road south of present Dalrymple Road, shall have the building set-back lines from interior streets and there shall be no egress nor ingress permitted for vehicles from said lots directly to or from Roswell Road.

(b) No main dwellings on said lots shall be nearer Roswell Road than 50 feet, and applicants agree to construct a fence of 4 feet minimum height along Roswell Road, which would be along the rear line of all lots described in this paragraph.

AMENDED TO
18,000 sq ft

2. All residential lots in subject development lying south of present Dalrymple Road shall meet or exceed all the requirements of R-3 zoning, with a ground floor area of not less than 1,600 square feet if less than two stories in height; and a ground floor area of not less than 1,100 square feet and a total floor area of not less than 1,800 square feet if two stories in height. Whereas, all residential lots in subject development lying north of present Dalrymple Road shall meet or exceed all the requirements of R-2 zoning, with a ground floor area of not less than 1,800 square feet if less than two stories in height; and a ground floor area of not less than 1,200 square feet and a total floor area of not less than 2,200 square feet if two stories in height.

3. The area shown on attached Preliminary Master Plan as Multi-Family Residential shall conform to A-1 Apartment zoning requirements with the one exception that density therein must not exceed 15 dwelling units per acre under any circumstances. A 25-foot wide, wooded buffer zone shall be provided along the northerly border of the Multi-Family Residential district, from the Colonial Pipe Line easement, all the way to Dalrymple Road, as shown on the attached Master Plan.

4. Recognizing that Spalding Woods is situated not many miles from Sandy Springs and Roswell, Georgia, the plot requested in this application for a shopping center, as shown on the attached plan, is for a small center of a purely neighborhood type, to be designed to serve an area of only an approximate two-mile radius.

5. Approximately 65 acres has been set aside in Spalding Woods for an 18 hole, par 3 golf course, or open and wooded area, tennis courts, swimming pool and club house, and an added 7 acre-plus site for a lake. These, in addition to the open areas of school grounds, power and pipeline easements, and wooded buffer zone, will greatly reduce the development's population density.

It is the desire of the undersigned that this community development, to be known as Spalding Woods, be a credit to Fulton County, and a most desirable place in which to live. To this end they have employed the firm of Harland Bartholomew and Associates to design a land use plan to provide the maximum in livability, safety and beauty, said plan being attached hereto.

LAND LOT 31 REALTY COMPANY
LAND LOT 32 REALTY COMPANY
LAND LOT 33 REALTY COMPANY

By Arthur W. Bishop - V. Pres -

By J. M. Rain, Pres

3

TRISHA

R-2 North of Halcyon
R-3 South of



FULTON COUNTY PLANNING COMMISSION (UNINCORPORATED AREA), 165 CENTRAL AVE., SW, ROOM 307, ATLANTA, GA 30303, 872-2771/2
JOSEPH ARONOFF, CHAIRMAN . C. A. "BOEY" RHODES, VICE-CHAIRMAN
ROGER RUPNOW . MERRELL A. COLEMAN . MARY H. LONG . LARRY E. MOSS . MARILYN W. THREAGILL
A. H. HUTCHINSON, ADMINISTRATOR

January 30, 1980

Mr. Bill Ward
c/o Chase Development Corporation
P. O. Box 47010
Atlanta, Georgia 30362

Re: #Z-63-44 FC - ROSWELL ROAD
Land Lot 31, 33, 32, & 33 Realty
(SPALDING WOODS SUBDIVISION)
Land Lots 31, 33, 74, & 75
17th District

Dear Mr. Ward:

In reply to the above CUP (Community Unit Plan), according to plat on file in the Zoning Department dated April, 1963, and revised July, 1963; you may build the subdivision lots as shown on said plat to R-3 (Residential) specifications.

Hoping this is the information you seek, I am,

Very truly yours,

A. H. Hutchinson
A. H. Hutchinson
Zoning Administrator

AHH:te

#4/4 TRISHA



07

Rezoning Petition No. 201301810

PROPERTY INFORMATION	
Address, Land Lot, and District	4920 High Point Road Land Lot 67, District 17 th
Council District	5
Frontage	278.65 feet along High Point Road and 144/55 feet along Highbrook Drive
Area	1.5727 acres
Existing Zoning and Use	R-2 (Single Family Dwelling District), lot is currently vacant
Overlay District	N/A
2027 Comprehensive Future Land Use Map Designation	R1-2 (1 to 2 units per acre)
Proposed Zoning	R-2A (Single Family Dwelling District)

APPLICANT/PETITIONER INFORMATION

Property Owner Jeffrey C. Spillane	Petitioner Jeffrey C. Spillane	Representative Jeffrey C. Spillane
--	--	--

HEARING & MEETING DATES

Community Zoning Information Meeting June 25, 2013	Community Developer Resolution Meeting July 25, 2013	Planning Commission Hearing October 17, 2013	Mayor and City Council Hearing November 18, 2013
--	--	--	--

INTENT

To rezone the subject property from R-2 (Single Family Dwelling District) to R-2A (Single Family Dwelling District) to allow for the development of two single family lots.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

201301810- DENIAL

PLANNING COMMISSION

2013001810-TBD

MAYOR AND CITY COUNCIL (October 1, 2013)

2013001810- DEFERRAL

At the October 1, 2013 Mayor and City Council meeting, the petition was deferred to give staff the opportunity to evaluate the lot sizes along the western frontage of High Point Road. It was discussed by the applicant, neighbors, and Mayor and Council that the lots on the western side of High Point Road are not always consistent with the R-2 zoning requirements. Staff was directed to research the lot sizes, to determine whether existing lot sizes would support the subdivision of 4920 High Point Road into two lots, one of 36,848 and one of 27,000 square feet size. The map, including acreages, is provided later in this package. Based on these findings, the request to subdivide 4920 High Point Road into two lots is inconsistent with surrounding densities.

Prepared by the City of Sandy Springs Department of Community Development for the Planning Commission Meeting October 17, 2013

H 1/2 HIGHPOINT, SAME AS MABRY

TRISHA

EXISTING LAND USE AND ZONING OF ABUTTING PROPERTIES

SUBJECT PETITION	Requested Zoning	Proposed Use	Land Area (Acres)	Units	Density (Units per Acre)
201301810	R-3	Single Family	2.59	5	1.9 units/ac

Location in relation to subject property	Zoning	Use	Land Area (Acres)	Square Footage or Number of Units	Density (Square Feet or Units Per Acre)
North	R-2	4960 High Point Road	±1.00	1	±1.00 units/ac
East	R-2	The Church of the Atonement	±7.25	±18,000 sq ft	±2,482.75 sq ft/ac
East	R-3 Z81-0101	Winsor Heights	±6.40	13	±2 units/ac
West	R-2 and R-3	High Brook (534, 545, 555 Forest Valley Road & 540, 550, 560, 570 High Brook Drive)	±4.60	7	±1.52 units/ac
South	R-2	High Brook (4876, 4890 High Point Road & 565, 575 High Brook Drive)	±2.0	4	±2.00 units/ac

2 HIGHPOINT. SAME AS MARRY TRISHA

ZONING IMPACT ANALYSIS

To rezone the subject property from R-2 (Single Family Dwelling District) to R-3 (Single Family Dwelling District) to allow for the development of 5 single family lots.

Per Article 28.4.1, *Zoning Impact Analysis by the Planning Commission and the Department*, the staff shall make a written record of its investigation and recommendation on each rezoning petition with respect to the following factors:

A. *Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.*

Findings: The staff is of the opinion that single family residential use is appropriate. However, the proposed density is inconsistent with the development of the properties along High Point Road, and is therefore not suitable. The lots fronting High Point Road in this area are zoned R-2 (Single Family Dwelling District) and are one (1) acre in size or larger.

B. *Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.*

Findings: The staff is of the opinion that the proposed increase in density will adversely affect the existing use, usability, and character of the adjacent residential properties.

C. *Whether the property to be affected by the zoning proposal may have reasonable economic use as currently zoned.*

Findings: The staff is of the opinion that the subject properties have a reasonable economic use as currently zoned.

D. *Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools.*

Findings: The staff anticipates that the proposal will have limited impact on the existing infrastructure in the neighborhood.

E. *Whether the zoning proposal is in conformity with the policies and intent of the land use plan.*

Findings: The staff is of the opinion that the proposal for five residential lots at a density of 0.6 units per acre is in conformity with the Future Land Use Map. The land use map suggests a designation of R1-2, *Residential 1 to 2 units per acre*, which the proposal meets. However, the proposal is not consistent with the Comprehensive Plan Policies that call for the protection of existing neighborhoods and new projects to be developed at a scale similar to surrounding properties, in that properties along High Point Road are typically one (1) acre or larger.

Land Use Policies – Protected Neighborhoods (2027 Comprehensive Plan, Chapter 5: Policies – Page 100)

The following policies apply to all properties within the boundary of protected neighborhoods as shown on the future land use plan map. Where consistent with the context, such policies may be determined appropriate in transitional areas.

1. Protect the character and integrity of existing neighborhoods, while also meeting the needs of communities.

4. Limit infill development within protected neighborhoods to densities that are consistent

3/11/13 PM IT SAME AS MARRY TRISHA

with the surrounding residential development.

- 6. Residential infill development in protected neighborhoods should maintain the existing dwelling setback pattern in relation to the street.

Land Use Policies – Transitional Areas (2027 Comprehensive Plan, Chapter 5: Policies – Page 100)

Transitional areas are areas where land use changes from one use to another and areas with the same use, but where intensities change from lower to higher.

- 7. The area and lot width of any new lot for detached, single-family dwellings facing the same street as that serving the neighborhood, should not be less than 80 percent of the area of the existing lot it abuts in the protected neighborhood fronting on the same street.

F. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

Findings: The staff is of the opinion that there are no existing or changing conditions affecting the use and development of the property, which give supporting grounds for approval or denial of the applicant's proposal.

G. Whether the zoning proposal will permit a use which can be considered environmentally adverse to the natural resources, environment and citizens of Sandy Springs.

Findings: The staff is of the opinion that the proposal will permit a use at a density which can be considered environmentally adverse to the natural resources, environment and citizens of Sandy Springs. The density of the proposal is higher than the surrounding properties on High Point Road, which will negatively impact the existing area. Additionally, there are specimen trees on the site that may be impacted by the proposed development.

DEPARTMENT COMMENTS

The staff held a Focus Meeting with Transportation, Building and Permitting, Fire, Code Enforcement, Site Development, and the Arborist on July 10, 2013 at which the following departments had comments. The staff has received additional comments from the Fulton County Board of Education and Fulton County Department of Water Resources (see attachments).

<p>Site Development</p>	<ul style="list-style-type: none"> • Development shall not increase size of basin draining onto any adjacent residential property. • Development shall comply with the Georgia Stormwater Management Manual Stormwater Runoff Quality Standard by providing practices that treat the water quality volume by infiltration and/or evapotranspiration. • 3. Development shall comply with the Sandy Springs Post-Development Stormwater Management for New Development and Redevelopment Ordinance Post-Development Stormwater Management Performance Criteria. Development shall not generate concentrated discharge of stormwater across a property line onto an adjacent lot where such a concentrated discharge does not already occur unless such discharge is into a drainage easement that extends to a conveyance that
-------------------------	---

Prepared by the City of Sandy Springs Department of Community Development for the Mayor and City Council Meeting November 19, 2013

#4/ HIGHWAY IT SAME AS MARRY

TRISHA

CONCLUSION TO FINDINGS

It is the opinion of the staff that the proposal is not in conformance with the intent of the Comprehensive Plan Policies. The proposed density of 0.6 units per acre does fall within the range recommended by the Future Land Use Map, but is not in compliance with the other policies outlined in the Comprehensive Plan. The proposal is inconsistent with the surrounding properties. Therefore, based on these reasons, the staff recommends **DENIAL** of the rezoning petition.

STAFF RECOMMENDED CONDITIONS

Should the Mayor and City Council decide to rezone the subject property from R-2 (Single Family Dwelling District) to R-2A (Single Family Dwelling District), the staff recommends that the approval be subject to the R-2A regulations in the Sandy Springs Zoning Ordinance and the Sandy Springs Code of Ordinances.

Attachments

- Letter of Intent received June 3, 2013
- Request for Withdrawal dated received October 30, 2013
- Revised Site Plan dated received August 30, 2013
- Map of surrounding densities
- Site Plan dated received August 2, 2013
- Site Photographs
- Additional comments from the Fulton County Department of Water Resources, Fulton County Department of Health Services
- Letter of Opposition from Neighbors received July 31, 2013

5 / HIGHLAND SAME AS MABRY, TRISHA

RECEIVED

Abaray, Linda

From: Spalding Woods HOA <hoa30328@spaldingwoods.org>
Sent: Tuesday, November 26, 2013 9:55 AM
To: Dickerson, Patrice; Abaray, Linda
Cc: Howard Fleming; Richard Weber; Steve Currivan; Bob Barger; Sandy Thompson Fox; ebel@reyes.net
Subject: Spalding Woods Council Response
Attachments: Spalding Woods Council Response.pdf

City of Sandy Springs
Community Development

Patrice S. Dickerson, AICP
Manager of Planning and Zoning, City of Sandy Springs

Linda Abaray
Senior Planner, City of Sandy Springs

Patrice and Linda-

At the November 19th City Council meeting, councilors suggested that Traton Homes obtain additional information from the Spalding Woods neighborhood regarding density preferences on the Mabry Road rezoning petition

This information is contained in the attached PDF file.

We are requesting distribution of this information to the petitioner as soon as possible to allow ample time in proposing a workable solution to this matter. We are also requesting that the individual councilors are copied to demonstrate our compliance with their suggestions.

Please also include this information in the packet prepared for the December 17th City Council meeting to which this matter has been deferred.

Confirmation of the requested distributions would be greatly appreciated.

Thank you for your assistance with this request and for your responsiveness on other requests throughout this lengthy rezoning process.

We hope you have a great Thanksgiving holiday.

Regards-

Steve Currivan
President
Spalding Woods HOA

RECEIVED

NOV 26 2013

Spalding Woods Civic Association, Inc. City of Sandy Springs
November 25th, 2013 Community Development

Response to Sandy Springs City Council Comments Made at the
November 19, 2013 Mabry Road Rezoning Hearing

At the November 19th City Council meeting it was suggested that the Spalding Woods neighborhood provide additional suggestions as to density preferences regarding the Mabry Road rezoning petition.

Several modified site plans have been circulating throughout the neighborhood. The following pages show a 13-home plan, a 12-home plan and a 10-home plan with various buffer and access options.

The included 13-home site plan has been circulating for several months and was the basis for the 13-home category in our neighborhood rezoning poll. This poll was discussed at previous Planning Commission and City Council meetings. A copy of this 13-home site plan was sent to each individual city councilor this past September.

By looking at the poll results, it can be clearly seen that the 13-home density would be acceptable to 81% of our residents, and is thus a logical basis for an acceptable density threshold.

It is felt that the polling data, along with the additional attached site plans, are sufficient indicators of what the neighborhood would like to see on the Mabry Road site.

All of this information, along with our previously stated storm water, streetscape aesthetics and construction impact concerns and conditions, as well as the city planning staff's conditions, should be more than adequate in helping the petitioner present an option beneficial to all parties.

We are requesting the inclusion of this cover letter and the accompanying site plans in the packet prepared for the December 17th City Council meeting to which this matter has been deferred.

We are also requesting distribution of this information to the individual councilors and to the petitioner as soon as possible so as to allow all parties ample time in reaching a workable solution to this matter.

Signed and entered into the corporate records and minutes of the Spalding Woods Civic Association, Inc., a Georgia corporation, by the following officers and directors:

Signature Howard Fleming
Printed Name Howard Fleming
Title Director
Date 11/25/13

Signature Steve Cullinan
Printed Name Steve Cullinan
Title PRESIDENT
Date 11/25/13

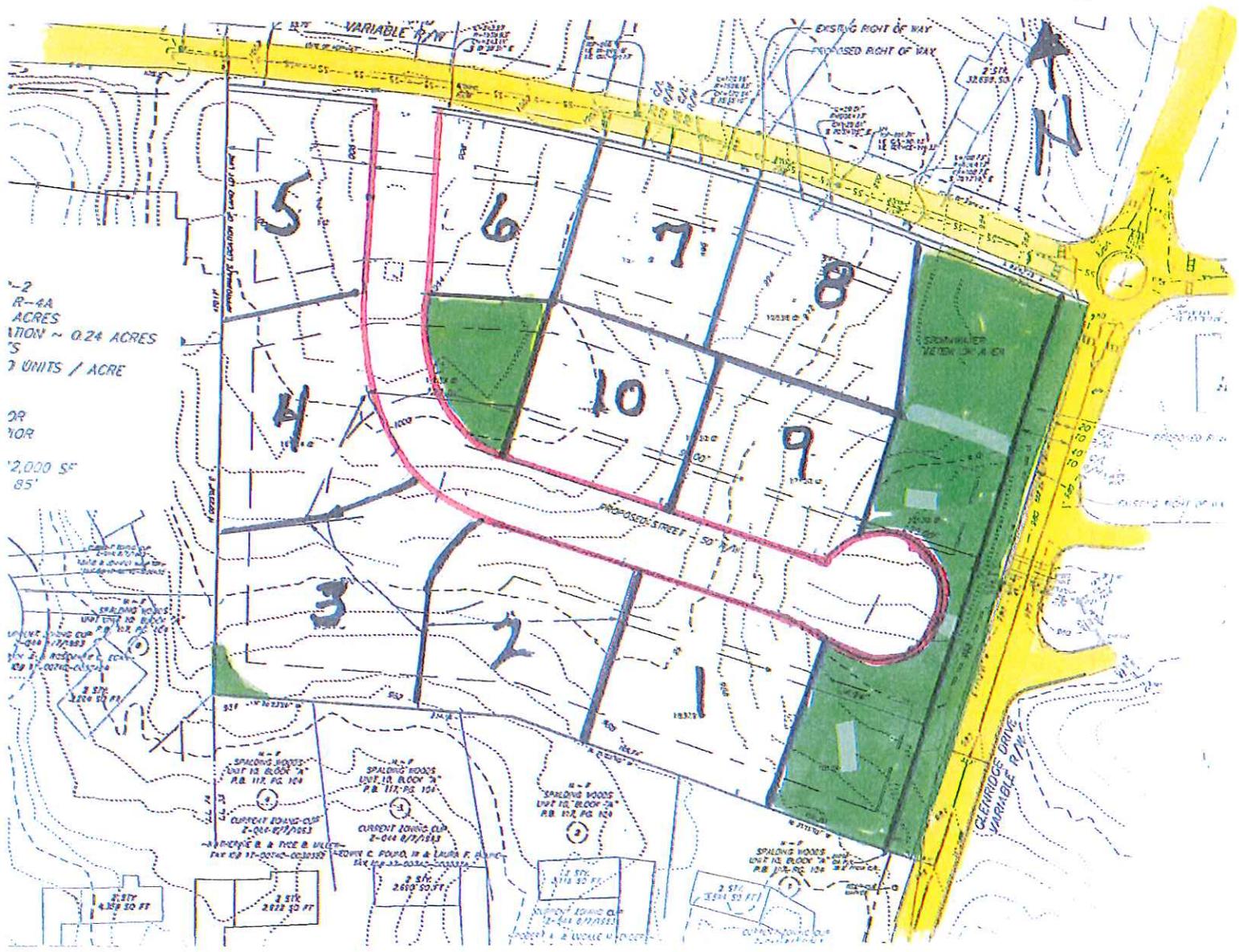
Signature Richard A. Yleber
Printed Name Richard A. Yleber
Title Past President
Date 11/25/13

Signature R.R. Barger
Printed Name DIRECTOR
Title R. R. BARGER
Date 11.25.13

RECEIVED

NOV 26 2013

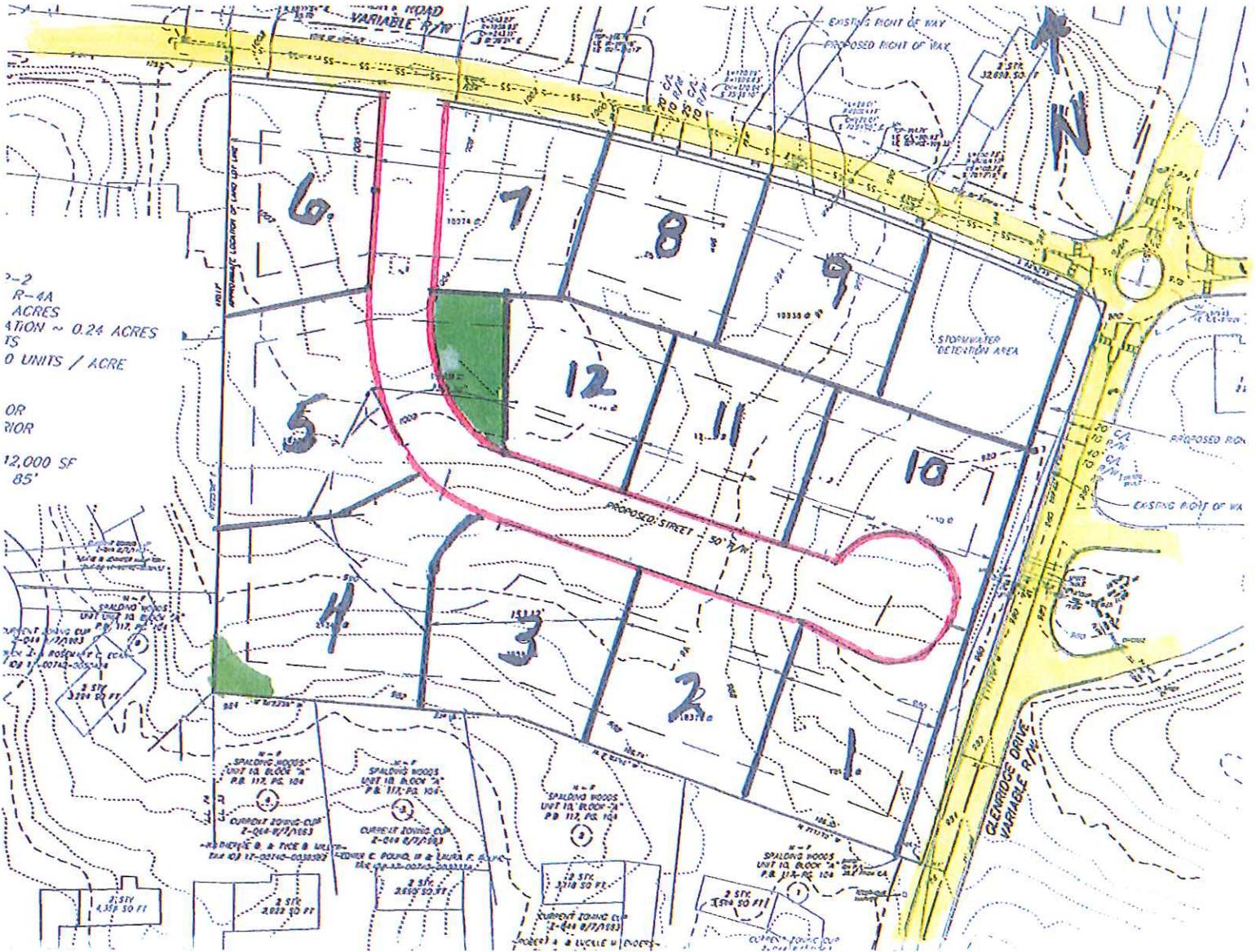
City of Sandy Springs
Community Development



RECEIVED

NOV 26 2013

City of Sandy Springs
Community Development



Spalding Woods Rezoning Poll Results

August 2013

About the Poll

- 148 HOA member homes in good standing and with valid email addresses on file were invited to participate in this survey on the Mabry Rd. rezoning petition.
- 119 homes (80%) responded on time and are included in these results.

Results

Which of the following statements best represents your feelings on the current Mabry Road rezoning issue:	
The modified petition from R4 with 20 homes to R4A with 18 homes is a healthy compromise beneficial to the Spalding Woods neighborhood.	9%
The new development should be strictly in accordance with the city's comprehensive land use plan, which appears to allow approximately 13 homes on the Mabry Road site.	46%
A development plan with 15 or 16 homes would be acceptable if it were aesthetically pleasing, contained high-quality homes, properly addressed the current and future storm water concerns <u>and protected neighborhood provisions are maintained.</u>	26%
A development plan with 15 or 16 homes would be acceptable if it were aesthetically pleasing, contained high-quality homes, and properly addressed the current and future storm water concerns. (No protected neighborhood provisions stipulated.)	7%
None of the above options are good for the neighborhood.	12%
I have no preference and/or am not that interested in this matter.	<1%

Should the Spalding Woods HOA remain firm in its resolve to maintain our protected neighborhood status?	
YES	85%
NO	15%

Analysis

- The 80% participation rate indicates that this matter is of significant importance to neighbors.
- The neighborhood as a whole does not appear to be opposed to development, but appears opposed to development of a higher density than what currently exists within the subdivision's legal boundaries.
- The neighborhood takes the "protected" status seriously and wants protected neighborhood provisions maintained in any redevelopment effort.

Comparison of Proposed Lot Size with Existing Surrounding Lots

10.31.13

Applicant's 18-lot site plan

Lot	Proposed Square ft.	Existing Surrounding Square ft.		Percent of Existing lot size	
1	14,560	25,522	Messina Way		
2	14,258	28,928	Messina Way		
3	13,991	26,942	Messina Way		
4	11,735	24,738	Messina Way		
5	14,549	-	Messina Way	65%	Lots are only 65% of the existing surrounding lots
6	13,210	21,946	Catina Ct.		
7	15,306	35,514	Catina Ct.	50%	Lots are only 50% of the existing surrounding lots
8	12,550	-	Interior lot		
9	12,127	-	Interior lot		
10	12,130	-	Interior lot		
11	12,130	-	Interior lot		Also, lots are 12% smaller than proposed outer lots
12	12,130	-	Interior lot	46%	Lots are only 46% of the average existing surrounding lots
13	12,044	27,199	Mabry Rd		
14	13,822	25,452	Mabry Rd		
15	13,079	24,002	Mabry Rd		
16	12,330	24,725	Mabry Rd		
17	14,224	25,574	Mabry Rd		
18	16,650	-	Mabry Rd	65%	Lots are only 65% of the existing surrounding lots

Staff Conditional 14-lot site plan

Lot	Proposed Square ft.	Existing Surrounding Square ft.		Percent of Existing lot size	
1	18,134	25,522	Messina Way		
2	18,379	28,928	Messina Way		
3	19,582	26,942	Messina Way		
4	21,347	24,738	Messina Way	73%	Lots are only 73% of the existing surrounding lots
5	18,904	21,946	Catina Ct.	86%	Lots are only 86% of the existing surrounding lots
6	15,839	-	Interior lot		
7	12,127	-	Interior lot		
8	12,130	-	Interior lot		
9	12,130	-	Interior lot		Also, lots are 25% smaller than proposed outer lots
10	12,130	-	Interior lot	49%	Lots are only 49% of the average existing surrounding lots
11	19,636	27,199	Mabry Rd		
12	18,145	25,452	Mabry Rd		
13	18,074	24,002	Mabry Rd		
14	18,381	24,725	Mabry Rd		
	-	25,574	Mabry Rd	58%	Lots are only 58% of the existing surrounding lots