

CITY COUNCIL AGENDA ITEM

TO: Mayor & City Council DATE: December 13, 2010

FROM: John McDonough, City Manager

AGENDA ITEM: **RC10-05SS** - 535 Rivercrest Ct., River Corridor Review for
Construction of Addition to Existing Residence

MEETING DATE: For Submission onto the December 21, 2010, City Council Regular
Meeting Agenda

BACKGROUND INFORMATION: (Attach additional pages if necessary)

See attached:

Memorandum
Support Materials

APPROVAL BY CITY MANAGER: JPM APPROVED

_____ NOT APPROVED

PLACED ON AGENDA FOR: 12/21/2010

CITY ATTORNEY APPROVAL REQUIRED: () YES () NO

CITY ATTORNEY APPROVAL: WPEW

REMARKS:



To: Honorable Mayor and City Council Members

From: Blake J. Dettwiler, AICP, Director, Community Development Department BD

Date: December 6, 2010 for Submission onto the December 21, 2010 City Council Meeting
Agenda – River Corridor Review

Agenda Item: RC 10-05SS (535 Rivercrest Ct.)

Intent:

The owner of the property proposes the construction of an addition to the existing residence on the property.

Process:

The subject application was submitted to the Atlanta Regional Commission on November 23, 2010, with a finding that the proposed project is consistent with the Chattahoochee Corridor Plan. The application is scheduled to be represented by the applicant at the December 21, 2010 Mayor and City Council meeting.

The Staff requests that the Mayor and City Council allow a representative of the Department of Community Development to present the application and the Department's recommendation. The applicant would then be allowed to present the application. Next, all dissenting and supporting comments of the public should then be solicited. Finally, the applicant would have a period of rebuttal.

In accordance with the requirements of the State of Georgia, the applicant and all supporting public comments are to be allowed at least ten (10) minutes. Additionally, dissenting public comments are to be allowed at least ten (10) minutes.

Staff Recommendation:

APPROVAL – Consistent with Chattahoochee River Corridor Plan

Concurrent Review:

John McDonough, City Manager
Wendell Willard, City Attorney
Cecil McLendon, Assistant City Attorney



REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax:404.463.3105 • www.atlantaregional.com

DATE: Nov 23 2010

ARC REVIEW CODE: V1011231

TO: Mayor Eva Galambos
ATTN TO: David Schmid, City of Sandy Springs
FROM: Charles Krautler, Director

NOTE: This is digital signature.
Original on file.

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: RC-10-05SS 535 Rivercrest Court
Review Type: Metro River
MRPA Code: RC-10-05SS

Description: An application for a Metropolitan River Protection Act Certificate for the addition to an existing single family residence.

Preliminary Finding: The ARC staff has completed the review of the application for a Metro River Certificate for this proposed project in the Chattahoochee River Corridor. Our preliminary finding is that the proposed project is consistent with the Chattahoochee Corridor Plan.

Submitting Local Government: City of Sandy Springs
Land Lot: 207 **District:** 17 **Section:**
Date Opened: Nov 23 2010
Deadline for Comments: Dec 3 2010
Earliest the Regional Review can be Completed: Dec 3 2010

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:

ARC LAND USE PLANNING
COBB COUNTY
GEORGIA CONSERVANCY

ARC ENVIRONMENTAL PLANNING
NATIONAL PARK SERVICE

GEORGIA DEPARTMENT OF NATURAL RESOURCES
UPPER CHATTAHOOCHEE RIVERKEEPER

If you have any questions regarding this review, Please call Jon Tuley at (404) 463-3309. If the ARC staff does not receive comments from you by 2010-12-03 00:00:00, we will assume that your agency has no additional comments and we will close the review. Comments by email are strongly encouraged.

The ARC review website is located at: <http://www.atlantaregional.com/landuse> .

Attached is information concerning this review.

**APPLICATION FOR
METROPOLITAN RIVER PROTECTION ACT CERTIFICATE**

1. Name of Local Government: CITY OF SANDY SPRINGS

2. Owner(s) of Record of Property to be Reviewed:

Name(s): ALEX KATZ

Mailing Address: 535 RIVERCREST COURT

City: SANDY SPRINGS State: GA Zip: 30328

Contact Phone Numbers (w/Area Code):

Daytime Phone: (404) 441-5834 Fax: _____

Other Numbers: _____

3. Applicant(s) or Applicant's Agent(s):

Name(s): DAVE ROBERTS

Mailing Address: 748 LAWRENCE STREET

City: MARIETTA State: GA Zip: 30060

Contact Phone Numbers (w/Area Code):

Daytime Phone: (404) 597-9235 Fax: _____

Other Numbers: _____

4. Proposed Land or Water Use:

Name of Development: N/A

Description of Proposed Use: ADDITION TO SINGLE FAMILY RESIDENCE

5. Property Description (Attach Legal Description and Vicinity Map):

Land Lot(s), District, Section, County: _____

207, 17th DISTRICT, FULTON COUNTY, GA

Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____

RIVER CHASE SUBD. - 535 RIVER CREST COURT

Size of Development (Use as Applicable):

Acres: Inside Corridor: 0.688 AC

Outside Corridor: 0

Total: 0.688 AC

Lots: Inside Corridor: 1

Outside Corridor: 0

Total: 1

Units: Inside Corridor: 1

Outside Corridor: 0

Total: 1

Other Size Descriptor (i.e., Length and Width of Easement):

Inside Corridor: _____

Outside Corridor: _____

Total: _____

6. Related Chattahoochee Corridor Development:

A. Does the total development include additional land in the Chattahoochee Corridor that is not part of this application? No

If "yes", describe the additional land and any development plans: _____

B. Has any part of the property in this application, or any right-of-way or easement bordering this land, previously received a certificate or any other Chattahoochee Corridor review approval? No

If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): _____

7. How Will Sewage from this Development be Treated?

A. Septic tank _____

Note: For proposals with septic tanks, the application must include the appropriate local government health department approval for the selected site.

B. Public sewer system _____

8. Summary of Vulnerability Analysis of Proposed Land or Water Use:

Vulnerability Category	Total Acreage (or Sq. Footage)	Total Acreage (or Sq. Footage) Land Disturbance	Total Acreage (or Sq. Footage) Imperv. Surface	Percent Land Disturb. (Maximums Shown In Parentheses)	Percent Imperv. Surf. (Maximums Shown In Parentheses)
A	_____	_____	_____	(90) _____	(75) _____
B	_____	_____	_____	(80) _____	(60) _____
C	15,752 SF	11,026 SF	8049 SF*	(70) 70	(45) 51 *
D	2,589 SF	1,294 SF	148 SF*	(50) 50	(30) 5.7 *
E	_____	_____	_____	(30) _____	(15) _____
F	11,629 SF	1,163 SF	11 SF*	(10) 10	(2) 0.1 *
Total:	29,969 SF	13,483 SF	8,208 SF*	N/A	N/A

* Includes a transfer of 628 SF of impervious surface from D to C at 1-to-1 and a transfer of 222 SF of impervious surface from F to C at 1-to-1.5 (222 x 1.5 = 333 SF) for a total of 961 SF of impervious transferred to C as per Part 2.A.3.c.(1) of the Chattahoochee Corridor Plan.

NOTE: All numbers rounded to nearest whole number. Changes by J. Santo, ARC, 11/17/10

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? No
If "yes", indicate the 100-year floodplain elevation: N/A

NOTE: For this review, river floodplain is determined from the U.S. Army Corps of Engineers' "Floodplain Information - Chattahoochee River, Buford Dam to Whitesburg, Georgia", November, 1973 and its Supplement of March, 1982.

NOTE: All river 100-year floodplain is assigned to the "E" Category; its allowable allocations can be combined with those of other "E" land in the review. Also, 100-year floodplain cannot be reanalyzed and cannot accept transfers.

10. Is any of this land within the 500-year floodplain of the Chattahoochee River? No
If "yes", indicate the 500-year flood plain elevation: N/A

NOTE: Plan Standards include a 35-foot height limit above the pre-construction grade within the 500-year floodplain (includes the 100-year floodplain). Adherence to this standard must be noted on the submitted plans (see Part 2.B.(4) of the Chattahoochee Corridor Plan).

11. The following is a checklist of information required to be attached as part of the application. Individual items may be combined.

FOR ALL APPLICATIONS:

- Description of land in the application and any additional land in the project (attach legal description or surveyed boundaries).
- Name, address, and phone number(s) of owner(s) of record of the land in the application. (Space provided on this form)
- Written consent of all owners to this application. (Space provided on this form)
- Name, address, and phone number(s) of applicant or applicant's agent. (Space provided on this form)
- Description of proposed use(s). (Space provided on this form)
- Existing vegetation plan.
- Proposed grading plan.
- Certified as-builts of all existing land disturbance and impervious surfaces.
- Approved erosion control plan.
- Detailed table of land-disturbing activities. (Both on this form and on the plans)

Plat-level plan showing (as applicable): lot boundaries; any other sub-areas; all easements and rights-of-way; 100- and 500-year river floodplains; vulnerability category boundaries; topography; any other information that will clarify the review.

Documentation on adjustments, if any.

Cashier's check or money order (for application fee).

FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):

Site plan.

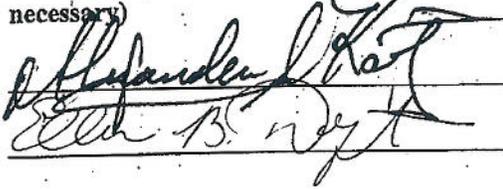
Land-disturbance plan.

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

N/A Concept plan.

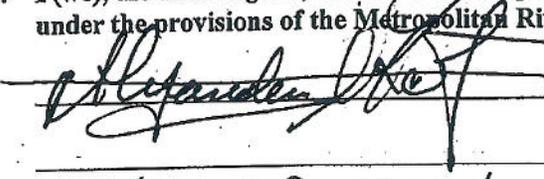
N/A Lot-by-lot and non-lot allocation tables.

12. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act: (use additional sheets as necessary)



Signature(s) of Owner(s) of Record Date

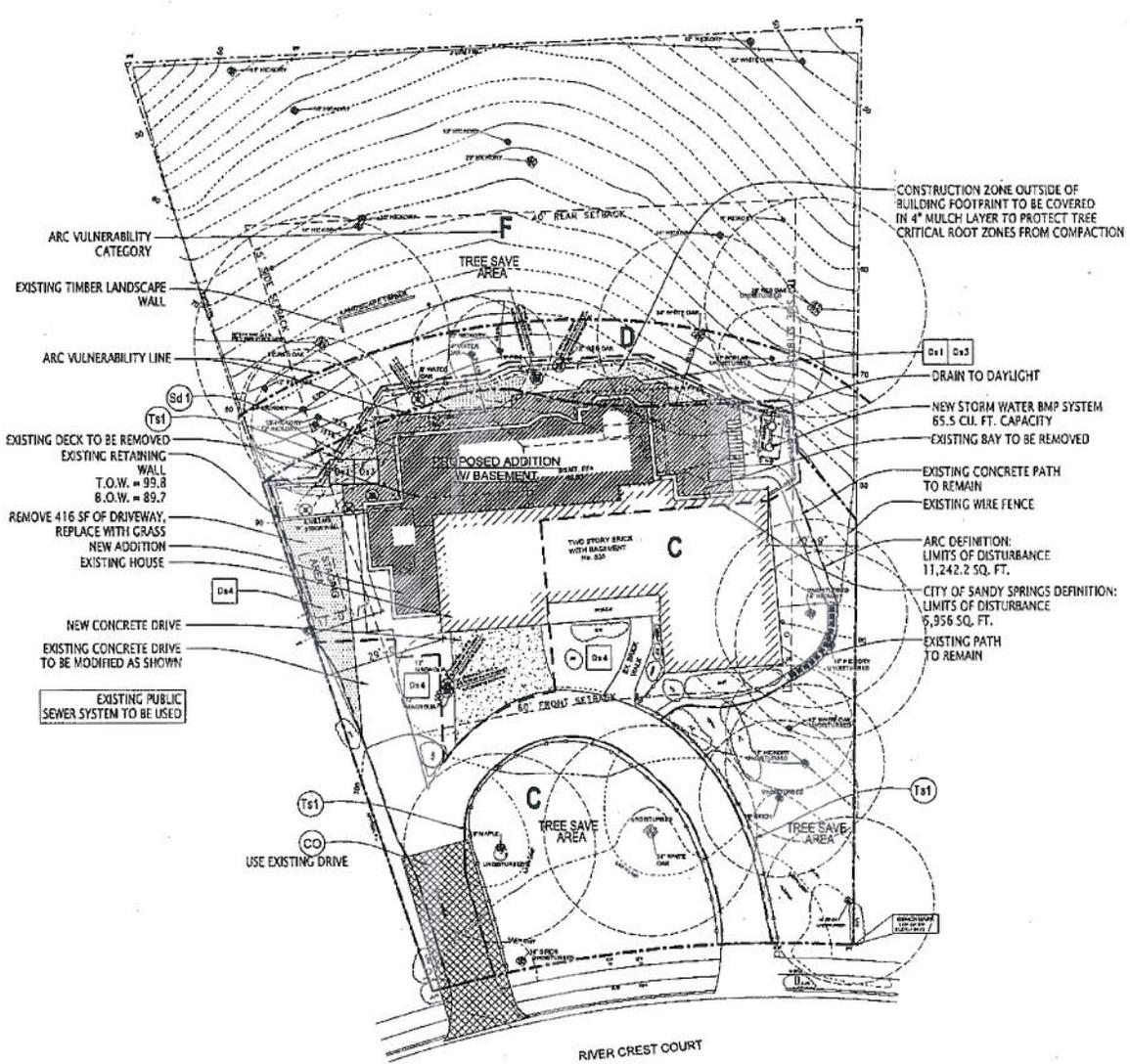
13. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act:



Signature(s) of Applicant(s) or Agent(s) Date

14. The governing authority of _____ requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.

Signature of Chief Elected Official or Official's Designee Date



NOTES:

1. THIS PROPERTY IS COMPLETELY WITHIN THE DISTRICT OF COLUMBIA'S (DC) LANDSCAPE ARCHITECTURE REGULATIONS. THE LANDSCAPE ARCHITECT SHALL DESIGN WITHIN THE APPROVED LIMITS.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE DISTRICT OF COLUMBIA'S (DC) LANDSCAPE ARCHITECTURE REGULATIONS.
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1 ENLARGED SITE PLAN
 A-1.101