

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

DATE: April 3, 2017 **ARC REVIEW CODE**: R1704031

TO: Mayor Jere Wood

ATTN TO: Brad Townsend, Planning & Zoning Director FROM: Douglas R. Hooker, Executive Director

RE: Development of Regional Impact Review - Notification Only

For Doug Hooker Digital signature Original on file

1. EMerson Br

The Atlanta Regional Commission (ARC) has completed a preliminary regional review of the following development. ARC reviewed the development with regard to conflicts to regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of other local jurisdictions as well as state, federal, and other agencies. The preliminary report does not address whether the DRI is or is not in the best interest of the local government.

Name of Proposal: Roswell Exchange

Review Type: DRI - Notification Only **Submitting Local Government**: City of Roswell

<u>Date Opened</u>: April 3, 2017 <u>Deadline for Comments</u>: April 13, 2017 <u>Date to Close</u>: April 13, 2017

<u>Description</u>: Redevelopment of existing shopping center onto a mixed used development consisting of 164,000 sq. ft. of commercial uses and 300 multi-family units with an average size of 950 square feet per unit.

<u>PRELIMINARY COMMENTS:</u> According to the ARC Unified Growth Policy Map (UGPM), part of The Atlanta Region's Plan, this DRI is located in the Developed Suburbs Area of the region. Developed Suburbs are areas that have developed from roughly 1995 to today and are projected to remain suburbs through 2040. ARC's Regional Development Guide (RDG) details recommended policies for areas on the UGPM. General information and recommendations for Developed Suburbs and Regional Industrial and Logistics Areas are listed at the bottom of these comments.

Further to the above, regional policy recommendations for Developed Suburbs include:

- New development should connect to the existing road network and adjacent developments and use of cul-de-sacs or other means resulting in disconnected subdivisions should be discouraged
- Maximize the usefulness of existing recreational facilities in addition to providing new recreational opportunities
- Eliminate vacant or under-utilized parking areas through mechanisms such as out-parceling or conversion to community open space
- Use rain gardens, vegetated swales or other enhanced water filtration design to enhance the quality of stormwater run-off
- Identify other opportunities to foster a sense of community by developing town centers, village centers or other places of centralized location

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:

ARC COMMUNITY DEVELOPMENT
ARC RESEARCH AND ANALYTICS
GEORGIA DEPARTMENT OF NATURAL RESOURCES
CITY OF ALPHARETTA

ARC TRANSPORTATION ACCESS
ARC AGING AND HEALTH RESOURCES
GEORGIA DEPARTMENT OF TRANSPORTATION

ARC NATURAL RESOURCES
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA REGIONAL TRANSPORTATION AUTHORITY

If you have any questions regarding this review, Please contact Andrew Smith at (404) 463-5581 or asmith@atlantaregional.com. This finding will be published to the ARC website.

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



REGIONAL REVIEW NOTIFICATION

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DEVELOPMENT OF REGIONAL IMPACT **REQUEST FOR COMMENTS**

The project described below has been submitted to this Regional Commission for review. A DRI is a development of sufficient project of sufficient scale or importance that it is likely to have impacts beyond the jurisdiction in which the project is actually located, such as adjoining cities or neighboring counties. Although this proposed development does not cross ARC DRI review

thresholds, we would like to consider your comments on this proposed development in our DRI Notification Only review process. Therefore, please review the information about the project included on this form and give us your comments in the space provided. The completed form should be returned to the RC on or before the specified return deadline. Preliminary Findings of the RDC: **Roswell Exchange** See the Preliminary Report. Comments from affected party (attach additional sheets as needed): **Individual Completing Form:** Local Government: Please return this form to: Andrew Smith, Atlanta Regional Commission 40 Courtland Street NE Department: Atlanta, GA 30303 Ph. (404) 463-3307 Fax (404) 463-5581 asmith@atlantaregional.com Telephone: (Return Date: April 13, 2017 Signature: Date:

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: April 3, 2017 **ARC REVIEW CODE**: R1704031

TO: ARC Community Development, Natural Resources, Transportation Access and Mobility, Research and

Analytics, and Aging and Health Resources Division Chiefs

FROM: Andrew Smith, Extension: 3-5581

Reviewing staff by Jurisdiction:

Community Development: Smith, Andrew Transportation Access and Mobility: Mangham, Marquitrice

Natural Resources: Santo, Jim Research and Analytics: Skinner, Jim

Aging and Health Resources: Burgess, Sue

Name of Proposal: Roswell Exchange

Review Type: Development of Regional Impact – Notification Only

<u>Description:</u> Redevelopment of existing shopping center onto a mixed used development consisting of 164,000 sq. ft. of commercial uses and 300 multi-family units with an average size of 950 square feet per unit.

Submitting Local Government: City of Roswell

Date Opened: April 3, 2017

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Date to Close: April 13, 2017

Response

Proposal is CONSISTENT with the following regional development guide listed in the comment section.

While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.

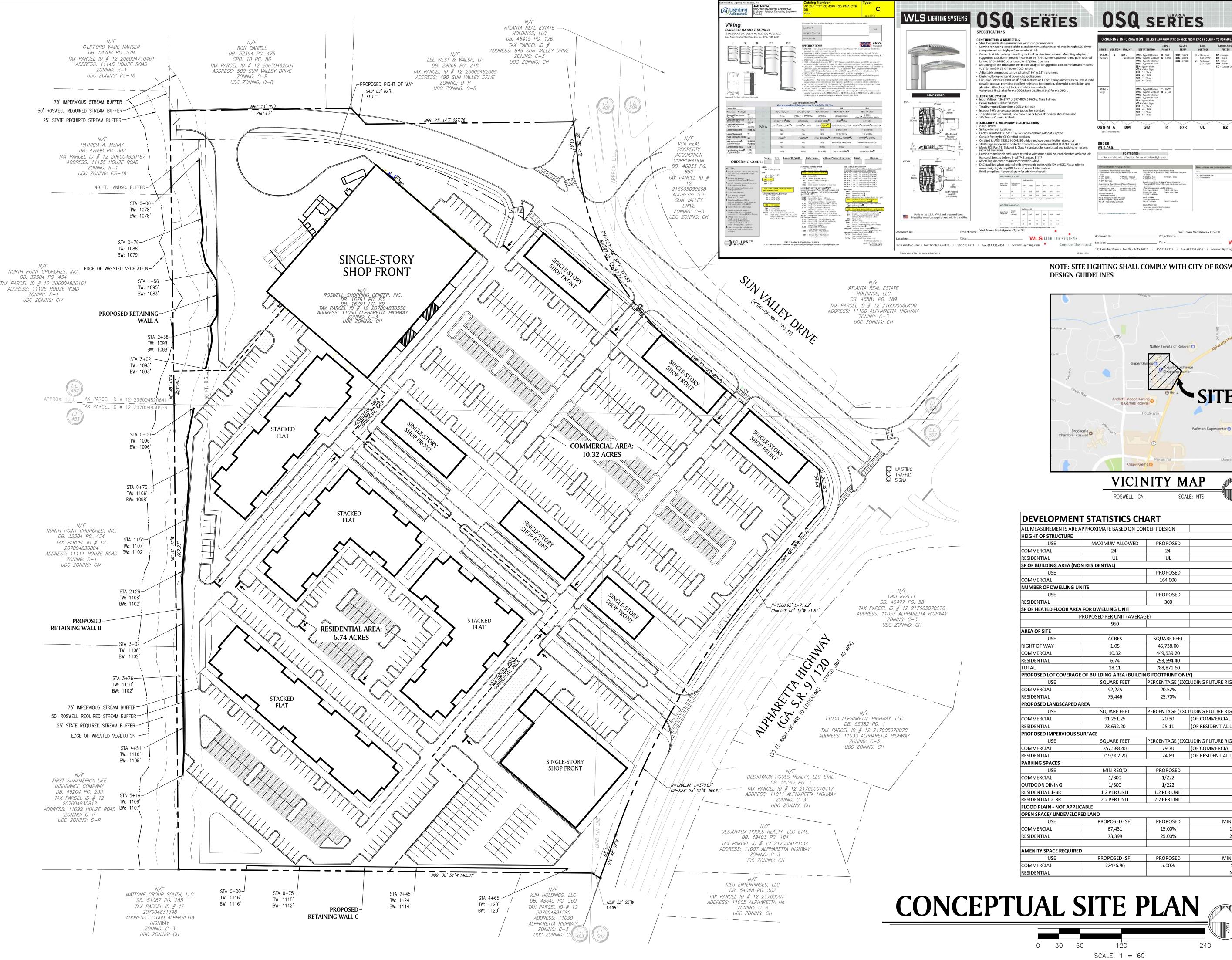
While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.

The proposal is INCONSISTENT with the following regional development guide listed in the comment section.

The proposal does NOT relate to any development guide for which this division is responsible.

Staff wishes to confer with the applicant for the reasons listed in the comment section.

COMMENTS:



NOTE: SITE LIGHTING SHALL COMPLY WITH CITY OF ROSWELL UDC AND



VICINITY MAP

SCALE: NTS

DEVELOPMENT	STATISTICS CH	IART	
	PPROXIMATE BASED ON CO		
HEIGHT OF STRUCTURE	T HOMINITE BROLD ON CO	TOEL T DESIGN	
USE	MAXIMUM ALLOWED	PROPOSED	
COMMERCIAL	24'	24'	
RESIDENTIAL	UL	UL	
SF OF BUILDING AREA (NO	N RESIDENTIAL)		
USE	1	PROPOSED	
COMMERCIAL		164,000	
NUMBER OF DWELLING UN	IITS	,	
USE		PROPOSED	
RESIDENTIAL		300	
SF OF HEATED FLOOR AREA	FOR DWELLING UNIT	•	•
Р	ROPOSED PER UNIT (AVERA	GE)	
	950		
AREA OF SITE			
USE	ACRES	SQUARE FEET	
RIGHT OF WAY	1.05	45,738.00	
COMMERCIAL	10.32	449,539.20	
RESIDENTIAL	6.74	293,594.40	
TOTAL	18.11	788,871.60	
PROPOSED LOT COVERAGE	OF BUILDING AREA (BUILDI	NG FOOTPRINT ONL	Y)
USE	SQUARE FEET	PERCENTAGE (EXC	LUDING FUTURE RIGHT OF WAY AREA
COMMERCIAL	92,225	20.52%	
RESIDENTIAL	75,446	25.70%	
PROPOSED LANDSCAPED A	REA		
USE	SQUARE FEET	PERCENTAGE (EXC	LUDING FUTURE RIGHT OF WAY AREA
COMMERCIAL	91,261.25	20.30	(OF COMMERCIAL LAND AREA)
RESIDENTIAL	73,692.20	25.11	(OF RESIDENTIAL LAND AREA)
PROPOSED IMPERVIOUS SU	JRFACE		
USE	SQUARE FEET	PERCENTAGE (EXC	LUDING FUTURE RIGHT OF WAY AREA
COMMERCIAL	357,588.40	79.70	(OF COMMERCIAL LAND AREA)
RESIDENTIAL	219,902.20	74.89	(OF RESIDENTIAL LAND AREA)
PARKING SPACES			
USE	MIN REQ'D	PROPOSED	
COMMERCIAL	1/300	1/222	
OUTDOOR DINING	1/300	1/222	
RESIDENTIAL 1-BR	1.2 PER UNIT	1.2 PER UNIT	
RESIDENTIAL 2-BR	2.2 PER UNIT	2.2 PER UNIT	
FLOOD PLAIN - NOT APPLIC			
OPEN SPACE/ UNDEVELOPE		T	
USE	PROPOSED (SF)	PROPOSED	MIN REQ'D
COMMERCIAL	67,431	15.00%	15%
RESIDENTIAL	73,399	25.00%	25%
AMENITY SPACE REQUIRED		1	
USE	PROPOSED (SF)	PROPOSED	MIN REQ'D
COMMERCIAL	22476.96	5.00%	5%
RESIDENTIAL		1	N/A

PROJECT:

ROSWELL EXCHANGE

LAND LOTS 482, 483, 507, 508 1ST DISTRICT, 2ND SECTION CITY OF ROSWELL FULTON CO., GA 30076

FUQUA ACQUISITIONS II,

FIFTEEN PIEDMONT CENTER 3575 PIEDMONT RD, NE SUITE 800 ATLANTA, GA 30305

R	REVISIONS							



Call before you dig.

2017108site.dwg

CONCEPTUAL SITE PLAN

SHEET

CP-1

02.03.17