



COUNCIL AGENDA REPORT

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SUBJECT: CLUP-15-14/Z-15-15 Oak Hall Company/Webb Bridge Tract

CITY COUNCIL: February 1, 2016

PLANNING COMMISSION:

The item was heard at the December 3 Planning Commission meeting. Nine people spoke against the request based on the traffic and a few spoke with environment concerns. Chris Palmer, from the Windward Board, spoke in favor of the request based on discussions with the applicant if a new site plan was developed addressing drainage on a number of lots. After discussion, the Planning Commission voted to recommend denial 5-0-0.

RECOMMENDATION:

Deny CLUP-15-14/Z-15-15 Oak Hall Company/Webb Bridge Tract.

If approval is considered, Staff recommends the following conditions:

1. The property to be rezoned shall have an “R-15” zoning classification and a “Low Density Residential” land use.
2. The Final Site Development Plans shall substantially conform to the Site Plan prepared by Site Development Consultants dated 12/3/15.
3. A 25’ undisturbed buffer shall be maintained along rear property lines adjacent to Windward as depicted and shall be replanted where sparse, as approved by Staff. The buffer shall be enforced by the HOA. Buffer can only be disturbed to install storm water structures and sanitary sewer crossings.
4. Detention areas shall be heavily screened on all sides with evergreen trees and shrubs as approved by Staff.
5. All building elevations shall consist of a minimum of 66% brick or stone. Homes adjacent to Webb Bridge Rd and Shirley Bridge Rd shall have significant architectural features and no unfinished wood decks with final approval by Staff.
6. Walls visible from public right of way or adjacent subdivision shall be brick or stone faced.
7. Privacy fence visible to the Webb Bridge Road and Shirley Bridge Road right of way shall be prohibited.
8. Setbacks shall be as follows:
 - Front: 35’ front interior setback, or 25’ along Webb Bridge Road and Shirley Bridge Road or as approved by staff.
 - Side: 10’ side setback
 - Rear: 25’ rear setback except on the lots #5 - #12 which shall have a 10’ rear setback on top of the 25’ undisturbed buffer.
9. Provide site plan accommodations to incorporate non participating parcels in the future.
10. Frontage along Webb Bridge Road which shall consist of minimum 35 foot half width right-of-way incorporating pavement of 14’ from centerline and a 6’ beauty strip and 6’ sidewalk or as approved by Staff.
11. Site entrance along Webb Bridge Road shall provide left turn lane with a minimum of 100 foot storage.
12. Pedestrian scale lighting shall be provided along all sidewalks.
13. Sidewalk shall be connected to existing sidewalk at entrance of Lake Windward Drive and on Shirley Bridge Road to the intersection of Clipper Bay Drive in exchange for impact fee credits.
14. The tree save area shown on the site plan by Site Development Consultants dated 12/03/2015 shall remain substantially as depicted.
15. The configuration of this site plan can be modified in order to save individual trees or groupings of trees as approved during the plan review process.

16. **A 20' landscape strip shall be provided along Webb Bridge and Shirley Bridge Roads with mix of evergreens similar to Glen Abbey screening along Kimball Bridge as approved by Staff.**
17. **Stub road to remaining parcels shall be posted "Future Roadway Connection" with notation on final plat.**
18. **All downspouts from homes abutting the northern property line shall be piped to a detention facility or connect to an approved**
19. **Storm water release from detention facility on western property line shall be piped thru easement provided by Windward HOA and connect to storm system in Clipper Bay Drive.**
20. **Detention Pond shall be heavily landscaped and retaining walls shall be faced with brick or stone with final approval by Staff.**

REPORT-IN-BRIEF

The subject property is located on the north side of Webb Bridge Road at the corner of Shirley Bridge Road with Clipper Bay Subdivision to the north within Windward. The applicant, Oak Hall Companies, is requesting a land use change from "Very Low Density Residential" to "Low Density Residential" and a change in zoning for the 30 acres from AG and R-22 to R-15 in order to build 45 single family detached homes at a density of 1.44units per acre.

DISCUSSION

The applicant proposes to develop a 45 lot subdivision on 30 acres with a proposed minimum lot size depicted of 15,000 square feet. The property is located south of Clipper Bay which is developed with lots ranging from 14,000 – 22,000 square feet in size. Clipper Bay is part of the Windward Master Planned community with over 2,400 acres.

Clipper Bay to the north is zoned CUP and has minimum lot sizes of 14,000 square feet although most adjacent to this property are over 18,000 square feet in size. To the south there are several AG pieces as well as CUP. The parcels are zoned R and AG just to the south of the subject property.

Front setbacks requested are 35', 10' side setbacks and 25' rear setbacks are requested. Staff reserves the option to vary to setback to 25' on Shirley Bridge Road and Webb Bridge Road and internal backing up to Windward. The lots on the north side #5-#12 have a 10' rear setback in addition to the 25' undisturbed buffer. Along Webb Bridge Road and Shirley Bridge Road rear the setback is 25' with an additional 10' landscape strip.

The property currently is a field with a mixture of hardwoods and pines. Specimen trees were identified on the property especially to the northwest and northeast. The applicant's first plan didn't include incorporation of any of the 51 specimen trees on the property. However, they were asked to go back and revise the plan. The new site plan saves a minimum of 21 specimen trees mainly in the 2.1 acres northwest portion of the plan as well as some in the northeast to be incorporated within a .6 acre park area. Other trees of non-specimen size could be preserved by shifting lots.

There is a 10' landscape strip proposed along Webb Bride Road and Shirley Bridge Road. The landscape strip is for heavy planting to screen the homes from the road. A landscape buffer should be added which will screen the backs of the homes with trees and shrubs of varying colors, types, and sizes. The landscaping plan, if approved, will cover the Webb Bridge Road and Shirley Bridge Road areas.

Detention is shown at the northwest corner and in the northeast corner fronting Webb Bridge Road. Windward HOA will grant an easement to applicant for detention facility on western property line to release storm water through the pipe and connect it to the Clipper Bay Drive. If approved, heavy landscape screening will be required around the ponds and stone or brick should line any walled portion of the ponds.

The City of Alpharetta's Comprehensive Plan recommends the future land use for the property as "Very Low Density Residential" with 22,000 square foot lots to 1 acre, as appropriate to the surrounding area. The land use was adopted from Fulton County Future Land Use with the annexation in 2004.

The lots proposed meet the lot width of 100 feet and the density of 1.44 units per acre which is under 2 units per acre within the CLUP recommendation. However, due to the lot sizes of the lots from 15,000 square feet they are requesting a change to the CLUP.

The volume of traffic that will be generated by the proposed development was calculated using the equations in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 9th Edition. This document is the traffic engineering industry standard to determine the volume of traffic that a development will generate. Its data is based on traffic counts collected at similar facilities nationwide. The trip generation for the Webb Bridge subdivision was calculated using ITE Land Use 210 – Single-Family Detached Housing and is shown in Table 1.

Table 1 – Webb Bridge Windward Tract Trip Generation

Land Use	ITE Code	Size	A.M. Peak Hour			P.M. Peak Hour			24-Hour
			In	Out	Total	In	Out	Total	2-Way
Single Family	210	45 homes	10	31	41	32	19	51	504

The daily traffic impact of 45 single family homes is 504 trips per day. With a full turn access point on Webb Bridge Road it should accommodate the trips. Staff thought that a second access point onto Shirley Bridge Road was necessary which the applicant revised their plan to create. They also would have requested the City Council to allow

them to gate the subdivision to keep cut thorough traffic down. When Staff looked at the plans with the gated subdivision and the proximity to Webb Bridge Road the signal entry point was recommended.

The applicant should develop future access internal to the site for the two tracts that are not part of this application.

Residential development is known to increase school enrollment. Fulton County calculated the potential maximum number of children who may live on the property by using the Fulton County schools standard calculation to distinguish the number of children that a residential development will generate. The following chart outlines these figures:

FULTON COUNTY SCHOOLS
AVERAGE SCHOOL AGE CHILDREN PER HOUSEHOLD
BASED ON HOUSING TYPE

Single Family Home # 46	
Creek View Elementary School	7 - 24
Webb Bridge Middle School	2 - 8
Alpharetta High School	5 - 17

Based on the total figure for all three-school levels, it can be assumed that the proposed development could house approximately 14 - 49 school age children. Creek View Elementary and Webb Bridge Middle School can meet demand; however, Alpharetta High School is currently shown to be over capacity.

STANDARDS FOR ZONING CHANGES

The Planning Commission and the City Council shall consider the following standards in considering a rezoning application, giving due weight or priority to those factors particularly appropriate to the circumstances of each application:

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

Adjacent property is zoned to the north for CUP with 14,000 to 22,000 square lots. The R-15 zoning would create smaller lot sizes however it would also permit the applicant to adjust the plan to incorporate a 2.1 acre tree save area.

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

The proposal should not impact adjacent property; however the applicant is proposing the smaller lots with some just over 15,000 square feet directly behind Windward. Additionally, a maximum of 41 homes could be built with an R-22 complaint plan and therefore a maximum of 41 homes is recommended.

c. Whether the zoning proposal will adversely affect the natural environment.

As proposed the development will not negatively affect the property as there are a minimum of 21 specimen trees to be saved. Conditions are recommended that will require tree save. A 2.1 acre tree save area is included in the site plan as well as .6 acre park and .75 acre buffer.

d. Whether there are substantial reasons why the property cannot or should not be used as currently zoned.

The property is currently zoned R-22 and AG permitting the construction of homes varying from 22,000 square feet and larger lots.

e. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of public facilities or services, including but not limited to existing streets and transportation facilities, schools, water or sewer utilities, and police or fire protection.

This use will create additional school crowding with 5 – 17 high school students.

f. Whether the zoning proposal is supported by new or changing conditions not anticipated or reflected in the existing zoning on the property.

The proposal is not supported by the Comprehensive Land Use Plan which states that homes shall be on 22,000 square foot to 1 acre lots. However, permitting some lots to be less than 22,000 square feet permits a large 2.1 acre tree save area, .6 acre park and .75 acre buffer.

g. Whether the zoning proposal reflects a reasonable balance between the promotion of the public health, safety, morality or general welfare against the right to unrestricted use of property.

Not applicable, Future Land Use depicts Very Low Density Residential.

h. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning.

The current zoning would permit the construction of 22,000 square foot lots and 5 acre AG lots.

i. The extent to which the zoning proposal is consistent with the Comprehensive Plan.

Property lot size does not meet the Comprehensive Land Use plan which is Very Low Density Residential.

Comprehensive Land Use Plan

The Unified Development Code Section 4.1.3 STANDARDS FOR CLUP AMENDMENT APPROVAL provides criteria for consideration when evaluating a request for a CLUP amendment as listed below:

A. The extent to which a change in the economy, land use or development opportunities of the area has occurred.

There has not been a change in development opportunities within the area. The corner of Shirley Bridge and Webb was previously rezoned to R-12 and R-15 but then reverted back to AG and is currently developed with one home. The site was approved for R-12 at the time due to a large tree save area that was incorporated into the site and lots adjacent to Windward were required to be a minimum of 15,000 square feet. A portion of the property was also zoned for R-22 and to keep the "Very Low Density Residential" in 2013.

B. The extent to which the proposed designation is in compliance with the goals and policies of the Plan.

The Comprehensive Land Use Plan discusses the goal to promote and encourage residential densities and designs that ensure varied living areas and housing types. Developing this property with 22,000 square foot lots would meet the intent of the Comprehensive Land Use Plan and be similar to surrounding development. However, the plan submitted incorporates large tree save areas.

C. The extent to which the proposed designation would require changes in the provision of public facilities and services.

The proposed development will generate 14 -49 students. The elementary school and middle school can handle the capacity but the high school cannot.

D. The extent to which the proposed designation would impact the public health, safety, and welfare.

Developing smaller lots without limiting density could increase impacts to the infrastructure. However, if developed with 22,000 lots than 42 could be accommodated. The request is for 45 lots only 3 more than 42.

E. The extent to which additional land area is needed to be developed for a specific type of use.

However, the incorporation of tree save areas as well as undisturbed buffer creates a better site plan and therefore smaller lots can be supported.

F. The extent to which area demographics or projections are not occurring as projected.

Demographics and projections have not changed for the area.

CONCURRENCES

The City's Future Land Use Map depicts 22,000 square foot to 1 acre lots to be developed. The site plan submitted incorporates a 2.1 acre tree save area as well as a .6 acre park and .75 acre undisturbed buffer adjacent to existing Windward properties. Staff can support the smaller lots because the tree save has been incorporated into the plan as well as buffers to reduce impacts to adjacent properties. However, heavy landscape screening should be provided to protect the views along Webb Bridge and Shirley Bridge Roads as well as architectural requirements.

CITIZEN PARTICIPATION PLAN

The applicant notified everyone within 500 feet of the intent for the property. A meeting was held where surrounding property owners attended. The report states that several neighbors questioned the buffer and plantings on the north side of the project, the drainage off of the property and how it will be handled. Erosion during construction, traffic and the right out/right in on Shirley Bridge Road were also discussed. Staff has received two emails asking that the project not be approved.