

GOVERNMENT OF THE CITY OF SOUTH FULTON

ODIE DONALD II
CITY MANAGER



SHAYLA REED
INTERIM DIRECTOR
COMMUNITY DEVELOPMENT SERVICES

MEMORANDUM

TO: City Planning Commission
FROM: Planning & Zoning Division
SUBJECT: U18-003 for 3900 Cascade Road
DATE: August 21, 2018

Applicant Jason Sommer seeks a use permit for multi-level self-storage at 3900 Cascade Road.

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS

cc: Mark Massey, City Clerk

APPLICATION INFORMATION

Applicant Information:	Jason Sommer 4310 Granby Way Marietta GA 30062
Status of Applicant:	Applicant does not currently own the property
City Council District(s):	1
Parcel ID Number:	14F0010LL0327
Area of Property:	The property is composed of approximately 1.9 acres.
Current/Past Use of the Property:	Undeveloped
Prior Zoning Cases/History:	Z85-014 , request to rezone from R-3 (Single-Family Dwelling District) to C-1 (Community Business District) - APPROVED WITH CONDITIONS
Surrounding Zoning:	<u>North (across Cascade Rd):</u> O-I (Office and Institutional District) <u>East (across Kimberly Rd):</u> R-3 (Single-Family Dwelling District) <u>South:</u> O-I (Office and Institutional District) <u>West:</u> <ul style="list-style-type: none">• C-1 (Community Business)• R-3 (Single-Family Dwelling District)
2035 Future Land Use Designation:	Suburban Neighborhood
Compatibility with the 2035 Comprehensive Plan:	The business requesting the use permit will serve the residences within the “Suburban Neighborhood”. This designation provides for community facilities, and the applicant proposes to provide a community meeting room.
Overlay District:	Cascade
Public Utilities:	Water service is provided to these sites by City of Atlanta. Sewer service is provided to these sites by Fulton County.
Public Services:	Police and fire services are available to the site by the City of South Fulton.
Transportation:	<u>Street:</u> Cascade Road <u>Classification:</u> Minor Arterial State Road

Public Transit: MARTA Bus Routes 71 and 165 both stop directly at the subject site.

Bike/Pedestrian Access: Sidewalks are available on both sides of Cascade Rd and one side of Kimberly Rd adjacent to the site. There are no bike lanes.

Parking Required (Storage):

50 spaces

Parking Proposed:

24 spaces; the applicant has proposed a concurrent variance to reduce the parking requirement (*Case No. V18-005*)



PUBLIC PARTICIPATION

The applicant held their own public meeting on July 24, 2018 at 6:30 p.m. at the Fulton County Library, Southwest Branch (3665 Cascade Rd, Atlanta, GA 30331) and a second on August 2, 2018 at 6:00 p.m. at Chick-Fil-A (3725 Cascade Rd, Atlanta, GA 30331). Five members of public attended and expressed concern on crime and traffic. The applicant replied that the facility will have limited access points and a professional security system with surveillance cameras, and

that they expect less than ten visitors per day and are communicating with authorities on potential implementation of a traffic light at the Cascade/Kimberly intersection. The applicant also met individually with 21 other stakeholders including neighboring property owners and community group members and reported on their support of the project.

Fourteen members of the public attended the Staff-hosted Community Zoning Information Meeting to learn more about the project.

USE PERMIT STANDARDS FOR A SELF STORAGE/MULTI (Sec. 19.4.41 (1))

1. No outside storage shall be allowed, including vehicle leasing.
2. All buildings shall have windows or architectural treatments that appear as windows.
3. No activities other than the dead storage or transfer of nonvolatile goods or leasing of storage space are permitted. Prohibited uses include but are not limited to miscellaneous sales; fabrication or repair of vehicles, equipment or other goods; transfer-storage business based on site; residential uses (other than the resident manager's apartment), or any use which creates a nuisance due to noise, odor, dust, light, or electrical interference.
4. Permitted curb cut access shall not be from a local street.
5. A new or expanded self-storage facility shall be located a minimum of 1,500 feet from the boundary of any other self-storage facility (mini or multi).

USE PERMIT CONSIDERATIONS

Staff is including the specific considerations for a use permit to be granted in an effort to assist City officials in considering the application and its merits. In granting such permits, conditions may be attached as are deemed necessary in the particular case for the protection or benefit of neighbors to ameliorate the effects of the proposed development/use. These considerations include:

1. Whether the proposed use is consistent with the Comprehensive Land Use Plan and/or Economic Development Revitalization plans adopted by Mayor and Council;

The business requesting the use permit will serve the residences within the “Suburban Neighborhood”. This designation provides for community facilities, and the applicant proposes to provide a community meeting room. The subject site is approximately 1,100 feet from a node designated as “Regional Live-Work” centered along the intersection of Cascade Rd and Interstate 285, which “provides for a balanced mix of commercial, office, and residential uses.” Such nodes are based 1/2-mile radii from major intersections, and this property is within 3/4 mile of the intersection.

2. Compatibility with land uses and zoning districts in the vicinity of the property for which the Use Permit is proposed;

The subject property is surrounded by other commercial and office uses: a chiropractor to the west; Promenade Park office building to the north; and two churches with associated schools to the east and west. The building to the south is a single-family home, nonconforming with current code which zones the property as O-I (Office and Institutional District).

3. Whether the proposed use may violate local, state and/or federal statutes, ordinances or regulations governing land development;

The applicant must comply with all ordinances and regulations before approval of any City land disturbance permit is issued.

4. The effect of the proposed use on traffic flow, vehicular and pedestrian, along adjoining streets;

The proposed use is along an existing arterial state road (Cascade Rd) at an intersection with another collector street (Kimberly Rd). Additionally, two MARTA bus stops exist at the site: MARTA Bus Route 71 along Cascade Rd and MARTA Route 165 along Kimberly Rd. Sidewalks exist along both sides of Cascade Rd and on Kimberly Rd adjacent to the site.

5. The location and number of off-street parking spaces;

The applicant applied for a concurrent variance to reduce the required parking (*Case No. V18-005*).

6. The amount and location of open space;

The subject parcel consists of 1.9 acres. The existing conditions require more undisturbed buffering and landscape strips than typically required by the *Fulton County Zoning Resolution*; 40 feet along the west and south property lines; 20 feet along the north property line; and 30 feet along the east property line. Additionally, the applicant proposes greenspace beyond the additional required buffers.

7. Protective screening;

The existing conditions require that the undisturbed buffers be replanted where sparsely vegetated along the adjacent property lines (west and south), 30 feet thick with an additional 10-foot improvement setback.

8. Hours and manner of operation;

The office and retail will operate 9:00 a.m. through 6:00 p.m., Monday through Friday, and 9:00 a.m. through 3:00 p.m. on Saturday. The office and retail will be closed Sundays. The storage may be accessed 6:00 a.m. through 10:00 p.m., Monday through Friday, and 9:00 a.m. through 3:00 p.m. Saturday and Sundays.

9. Outdoor lighting; and

The proposed self-storage must comply with the lighting requirements of the Cascade Overlay District.

10. Ingress and egress to the property.

The projects will utilize the existing shared drive with the business to the west at Cascade Rd, as permitted by the existing conditions. The property is served by one curb cut for ingress and egress along Kimberly Road, even though the existing conditions allow for two.

STAFF COMMENTS

Engineering: Reviewed; none provided

Arborist: Reviewed; none provided

Environmental: Based upon the information submitted, the Environmental Justice Program of the Fulton County Board of Health does not anticipate any adverse impacts to the health of humans or the environment as a result of approving the proposed Special Use Permit for the construction of the proposed storage facility.

Public Works: Sewer service exists in close proximity to the site.

Transportation: The applicant shall include both a right-turn and a left-turn lane with storage and taper for 35mph design at the entrance on Kimberly Rd.

MARTA: This type of use is not transit supportive. However, the applicant should coordinate with MARTA's bus stop planner to ensure that, when landscaping is installed, there will be no damage to the existing bus stops.

Fulton County Schools: Reviewed; none provided

Fire: Reviewed; none provided

Legal: None provided

PLANNER'S RECOMMENDATION

The project is proposed to support the nearby residents and is situated by the commercial node of Cascade Rd at Interstate 285. The site is already zoned C-1 (Community Business District), and today, every property surrounding the subject site is either occupied by or zoned for commercial, office, and institutional use. While two of the surrounding properties are zoned R-3 (Single-Family Dwelling District), neither are occupied by residential structures or uses (both contain a church with an associated school). One of the properties is occupied by a single-family home, however the property is zoned for office/institutional uses. The business is proposed at an existing intersection of arterial and collector roads. The applicant reported support by the community. The applicant completed an Environmental Site Analysis which concluded that the proposed project will not cause environmental burden on the surrounding area. Based upon the findings and conclusions herein, Staff recommends **APPROVAL with the following conditions**:

- 1. The existing sidewalk along the entire property frontage shall be repaired and brought into full compliance with the Cascade Overlay District.**
- 2. The applicant shall include both a right-turn and a left-turn lane with storage and taper for 35 mph design at the entrance on Kimberly Rd.**
- 3. The shared driveway shall be a minimum of 20 feet wide with appropriate truck turning radius.**

PLANNING COMMISSION RECOMMENDATION

TBD

REVIEWED BY:

Dana Gray

