



Land Use Petition: RZ-18-002

Date of Staff Recommendation Preparation: April 16, 2018

Community Council: March 14, 2018

Planning Commission: April 26, 2018

Mayor and City Council, 1st Read: May 14, 2018

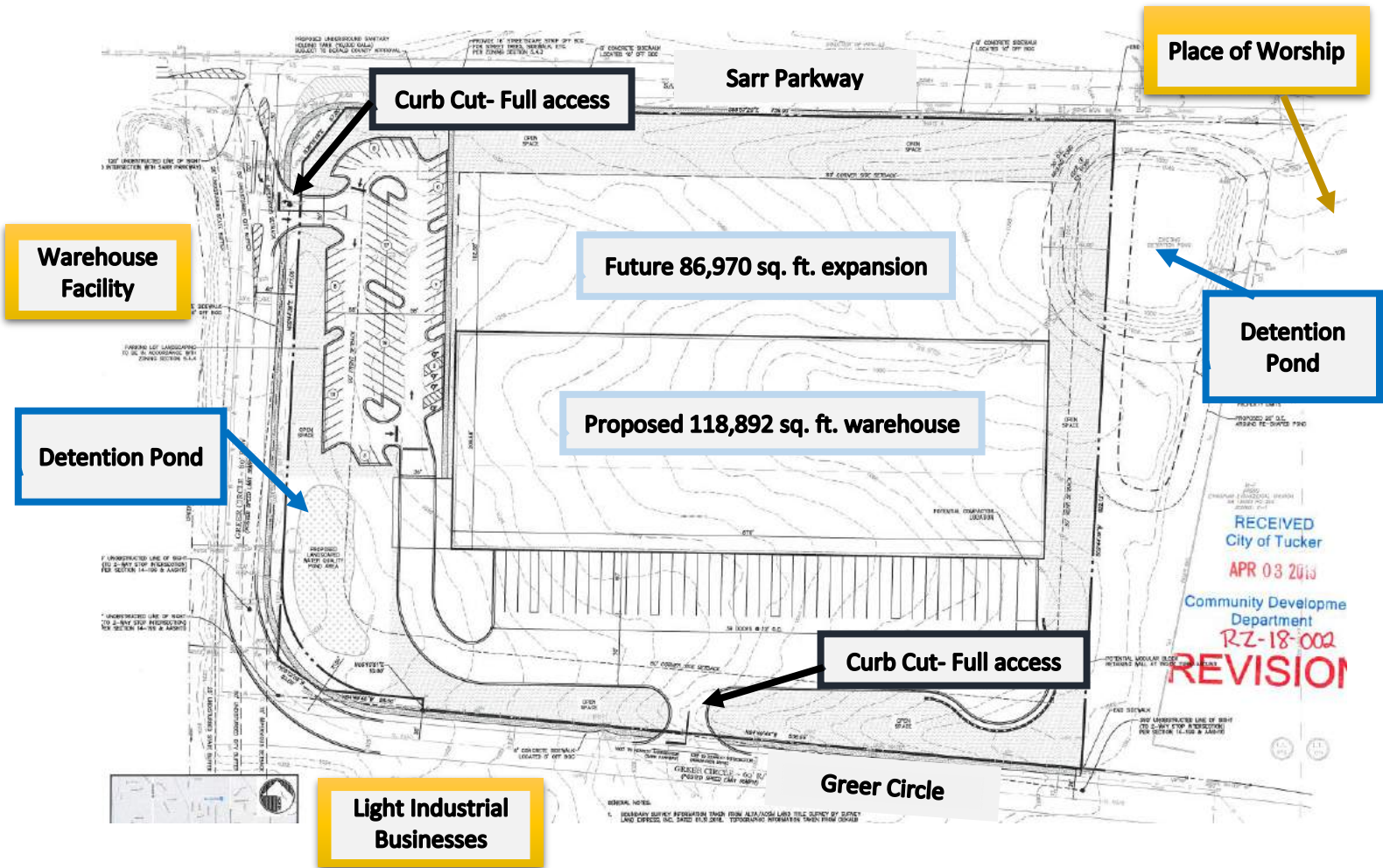
Mayor and City Council, 2nd Read: May 29, 2018

PROJECT LOCATION:	4473 Sarr Parkway
APPLICATION NUMBER	RZ-18-002
DISTRICT/LANDLOT(S):	Land District 18, Land Lot 169
ACREAGE:	±10.54 acres
EXISTING ZONING	C-1 (Local Commercial)
EXISTING LAND USE	Vacant
FUTURE LAND USE MAP DESIGNATION:	LIND (Light Industrial)
OVERLAY DISTRICT:	Mountain Industrial Overlay
APPLICANT:	Arco National Construction (Andrew Campbell)
OWNER:	Stone Mountain Industrial Park, Inc.
PROPOSED DEVELOPMENT:	Applicant intends to build a 205,862 square foot warehouse and distribution center for furniture.
STAFF RECOMMENDATION:	Approval of RZ-18-002

PROJECT DATA

The applicant requests to rezone a ±10.54-acre parcel located off Greer Circle and Sarr Parkway from C-1 (Local Commercial) to M (Light Industrial) for the development of a 205,862 square-foot warehouse and furniture distribution center. The parcel is currently vacant. The northeast corner of the property is approximately 1,100 feet from the intersection with Highway 78.

The Light Industrial zoning district requires 20% open space for developments exceeding 40,000-square-feet of gross floor area, which the proposed project meets. The proposal includes a 118,892-square-foot distribution warehouse with an 86,970-square-foot expansion shown for a full buildout of 205,862 square feet. In addition to the warehouse and distribution facility, the plan includes an above-ground detention pond (southwest). A detention pond currently exists on the site, but it was developed for the church (formerly car sales) to the east. The applicant is working with the neighboring property owner to relocate the detention pond.



Two curb cuts are proposed on the site: one located on Greer Circle on the south of the property, and the second on the west side of the property on Greer Circle south of the intersection with Sarr Parkway. Curb cut locations and alignments are subject to an approved sight distance plan and the approval of the City of Tucker. The applicant must ensure that the right-of-way is cleared of all obstructions that may limit the sight-distance of the driver. Line of sight must remain entirely in the right-of-way. Additional right-of-way may need to be dedicated to meet this requirement.

The site plan shows sidewalks along Greer Circle and Sarr Parkway in compliance with Table 5.1, Required Streetscape Dimensions. Streetscape Dimensional Standards at this location include a 10-foot landscape strip, and a 6-foot sidewalk with trees every 50 feet along Sarr Parkway. Dimensional standards along Greer Circle require a 6-foot landscape strip and a 6-foot sidewalk with trees every 50 feet.

The site is located due west of the Ethiopian Evangelical Church. To the immediate north of the property is Sarr Parkway which runs parallel to Highway 78. South of the property across Greer Circle are light industrial businesses. No retail sales are proposed on the site, but there is a customer pickup area off of the west side of the proposed building.

An independent stream assessment was done on the drainage feature that originates at the detention basin adjacent to the eastern portion of the site. The report found that no buffers are required. The City of Tucker Land Development Inspector conducted a site visit and confirmed the February 9, 2018, results by Corblu Ecology Group.

MOUNTAIN INDUSTRIAL BOULEVARD OVERLAY

The subject property is located within the Mountain Industrial Boulevard Overlay District. The intent of the Mountain Industrial Overlay district is to preserve and enhance the long-term economic viability of the Mountain Industrial Boulevard corridor by encouraging investment that increases the tax base and provides employment opportunities to the citizens of the City of Tucker; to improve the visual appearance and increase property values within the corridor; allow flexibility in development standards in order to encourage the design of innovative development projects that set high standards for landscaping, green space, urban design, and public amenities; and promote uniform and visually aesthetic architectural features which serve to unify the distinctive visual quality of the corridor.

CHARACTER AREA (Future Land Use)

The Georgia Department of Community Affairs provides guidelines to local jurisdictions to identify both existing and potential character areas in the community. As a part of their comprehensive plan, Character areas focus on the way an area looks and how it functions. The comprehensive plan may also develop strategies to preserve and strengthen existing areas such as industrial areas.

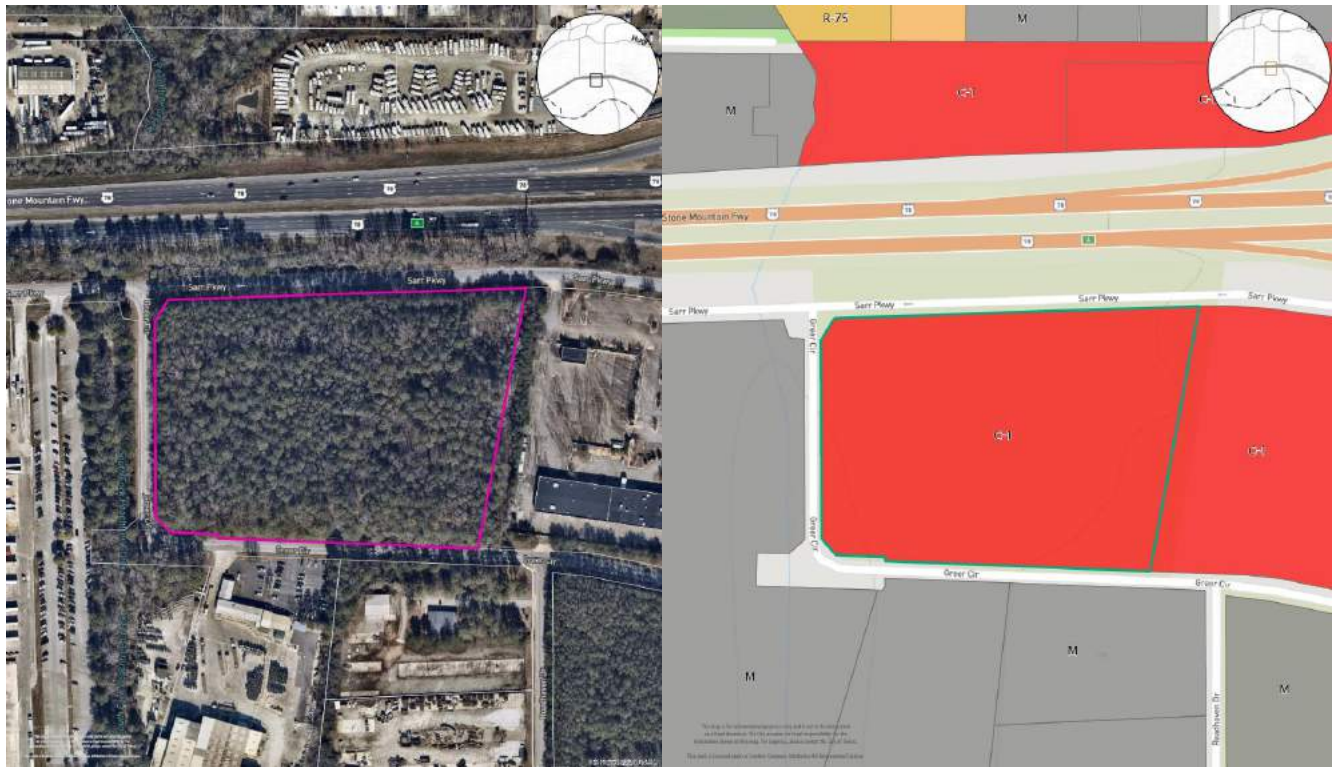
The subject parcel is located within the Light Industrial Character Area on the Land Use Map. The intent of the Light Industrial Character Area is to recognize those areas of Tucker that are appropriate for industrial type uses. These areas should consist of areas used in low intensity manufacturing, including wholesale trade, and distribution facilities that do not generate excessive noise, vibration, air pollution or other nuisance characteristics. The applicant is proposing a development consistent with the Character Area.

COMMUNITY COUNCIL REVIEW

The Community Council reviewed the proposed application on March 14, 2018. Discussion included what type of furniture is being offered. The applicant stated it is a receiving and distribution facility which is relocating from Gwinnet County to the City of Tucker. It should be noted, that in addition to the Community Council meeting, the applicant has met with representatives from the church next door, prior to the Community Council meeting.

NEARBY/SURROUNDING LAND ANALYSIS

Adjacent & Surrounding Properties	Zoning (Petition Number)	Existing Land Use
Adjacent: North	Total combined ROW: ±370 feet Highway 78 & Sarr Parkway	Freeway & Collector Road
Adjacent: East	C-1	Place of Worship
Adjacent: West	M (Light Manufacturing)	Warehouse & Distribution Macy's Facility
Adjacent: South	M (Light Manufacturing)	Old Castle, Light Industrial Businesses
Adjacent: Further North Across Highway 78	C-1	Vacant & Retail



Aerial and Zoning Map Exhibits showing surrounding land uses.

REZONING - CRITERIA TO BE APPLIED:

Criteria (standards and factors) for rezoning decisions are provided in Section 7.3.5 of the City of Tucker Zoning Ordinance. The applicant is required to address these criteria (see application); below are staff's findings which are independent of the applicant's responses to these criteria.

1. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan.

The proposed development meets the intent of the comprehensive plan and would not affect the existing use or usability of adjacent or nearby properties. The subject properties are currently located within the Light Industrial (LIND) Character Area which supports light industrial uses, including warehouse and distribution facilities.

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

Rezoning to M (Light Industrial) will permit a use that is allowable in the Light Industrial Character Area. The intent of the Light Industrial Character Area is to identify those areas of Tucker that are appropriate for industrial type uses, while preserving the appeal and appearance of residential and commercial areas from light industrial intrusion. Staff notes, that while accessory commercial is allowed in the Light Industrial Character Area, the current zoning designation of C-1 (Local Commercial) is not an implementing zoning district for the Light Industrial Character Area. Rezoning to M (Light Industrial) aligns the zoning with the Character Area.

The current development pattern is predominantly light industrial type businesses, and a church to the immediate east of the subject property. In this context, the proposed development inserts a zoning district (M) and associated development pattern that is more similar to the existing nearby uses, with the exception of the immediate neighbor to the east. The proposal contributes to a sense of place / identity with development that is in harmony with the adjacent development along the south and west of Greer Circle. Staff does not feel that the proposed use would create adverse impacts to the church.

The proposed development also complies with the Mountain Industrial Boulevard Overlay by encouraging investment that increases the tax base and provides employment opportunities.

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

The subject properties may have a reasonable economic use as currently zoned. The current use is for local commercial.

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

The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby properties. The rezoning will serve to create a more unified industrial development and will contribute to connectivity through the required sidewalks that will be constructed on all three sides of the development. The proposed project will add to the industrial nature of the Mountain Industrial Overlay District, meeting the purpose and intent of the overlay district.

5. 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.

There are no known existing or changing conditions that affect the use and development of the parcel that is part of this rezoning application.

6. Whether the zoning proposal will adversely affect historic buildings, site, districts, or archaeological resources.

There are no known historic buildings, sites, districts or archaeological resources on the subject properties.

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

The proposed rezoning will not cause an excessive and burdensome use of existing streets, transportation facilities, and utilities. DeKalb County Watershed Management states access to sewer and water are available along the frontage on Sarr Parkway; and water is available along Greer Circle. Staff is requesting improvements be made on the existing curve on Greer Circle in order to improve the insufficient radius and improve life safety.

8. Whether the zoning proposal adversely impacts the environment or surrounding natural resources.

The proposed zoning request will not adversely impact the environment and surrounding natural resources.

CONCLUSION

The proposed development meets the intent of the comprehensive plan to focus Light Industrial zoning in the Light Industrial Character Area. The requested land use petition to rezone to M (Light Industrial) is consistent with the Comprehensive Plan and Mountain Industrial Boulevard Overlay; therefore, Staff recommends approval with conditions, of the requested rezoning.

STAFF RECOMMENDATION

Based upon the findings and conclusions herein, Staff recommends APPROVAL with conditions.

Staff recommends that the rezoning request be approved subject to the following conditions for Land Use Petition RZ-18-002.

1. The property should be developed in general conformance with the site plan submitted on April 3, 2018, to the Community Development Department, with revisions to meet these conditions.
2. Use of the subject property shall be limited to a 205,862-square foot warehouse/distribution facility.
3. Additional landscaping shall be provided to ensure screening of the loading docks from Greer Circle.
4. The development shall be limited to two (2) full-access curbs cut on Greer Circle. The location of said curb cuts is dependent on adequate spacing and sight distance, and subject to the approval of the Tucker City Engineer.
5. The northern curb cut on Greer Circle should be signed appropriately to prohibit the ingress/egress of trucks.
6. Owner/Developer shall construct a left turn lane at each entrance on Greer Circle into the proposed development. The left turn lane into the southern driveway on Greer Circle shall be of sufficient length to store two tractor trailer trucks, as approved by the City Engineer. Sufficient right-of-way shall be dedicated to accommodate these left turn lanes at no cost to the City of Tucker.
7. Owner/Developer shall install a six foot (6') wide sidewalk along the entire frontage of Sarr Parkway and a five foot (5') wide sidewalk and curb & gutter along the entire frontage of Greer Circle. Said sidewalk shall be ADA compliant.
8. Owner/Developer shall dedicate along the entire frontage of Sarr Parkway and Greer Circle such additional right-of-way to provide two feet (2') from the back of sidewalk at no cost to the City of Tucker.
9. Owner/Developer shall improve the existing curve on Greer Circle at the southwest corner of the site. The radius of said curve shall have a minimum centerline radius of one hundred fifty feet (150'), subject to the approval of the City Engineer. Sufficient right-of-way shall be dedicated to accommodate this road improvement at no cost to the City of Tucker.
10. Owner/Developer shall provide detention, water quality, and channel protection in accordance with the Georgia Stormwater Manual. Detention shall be provided for the 1 thru 100-year storm events with no increased runoff. For the purpose of these calculations, the existing runoff rate shall be considered to be a wooded, predeveloped condition.
11. Owner shall provide a stormwater and access easement to the Ethiopian Evangelical Church for the existing detention pond at the northeast corner of the site.

12. Owner/Developer shall comply with Section 14-39 of the City of Tucker Code of Ordinances concerning tree protection and replacement. A minimum on-site tree density of thirty (30) units/acre shall be required. Any specimen trees removed during the redevelopment shall require additional tree replacement units as required in the ordinance.
13. Water and sewer approval is required by the DeKalb County Department of Watershed Management.

DEPARTMENT COMMENTS

DEKALB COUNTY DEPARTMENT OF WATERSHED MANAGEMENT

The applicant has submitted a sewer capacity request and that is currently under review. Access to sewer and water are available along the frontage on Sarr Parkway and water is available along Greer Circle.

ARBORIST

Site must meet approval of the city of Tucker tree ordinance.

DEKALB COUNTY FIRE MARSHAL OFFICE

The warehouse would need to submit a Life Safety plan showing egress travel distances and include commodities list and racking plan, if applicable.

DEKALB COUNTY SCHOOL SYSTEM

Not applicable.

LAND DEVELOPMENT

The applicant is requesting a rezoning to M (Light Industrial) to construct the following improvements:

- Total property size – 10.54 acres
- Warehouse – 205,862 square feet
- Parking – 75 spaces
- Truck Docks – 39 bays

A Traffic Impact Study is not required for this application per Section 5.3.4 of the City of Tucker code of Ordinances. A Trip Generation Evaluation is required.

1. Curb cut locations and alignments are subject to an approved sight distance plan and the approval of the City of Tucker.
 - a. Ensure that the R/W is cleared of all obstructions that may limit the sight-distance of the driver. This includes at a minimum all trees and/or shrubs and fencing. Coordinate all improvements in the R/W with the City of Tucker, DeKalb County, and the Georgia Department of Transportation.
 - b. Line of sight must remain entirely in the right-of-way. Additional right-of-way or a permanent easement may need to be dedicated to meet this requirement.
 - c. Curb cut locations shall meet the minimum requirements for spacing and sight distance and are subject to approval by the City of Tucker and DeKalb County.
2. Owner/Developer shall provide ADA compliant pedestrian sidewalk along the entire frontages of Sarr Parkway and Greer Circle.
3. An existing detention pond located in the northeast corner of the site is receiving drainage from the Ethiopian Evangelical Church.
4. There is an existing substandard curve on Greer Circle at the southwest corner of the site.
5. The curb cut shown on Greer Circle near Sarr Parkway does not meet minimum spacing from the intersection to accommodate a left turn lane.
6. The curb cut on Greer Circle near Sarr Parkway appears to mix trucks with passenger vehicles. Truck ingress/egress needs to be prohibited at the driveway.

7. A left turn lane is required for truck access into the southern curb cut on Greer Circle.
8. Development plans shall meet all the requirements of the City of Tucker Development Regulations, Tree Protection, Erosion & Sedimentation Control, Floodplain, and Stream Buffer Ordinances prior to the issuance of a Land Disturbance Permit.
9. Water and sewer approval is required by the DeKalb County Department of Watershed Management.