COUNCIL AGENDA REPORT

FROM: **Community Development Department**
Prepared by: Ken Patton

CC: **City Clerk**
Public Information

SUBJECT: **Recommendation on Case MP1601-001 – The Grand Reserve at Canton, LLC – request to amend certain conditions in Pod H of Master Plan MP0606-001 - action requested**

DATE: **February 23, 2015**

RECOMMENDATION

The Canton Planning Commission held a public hearing on March 21, 2016 and recommended approval of the application as submitted.

REPORT-IN-BRIEF

The Grand Reserve at Canton, LLC has submitted an application seeking amendments to certain conditions of Master Plan MP0606-001. The specific area in which the amendments are sought is Pod H of the Riverstone development. Pod H is located on the west side of Reservoir Drive and the north side of Reinhardt College Parkway and contains +/- 45.342 acres.

The original approval for Pod H (May 3, 2007) allowed for 49,000 square feet of commercial/office space on the south portion, 320 multi-family units in the middle section and 148 single family units on the northern section. The applicant is seeking 43,700 square feet of commercial/office area PLUS 17,697 square feet of residential space in the south section (this residential space is to be located above the commercial/office use), 100 single family units in the middle section and 309 multi-family units in the northern portion. The crux of the application is the request to change the approved locations between the multi-family and single family areas. The applicant has stated the main reason for the requested change in location is the difficulty of the terrain in the middle area and the pouring of such large pads for the apartment buildings. In addition it has been stated that numerous retaining walls would be required.

During the Planning Commission hearing there six (6) people in attendance. No one spoke in favor of the application. Those in opposition said there main concern was the potential lowering of their home values in Great Sky. The applicant stressed that their project is Class A units and will not contain any subsidized housing.

DISCUSSION

CONCURRENCES

FISCAL IMPACT

ALTERNATIVES

Attachments

Location Map

Cherokee County, GA

Teasely Middle School

Legend

- Schools
- Churches
- Parcels

Notes

1,504.5 0 752.25 1,504.5 Feet

© Cherokee County GIS

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Gene Hobgood, *Mayor*
William Peppers, *City Manager*
Susan C. Stanton, *City Clerk*

City of Canton

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Sandy McGrew, Ward I, *City Council*
Jo Ellen Wilson, Ward I, *City Council*
Jack Goodwin, Ward II, *City Council*
Bill Grant, Ward II, *City Council*
John R. Rust, Ward III, *City Council*
Farris Yawn, Ward III, *City Council*

March 22, 2016

The Grand Reserve at Canton, LLC
Attn: Mr. Justin Trimback
P.O. Box 518
Phenix City, Alabama, 36868

Subject: Master Plan revision, Case number MP1602-001 – Request to change approved location of apartments and single family homes. – Pod H of the Riverstone development

Dear Mr. Trimback:

Please be advised the City of Canton Planning Commission recommended approval of the above referenced subject as submitted. This recommendation provides for the following: 1) The allowance of 7.2333 acres of mixed use area with a maximum of 43,700 square feet of office area and 17,697 square feet of residential area; 2) The allowance of 309 apartment units on 20.56 acres. This creates a density of 15.01 units per acre and 3) The allowance of 100 single family units on 17.549 acres. This yields a density of 5.7 units to the acre.

This matter will be heard by the Mayor and City Council on April 7, 2016 as a discussion item and final action may be taken on April 21, 2016.

Should you have any questions please contact my office at 770-704-1530.

Sincerely,

Steve Green

Steve Green, Zoning Administrator
City of Canton

Cc E B Chamber Law
157 Reinhardt College Parkway
Suite 400
Canton, Georgia 30114

MP1602-001

ORDINANCE #MP1602-001

AMENDMENT TO MP0606-001 and as amended

City of Canton

Applicant: The Grand Reserve at Canton, LLC

An Ordinance approving amendments to a previously approved Master Plan

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 191 and 192, 14th District, 2nd Section of Cherokee County, Georgia.

WHEREAS, it is hereby found and determined that a petition to approve amendments to certain conditions of zoning with regard to Master Plan MP0606-001 required by the City of Canton Zoning Ordinance for the zoning of PD/MU (Planned Development/Mixed Use) formerly PSC (Planned Shopping Center) was filed with the City of Canton and a public hearing was held on March 21, 2016 in the City Hall at 151 Elizabeth Street, Canton, Georgia.

WHEREAS, the requested amended conditions only pertain to Pod H of the development commonly known as Riverstone

PROPOSED USE: Change in locations for the approved multi-family units and the single family units plus the addition of residential units in conjunction with the office/commercial mixed use area.

WHEREAS, the City of Canton Mayor and City Council APPROVED the amended Master Plan request on April 21, 2016 to:

(1) Allow for the development of three hundred and nine (309) multi-family units on 20.56 acres for a density of 15 units per acre. This property is located on the northern portion of Pod H.

(2) Allow for the development of one hundred (100) single family homes on 17.549 acres for a density of 5.7 units per acre. This property is located in the middle portion of Pod H.

(3) Allow for the development of forty three thousand and seven hundred (43,700) square feet of commercial/office space on 7.233 acres for a density of 6,042 square feet per acre. Also approved in the commercial/office space area is 17,697 square feet of residential uses. The residential uses shall be developed above the commercial/office uses. The commercial/office/residential uses shall be located in the southern portion of Pod H and front on Reinhardt College Parkway and Reservoir Drive.

NOW THEREFORE, be it resolved that the Mayor and City Council of the City of Canton does hereby amend the conditions of MP0606-001 as reflected above and all other conditions to remain as originally approved.

Adopted this 21st day of April 2016

_____
Gene Hobgood, Mayor

Attest: _____
Susan Stanton, City Clerk

Approved as to Form and Content:

_____
Robert M. Dyer, City Attorney

First Reading: April 7, 2016

Adopted by Council: April 21, 2016

Approved by Mayor: _____

Veto by Mayor: _____

Second vote by Council: _____

Effective Date: _____