

CASE OVERVIEW

Public Hearing Dates

Planning and Zoning Public Hearing: March 25, 2019

Mayor and Council Public Hearing: April 1, 2019

File #: PZ 19-012

APPLICATION: Rezoning Application

APPLICANT: Paran Homes, LLC

PETITION: Requesting to rezone from Single-family Residential District (R-20) and Medium Density Residential (MDR) to Planned Unit Development – Residential (PUD-R) to accommodate a residential development on approximately 32.56 acres.

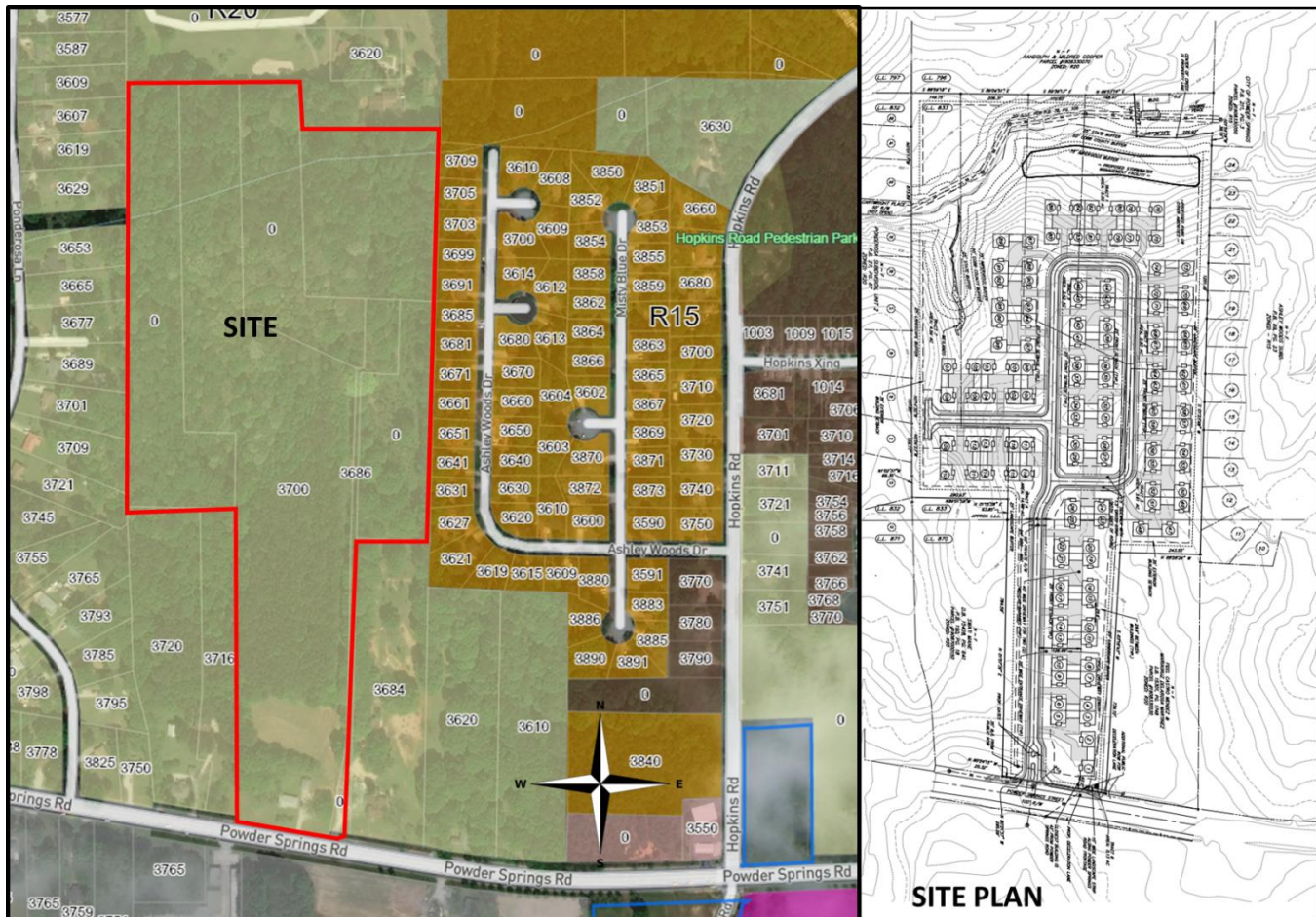
PURPOSE OF THE REQUEST: rezoning application from Single-family Residential District (R-20) and Medium Density Residential (MDR) to Planned Unit Development – Residential (PUD-R) to accommodate a residential development on approximately 32.56 acres.

LOCATION: Land Lots 869, 19th Districts, Powder Springs, Georgia.

PARCEL #: 1908330070, 19083300380, 198330040, 19087000030, 19087000020, 19087000140, 19083300390

ACRES: Approximately 32.56 acres **DENSITY** 3.62 units per acre **UNITS:** 118

LOCATION MAP



GENERAL ZONING NOTES:

1. **PROPERTY OWNER:** TRACT 1: RANDOLF & MILDRED COOPER
PARCEL #1908330070
TRACT 2: J.W. GANTT
PARCEL #19083300380
TRACT 3: JAMES R. GANTT
PARCEL #1908330040
TRACT 4: THOMAS R. MCDONALD
PARCEL #19087000030
TRACT 5: THE ESTATE OF EDNA WYATT
PARCEL #19087000020
TRACT 6: EDNA M WYATT
PARCEL #19087000140
TRACT 7: CHRISTINA REBECCA BARNES & WILLIAM FRANCIS BARNES
PARCEL #19083300390

2. **APPLICANT:** PARAN HOMES, LLC
KENDALL KING
678-726-9646
3005 BRECKINRIDGE BLVD
DULUTH GA 30096

3. **PROPERTY AREA:** 32.56 AC.
4. **EX. ZONING - R20 & MDR**
5. **PROPOSED ZONING - PUD-R**
6. **MAXIMUM BUILDING HEIGHT = 35' AND/OR TWO STORIES**
7. **HEATED SQUARE FOOTAGE PER UNIT: 1722 SF -1,801 SF**
8. **UNITS - 118**
9. **UNITS TO BE FEE SIMPLE**
10. **MAXIMUM DENSITY = 8.0 UNITS/AC**
11. **DENSITY - 118 UNITS/32.56 AC. = 3.62 UNITS/AC.**
12. **SETBACKS**
 - 12.1. **FRONT = 25' FROM R/W SIDE = N/A REAR = N/A**
13. **MAXIMUM IMPERVIOUS RATIO = 50%**
14. **REQUIRED RECREATION AREA = 1 ACRE PER 50 UNITS = 3 ACRES**
15. **PROVIDED RECREATION AREA = 3 ACRES**
16. **WATER PROVIDED BY THE CITY OF POWDER SPRINGS**
17. **SANITARY SEWER PROVIDED BY THE CITY OF POWDER SPRINGS**
18. **SURVEY PROVIDED BY: GASKINS SURVEYING CO.**
HORIZONTAL DATUM IS NAD 83
VERTICAL DATUM IS NAVD 88
19. **SURVEY DATE: 02/18/2019**