

Community Planning Institute Conference

11/10/2021



Using Impact Fees to Implement Your Comprehensive Plan

11/10/2021



Impact Fee Ordinance

- Adopted impact fee ordinance in 1993
- Updated the ordinance in 2016

11.6.4. Development Impact Fee Computation

<i>Citywide Service Area</i>	<i>Transportation</i>	<i>Public Safety</i>	<i>Parks and Recreation</i>	<i>Admin (3%)</i>	<i>Total Fee</i>
					<i>c</i>
Residential (per housing unit) by Square Feet of Finished Living Space					
1,000 or less	\$964	\$521	\$318	\$41	\$1,844
1,001 to 1,500	\$1,285	\$695	\$424	\$55	\$2,459
1,501 to 2,000	\$1,514	\$821	\$501	\$66	\$2,902
2,001 to 2,500	\$1,690	\$916	\$559	\$73	\$3,238
2,501 to 3,000	\$1,835	\$995	\$607	\$80	\$3,517
3,001 to 3,500	\$1,957	\$1,062	\$648	\$85	\$3,752
3,501 to 4,000	\$2,064	\$1,117	\$682	\$89	\$3,952
4,001 or more	\$2,159	\$1,169	\$713	\$94	\$4,135
Nonresidential (per 1,000 square feet of floor area)					
Industrial	\$865	\$180	\$0	\$20	\$1,065
Commercial	\$2,718	\$260	\$0	\$55	\$3,033
Office & Other Services	\$1,176	\$320	\$0	\$30	\$1,526

Transportation Projects

RDOT Transportation Projects

Transportation Projects

Adjust the filters or current map extent to refine the results.

Project Phase

- All
- 01 - Project On Hold
- 02 - Planning and Feasibility Study
- 03 - Consultant Procurement
- 04 - Survey and Concept Design
- 05 - Preliminary Design
- 06 - Right of Way Acquisition
- 07 - Final Design
- 08 - Construction Procurement
- 09 - Construction
- 10 - Recently Completed

Funding Source

- All
- City of Roswell
- Other

Projects

25

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Projects List

- Woodstock Rd at SR 92 Right Turn Lane**
Estimated Cost: \$437,751
Funding Source: City of Roswell
- Halcomb Woods Pkwy**
Estimated Cost: \$300,000
Funding Source: City of Roswell
- Riverside Road Improvements**
Estimated Cost: \$3,773,000
Funding Source: City of Roswell
- Woodstock NB Left Turn Lane at Crabapple Middle**
Estimated Cost: \$300,000
Funding Source: City of Roswell
- NPS Mitigation**
Estimated Cost: \$2,791,025
Funding Source: Other
- Chattahoochee River Pedestrian Improvements**
Estimated Cost: \$4,238,637
Funding Source: Other

NPS Mitigation

Phase: 05 - Preliminary Design

Description:
This project will address mitigation within the National Park system that is required for the construction of the Chattahoochee Pedestrian Bridge project and the Historic Gateway project.

Estimated Cost:
\$2,791,025

Funding Source:
Other

Contact:
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Last updated: a few seconds ago

All projects are tentative and subject to change. Please contact the Roswell Department of Transportation if you have any questions.

Email Us
770-594-6420

2035 Comprehensive Plan

The Plan Element section of the 2035 Comprehensive Plan for Transportation list the policies. The completed projects and proposed project meet the T1 through T4 policies listed in the plan.

These policies include the following:

T1 – The city is committed to a transportation program and project prioritization framework.

T2 – Enhance Safety

T3 – Manage Congestion

T4 – Increase Bicycle, Pedestrian and Transit
Mobility



Hardscrabble Green Loop

Hardscrabble Road

Complete Street project with
New Sidewalks and Multi-use and
new roundabout added

impact fees included / completed
2019





Houze Road at Hembree Road

Roundabout and Multi-use trails
impact fees included –
completed 2018

Sun Valley Road Extension (phase 1)
(new alignment / complete street with Multi-Use Trail & sidewalks)
impact fees included – completed 2019



Old Alabama Road at Old Alabama Connector

(turn lane improvements)



Old Roswell Road at Warsaw Road

(turn lane improvements)

impact fees included – anticipated start in 2022



2035 Comprehensive Plan

In the Short Term Work Program within the 2035 Comprehensive Plan, the two items listed were as follows:

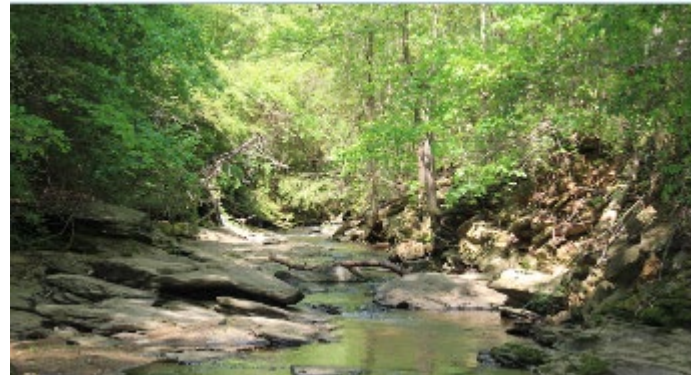
T.1 – Implement transportation system improvements as described in the Comprehensive Plan and Transportation Master Plan.

T.2 – TSPLOST Projects.

Transportation had numerous projects listed on the CIE in the comp plan.



Recreation and Parks projects

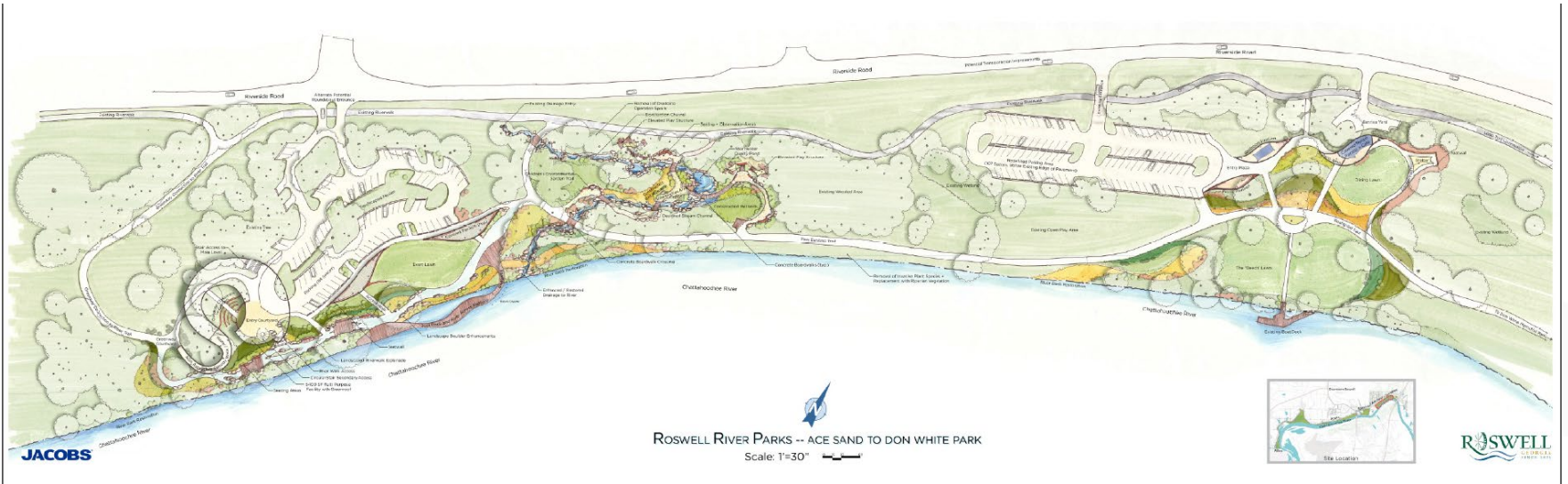


Recreation and Parks projects

- Rec and Parks prioritizes their projects based on the master plan which was implemented through the Comprehensive Plan
- They look at the capacity in the system and the number of people
- Land purchase and improvements to parks have an equal weight in their prioritization.
- Rehabilitation of park facilities is also reviewed.



River Parks – Ace Sand to Don White Park



Implementation of the River Parks Master Plan

- Children's Storm Water Garden Phase (project began in July 2021 and the estimated completion date is the end of June 2022).
- This is a part of the Master Plan which includes the Ace Sand property. In FY2021, the Recreation and Parks Department was awarded a Land and Water Conservation Fund Grant to start development of the Fitness Loop, purchase outdoor exercise equipment, and grading for the Children's Storm water Garden. The department plans to use impact fees towards the completion of the storm water garden.



Recreation and Parks

Short Term Work Program

CF.1 - Periodically update the City's parks and recreation master plan as needed.

CF.2 Implement the master plan for the Roswell Riverwalk.



East Roswell Park Improvements



The 2035 Comprehensive Plan states information on the Recreation and Green Space for the community facilities. The capital improvement element indicates the master plans and future development of the parks.

Public Safety

CIE list (2040 Comp Plan)

New 911 Center
Replacement Fire Station
New Fire Station



Strategic Plan

- The City of Roswell adopted a strategic plan in 2021. In the 2040 Comp plan, there were three small area master plans completed within the plan. One of the objectives in the strategic plan is to create zoning incentives to encourage redevelopment in target areas of the city.
- The City will be discussing the idea of looking at impact fees for these areas and how they may relate to redevelopment incentives.



2040 Comp Plan – Small area plans



Questions?

