



PLANNING COMMISSION MEETING AUGUST 3, 2017

ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA
6:30 PM

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MEETING MINUTES
- IV. ITEMS FROM BOARD MEMBERS
- V. ITEMS FROM STAFF
- VI. PUBLIC HEARING
 - a. Z-17-06/V-17-13 Tiffany Square

This item was tabled by the Planning Commission on July 12, 2017. It must be removed from the table in order to be considered.

Consideration of a request to rezone 3.26 acres from R-12 (Dwelling, 'For-Sale' Residential) to DT-R (Downtown Residential) to allow for the redevelopment of a 12-unit townhome development with 25 'For-Sale' single-family detached homes. Variances are requested to reduce setbacks, increase building height and to allow parking between a building and the road. The property is located on the east side of Haynes Bridge Road at Tiffany Square Drive and is legally described as being located in Land Lots 1267 and 1268, 2nd District, 2nd Section, Fulton County, Georgia.
 - b. CLUP-17-02/Z-17-04 Taylor Morrison/40 Cumming Street

Consideration of a request to rezone 0.837 acres from R-15 (Dwelling, 'For-Sale' Residential) to DT-LW (Downtown Live-Work) and rezone 10.868 acres from R-15 to DT-R (Downtown Residential) to allow for the construction of 59 'For-Sale' detached homes and to allow a historic structure to be used for an office. A comprehensive land use plan amendment is requested from Downtown Residential Density to Central Business District. The property is located on the north side of Cumming Street between Highway 9 and Manning Drive at 40 Cumming Street and is legally described as being located in Land Lots 1196 and 1253, 2nd District, 2nd Section, Fulton County, Georgia.
 - c. PH-17-20 Unified Development Code Text Amendments

Consideration of text amendments to Unified Development Code, Appendix A: Alpharetta Downtown Code and Alpharetta Downtown Design Guidelines in order to add architectural styles. Text amendments are proposed to increase the single-family detached minimum lot size in the DT-R (Downtown Residential) zoning district.
 - d. PH-17-21 Unified Development Code Text Amendments

Consideration of text amendments to Unified Development Code in order to modify the definition of open space, MU (Mixed Use) zoning district standards and landscape strip requirements.
- VII. ADJOURNMENT



PLANNING COMMISSION MEETING MAY 10, 2017

ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA
6:30 PM

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I. CALL TO ORDER

II. ROLL CALL

- Commission Members Present
 - Francis Kung'u (Chairman)
 - Kyle Caswell(Vice-Chairman)
 - Larry Attig
 - Ben Burnett
 - Karen Richard
 - John Hipes
- Commission Members Absent
 - Rob Partee
 - John Goss
 - Fergal Brady
- Staff Members Present
 - Kathi Cook, Community Development Director
 - Michael Woodman, Senior Planner
 - Eric Graves, Senior Traffic Engineer
 - Elle Taylor, Planning and Zoning Coordinator

III. APPROVAL OF MEETING MINUTES

a. April 12, 2017 Meeting Minutes

- ❖ Commission Member Hipes offered a motion to approve
 - The motion received a second from Commission Member Richard
 - The motion passed by vote (6-0)

IV. ITEMS FROM BOARD MEMBERS

V. ITEMS FROM STAFF

VI. PUBLIC HEARING

a. Z-17-03 Thompson Street/Burnett Circle/DT-LW

Kathi Cook, Director of Community Development presented. The applicant, Residential South Partners, is requesting a rezoning on 5.722 acres from R-12 (Dwelling, 'For-Sale' Residential) and R-15 (Dwelling, 'For-Sale' Residential) to DT-LW (Downtown Live-Work) to allow for the construction of 43 'For-Sale' townhome units. The subject property is located on the north side of the Thompson Street/Westside Parkway intersection.

The submitted request, if approved, will allow Residential South Partners to construct 43 'For-Sale' townhome units on 5.722 acres with a residential density of 7.51 dwelling units per acre. The property is located on the north side of the Thompson Street/Westside Parkway intersection.

The subject property consists of 14 parcels of land zoned R-12 and R-15. Surrounding properties are zoned MU and R-15 to the east, R-4A to the north, MU to the south and R-12 to the west. These properties include a detached home to the west, Old Milton Holdings (A.K.A. East Village) and Avalon to the south, Academy Park to the north and Avalon and City Fitness Park to the east. The property has a comprehensive land use plan designation of Mixed Use Live Work, which permits the proposed townhome use.

The properties are currently developed with ten (10) single-family detached homes and two (2) City-owned parcels. Many of the private properties on Burnett Circle have received Code violations over the years, including violations for inoperable vehicles, dilapidated structures, trash, unmaintained fences, and overgrown vegetation.

The applicant proposes a land swap whereby 0.62 acres of City-owned land would be provided to the applicant's development in exchange for a 0.98-acre improved City Park. The applicant also proposes the abandonment of the Burnett Circle right-of-way. If approved, the applicant will incorporate the abandoned right-of-way into the proposed development. New internal roads will be private and maintained by the HOA established for the subdivision.

As reflected in the table below, a total of 280 townhomes have been approved in the Downtown Overlay, including 111 along the Thompson Street corridor. For comparison, 156 single-family detached (SFD) units and 90 condominium units have been approved in the Downtown Overlay, including 94 SFD and 66 condominium units along Thompson Street. The Downtown Master Plan, which was approved in February 2015, included a Market Study (see table below) indicating that the Downtown area could absorb 185-210 townhome units over the next five (5) years.

'For-Sale' Residential Approved within the Downtown Overlay

Development	Downtown Area	Number*
Edward Andrews Homes	Thompson St	23 TH/17 SFD

Thompson St Flats	Thompson St	24 C
Southerton	Thompson St	3 SFD
Old Milton Holdings	Thompson St	25 SFD/88 TH/42 C
Hedgewood (Voysey)	Thompson St	42 SFD
Aycock	Thompson St	7 SFD
East of Main	Academy St	41 SFD/42 TH
Lehigh Homes	Cumming St	9 SFD
Twelve on Canton	Canton St	12 SFD
Teasley Place	Canton St/Academy St	24 C
Chelsea Walk	Old Milton Pkwy	49 TH
Perling (Devore & South Main)	South Main St	78 TH
Total		156 SFD/280 TH/90 C

*SFD = Single Family Detached, TH = Townhome, C = Condominium

Downtown Master Plan 5-Year Market Study (Approved February 2015)

Housing Type	Number of Units
Townhomes	185 – 210
Single-Family Detached	40 – 45
High-end Condominium	45 – 50
Entry-mid Priced Condominium	220 – 250
For-Rent Apartments	315 - 340

Residential densities vary along Thompson Street, as shown in the table below. The applicant's proposed density is 7.51 dwelling units per acre, which is consistent with other densities approved on Thompson Street.

Thompson Street – Residential Densities

Development Name	Type	Acres	Density
Southerton/Aycock	10 SFD	1.232 acres	8.1 units/acre
Hedgewood (Voysey)	42 SFD	25 acres	8.0 units/acre
Edward Andrews	40 TH	5.85 acres	6.8 units/acre
Old Milton Holdings/Notting Hill	25 SFD, 89 TH, 42 Condo	23.89 acres	6.53 units/acre
Thompson Street Flats	24 Condo	2.39 acres	10 units/acre
Thompson St/Burnett Circle	43 TH	5.722 acres	7.51 units/acre

The submitted site plan depicts 43 townhome units in nine (9) buildings. Each building is proposed to be three (3) stories or 40'. Townhome buildings along Thompson Street and Westside Parkway are oriented to those streets. 20 visitor parking spaces are depicted at various locations throughout the development, which complies with the Downtown Code requirement of 0.15 parking spaces per residential unit. One (1) project driveway is depicted on Thompson Street. 8' sidewalks are proposed along Thompson Street and Westside

Parkway. Minimum building setbacks are shown as follows:

- Westside Parkway – 20’
- Thompson Street – 10’
- Internal (Side) Setbacks – 0’
- Internal (Rear) Setbacks – 10’ (alley), 3’ (No alley)

A 0.98-acre linear park is depicted along the north side of the property, including a 12’ path (Alpha Loop), overlook of the stream, seating, landscape and green space with connection to the City Fitness Park to the east. An eight-foot (8’) path is provided through the development connecting the Alpha Loop on the north side of the property to the sidewalk along Thompson Street. The park is proposed in conjunction with a land swap for city-owned properties along Westside Parkway and Thompson Street.

There are several trees on the subject property, consisting mainly of Hardwoods (Oak, Poplar, Maple and Dogwood). Staff had concerns with the applicant’s initial site plan, which did not save many trees. However, staff encouraged the applicant to re-examine the proposed site plan and the applicant’s revised site plan now incorporates several tree save areas throughout the site.

The applicant submitted the elevation, which is described as Farmhouse Vernacular. Farmhouse Vernacular is not currently an approved architectural style in the Alpharetta Downtown Code. As depicted in the rendering below, the townhome buildings are proposed to be brick and stone accented with limited use of wood siding. Units 22, 32 and 39 have side elevations that could be visible from Westside Parkway. The applicant’s architect provided the following description of the Farmhouse Vernacular style:

“The Farmhouse Vernacular is inspired by the iconic old farmsteads, the style offers a new or fresh look, capturing nostalgic memories, and blending with the spirit of modernism. It has classic, elegant and simple, but finer crafted exterior detailing. Exteriors feature porches, balconies and courtyards, which are accessed by Modern glass windows, French doors as well as sliding glass doors. Exterior materials are modern with the use of Brick and Stone accented with limited uses of wood siding, minimal cornice details and simply detailed wood columns. Color is the most basic element of farmhouse style with white being the predominate color of the past, todays modern farmhouse style will include touches of color using light beige or light gray.”

The City’s Downtown Architect reviewed the proposed building elevations and finds that the proposed architectural style is not an approved style in the Alpharetta Downtown Code. The Farmhouse Vernacular style is consistent with the architecture historically common in rural areas. The Downtown Architect believes that this style is compatible with the approved architectural styles in the Alpharetta Downtown Code and supports adding this style to the Code. Staff will bring this style to Council for consideration in June. If the style is not approved, the applicant will be required to adhere to the existing architectural styles.

According to the applicant, townhome units will range in size from approximately 2,700 to 3,250 square feet, with an anticipated price points ranging from \$675,000 to \$800,000.

The applicant submitted trip generation figures for the proposed project showing that the proposed 43

townhome units would generate 30 PM Peak Hour trips.

Residential development is known to increase school enrollment. Fulton County calculated the potential maximum number of children who may live on the property by using the Fulton County Schools standard calculation to identify the number of children that a residential development will generate. The following chart outlines these figures:

Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 4 – 23 school age children. Numbers provided by Fulton County Schools show that Alpharetta High School has capacity; however, Manning Oaks Elementary School and Hopewell Middle School are currently over capacity.

STANDARDS FOR ZONING CHANGES

The Planning Commission and the City Council shall consider the following standards in considering a rezoning application, giving due weight or priority to those factors particularly appropriate to the circumstances of each application:

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

Response: The development proposal is consistent with the Downtown Master Plan and Comprehensive Plan. In addition, the proposed residential use is compatible with surrounding properties that are developed or being developed with residential uses.

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

Response: The proposal would not adversely affect the existing use or usability of adjacent or nearby properties, as the proposed use is compatible with surrounding properties.

c. Whether the zoning proposal will adversely affect the natural environment.

Response: The proposed development will have impacts on the natural environment. However, the applicant has worked with staff to save several existing specimen and trees of quality throughout the site.

d. Whether there are substantial reasons why the property cannot or should not be used as currently zoned.

Response: The property could be developed under the current zoning. However, the applicant's proposal is consistent with the Mixed Use Live Work comprehensive land use plan designation of the property and the existing zoning would not allow for a site layout that promotes a walkable downtown environment.

e. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of public facilities or services, including but not limited to existing streets and transportation facilities, schools, water or sewer utilities, and police or fire protection.

Response: The zoning proposal would result in an increased demand on public facilities and services.

The applicant's proposal will result in a net increase of 33 residential units. Ten (10) single-family detached units currently exist on the subject property. However, the applicant's property is located within a walkable, mixed-use environment and has the necessary infrastructure to support the development. In addition, the applicant is developing a 1-acre City Park and a portion of the Alpha Loop.

f. Whether the zoning proposal is supported by new or changing conditions not anticipated or reflected in the existing zoning on the property.

Response: The subject property is located within the Downtown Overlay in an area designated Mixed Use Live Work. Therefore, the proposed use is consistent with this designation.

g. Whether the zoning proposal reflects a reasonable balance between the promotion of the public health, safety, morality or general welfare against the right to unrestricted use of property.

Response: The rezoning request reflects a reasonable balance as the proposed use complements other approved developments along the Thompson Street corridor.

h. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning.

Response: The property could be developed under the current zoning. However, the applicant's proposal is consistent with the Mixed Use Live Work comprehensive land use plan designation of the property and the existing zoning would not allow for a site layout that promotes a walkable downtown environment.

i. The extent to which the zoning proposal is consistent with the Comprehensive Plan.

Response: The zoning proposal meets the Comprehensive Land Use Plan designation of the property, which is Mixed Use Live Work.

City Staff has reviewed the applicant's proposal and finds that it can generally support the request for rezoning. The proposal will result in a residential development that is consistent with the Downtown Master Plan and Comprehensive Land Use Plan. In addition, the proposed City Park would represent an expansion of the City Fitness Park and Alpha Loop. While staff has concerns over the number of townhomes approved in the Downtown Overlay, the applicant's proposal will result in the redevelopment of several properties and further facilitate the Alpha Loop project. Staff recommends conditions requiring single-family detached units along Thompson Street, which is consistent with the Old Milton Holdings and Edward Andrews Homes developments along Thompson Street.

The report submitted by the applicant states that letters were mailed to each property owner within 500' of the subject property stating the applicant's intent. The applicant held two (2) community meetings on February 2, 2017 and on April 17, 2017. According to the applicant's public participation report, there were no concerns from surrounding residents.

There was discussion from the Board:

- Density
- Townhome Study Market Analysis
- Future Land Use Plan
- Downtown Master Plan
- Single Family Detached vs. Townhomes
- Private roads inside the development being maintained by the HOA
- Elevations from Westside Pky
- Requirement of heavy landscape screening along Westside Pky elevation
- Greenspace along the front
- Location of the Loop
- Pocket Park Extension
- Thompson St. Trail Standards
- Rear Parking
- 10% Rental requirement enforced by HOA
- Impact fee credits being used in the areas that are affected

Kenneth Wood and Monte Hewitt presented for the Applicant.

- Strategic Site Location
- Market Analysis
- Different type of Townhome project- larger, front courtyard, side architecture, custom build
- Roads are more like alleys
- Every home fronts to greenspace
- Meetings with Academy Park
- Fence bordering the property
- Site Plan
- Roadways serve the back part of the units
- Tree Save areas
- Large Courtyard sitting down below Westside Pky
- Topography
- Discussion of Condition #2

There was discussion from the Board:

- Public throughway through the development
- Maintenance of the fence in Declarations of HOA

Chairman Kung'u opened the floor to Public Comment at 7:33 p.m.

1. Steve Stolle, 2459 Claystone Lane
2. Kim Yeager, 2505 Milford Lane

Concerns:

1. Stormwater runoff into the stream
2. Need for fence along the common property line with Academy Park.

There was discussion on Stormwater and Floodplain management

The Applicant gave a rebuttal:

- Stormwater management
- Single family on Thompson St. vs Townhomes

After discussion of the Conditions:

❖ Vice- Chairman Caswell offered a motion to approve subject to Staff Conditions with changes discussed

- The motion received a second from Commission Member Hipes
- The motion passed by vote (4-2)(Richard, Burnett)

1. The site, consisting of approximately 5.722 acres, shall be zoned DT-LW and developed substantially similar to site plan submitted by PEC, dated 4/24/2017, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. ~~Residential units along Thompson Street shall be single-family detached lots.~~
3. The residential density shall be limited to no more than 7.51 dwelling units per acre.
4. Minimum building setbacks shall be: 10' on Thompson Street and 20' on Westside Parkway.
5. A minimum 15' transitional, planted buffer shall be provided adjacent to the proposed City Park to the north, as shown on plan.
6. Final streetscape shall match the approved Thompson Street streetscape standards and include decorative pedestrian lighting as approved by Staff.
7. Roadways with on-street parking shall incorporate curb extensions at intersections. Internal road shall include on-street parking and sidewalk, if feasible, as approved by Staff.
8. Setback along Thompson Street shall be developed with a park like setting with heavy decorative landscape. The landscape shall tie into existing corner landscape and include plant selections promoting the entrance to the historic district. Area to be maintained by the HOA.
9. A stacked stone, brick or granite wall shall be constructed between homes and front landscape area. Under ledge wall lighting shall be required. Benches and a public art pedestal shall be provided **as approved by Staff.**
10. Civic and amenity areas shall include a mix of trees, shrubs, and ground covers of varying heights, textures and colors as approved by Staff.
11. Development shall not be gated; **roads will be private and maintained by HOA.**
12. Townhome architecture and materials shall be developed in compliance with the Alpharetta Downtown Code subject to approval by Staff. 4-sided architecture and materials shall be required.
13. In exchange for city-owned land and in lieu of payment for abandoned Burnett Circle right-of-way, the developer shall construct and dedicate a 0.98-acre City Park as depicted on the exhibit submitted by Site Solutions, including all depicted improvements. Trash in the stream at the northwest corner of the property shall be picked up by hand. City Park and Alpha Loop improvements shall be eligible for park impact fee credits. There shall be no credits for land value.
14. The greenspace amenity area between Units 5-10 and Units 33-38 shall link the Alpha Loop to the Thompson Street sidewalk through a pedestrian/bicycle connection. Connection shall be an 8' concrete accessible path and incorporated within a 10' pedestrian access easement dedicated to the City. Easement documents shall address maintenance responsibilities and remedies. The Decorative entrance signage with arch approved by Staff shall be provided in order to delineate public use of

the Alpha Loop. Design to be approved by Staff in order to ensure uniform design. Trail shall be maintained by the HOA.

15. Developer shall also construct the Alpha Loop through the City Fitness Park property and receive parks impact fee credits.
16. Parking areas and internal driveways shall be heavily screened from Westside Parkway, Thompson Street and proposed City Park.

b. PH-17-12 Design Review Board Ordinance and Design Guidelines Amendments



Michael Woodman presented Consideration of amendments to the Design Review Board Ordinance and Design Guidelines with regard to sign regulations.

After discussion:

❖ Vice- Chairman Caswell offered a motion to deny

- The motion received a second from Commission Member Richard
- The motion passed by vote (6-0)

VII. ADJOURNMENT





PLANNING COMMISSION MEETING MAY 19, 2017

ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA
1:00 PM

I. CALL TO ORDER

II. ROLL CALL

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I. CALL TO ORDER

II. ROLL CALL

- Commission Members Present
 - Kyle Caswell (Chairman)
 - Larry Attig
 - Ben Burnett
 - Karen Richard
 - John Goss
- Commission Members Absent
 - Francis Kung'u
 - Rob Partee
 - John Hipes
 - Fergal Brady
- Staff Members Present
 - Michael Woodman, Senior Planner
 - Eric Graves, Senior Traffic Engineer
 - Elle Taylor, Planning and Zoning Coordinator

III. PUBLIC HEARING

a. PH-17-15 Unified Development Code - Text Amendments

Michael Woodman presented consideration of amendments to the Unified Development Code (UDC) Section 1.4

Definitions to add definitions for ‘Discount Store’, ‘Brewery’ and ‘Distillery’. Text amendments are proposed within UDC Section 2.2 Permitted Use Districts and Regulations and UDC Appendix A: Alpharetta Downtown Code, Section 3.4 to identify ‘Discount Store’, ‘Brewery’ and ‘Distillery’ as permissible and conditional uses in the appropriate zoning districts.

Discount Store:

Staff proposes adding a definition for ‘Discount Store’ and to add the use as an allowable use in the LI (Light Industrial) zoning district. Currently, staff interprets a ‘Discount Store’ to be a ‘Retail Establishment, Mixed Sales’, which is a permitted use in the C-2 and LI zoning districts and a conditional use in the CUP, C-1 and PSC zoning districts. Staff proposes the following definition:

“Discount Store. A retail store that sells new or used goods or products at prices lower than traditional retail outlets. Discount stores principally engage in offering a category of similar goods or a wide assortment of goods for sale to the general public.”

Brewery & Distillery:

Staff proposes adding definitions for ‘Brewery’ and ‘Distillery’ and to add the uses as permissible in the LI district and as a conditional use in the CUP, O-I, C-1, C-2, PSC, MU, DT-C and DT-MU districts. Staff proposes the following definitions:

“Brewery. A facility where malt beverages are manufactured or brewed.”

“Distillery. A facility where distilled spirits are manufactured (distilled, rectified or blended).”

These definitions were provided by the City Attorney and come directly from State law and the City’s Alcohol Ordinance.

There was discussion on difference between retail establishments and discount stores.

There was discussion that definition of Discount Store may be too broad and may need more differentiation from Retail Establishments Mixed Sales. Staff stated that the City Attorney has reviewed definition.

- ❖ Commissioner Attig offered a motion to approve
 - The motion received a second from Commissioner Richard
 - The Motion was approved (6-0)

IV. ADJOURNMENT



City of Alpharetta

Department Of Community Development

678-297-6070

www.alpharetta.ga.us

Prepared by: James Drinkard

Published:

Planning Commission Meeting of July 12, 2017

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PLANNING COMMISSION MEETING SUMMARY

I. CALL TO ORDER



❖ *Chairman Francis Kung'u called the meeting to order at 6:32 PM*

II. ROLL CALL

- Members Present
 - o Francis Kung'u
 - o Karen Richard
 - o Rob Partee
 - o Ben Burnett
 - o John Goss
 - o John Hipes

- Members Absent
 - o Kyle Caswell
 - o Fergal Brady

- Staff Present
 - o Kathi Cook
 - o Eric Graves
 - o Michael Woodman
 - o James Drinkard

III. APPROVAL OF MEETING MINUTES



- A. May 10, 2017 - Removed from agenda – not in packet
- B. May 19, 2017
- C. June 1, 2017 – Removed from agenda – not in packet

- ❖ *Commissioner Richard offered a motion to approve the minutes of the June 01, 2017 meeting conditioned on the minutes being amended to note the presence at that meeting of Commissioner Hipes*
 - *The motion received a second from Commissioner Burnett*
 - *The motion passed by unanimous vote (6-0-0)*

IV. ITEMS FROM BOARD MEMBERS

- None

V. ITEMS FROM STAFF

- None

VI. PUBLIC HEARING

- A. Z-17-06/V-17-13 Tiffany Square



- Kathi Cook came forward to introduce the item

The applicant, Southeast Real Estate Acquisitions, is requesting a rezoning of 3.26 acres from R-12 (Dwelling, 'For-Sale' Residential) to DT-R (Downtown Residential) to allow for the construction of 23 'For-Sale' detached homes. The property is currently developed with 12 townhome units. Variances are requested to reduce building setbacks, increase building height and to allow parking between the road and a structure. The property is located on the east side of Haynes Bridge Road at Tiffany Square Drive.

The submitted request, if approved, will allow for the redevelopment of a 12-unit townhome community with 23 'For-Sale' single-family detached homes on 3.26 acres. The proposed density is 7.06 dwelling units per acre. The property is known as Tiffany Square and is located on the east side of Haynes Bridge Road at Tiffany Square Drive.

The subject property is zoned R-12 and was developed in 1985 at a density of 3.68 dwelling units per acre. Surrounding properties are zoned R-12 to the north, R-4A to

the east, O-P and R-12 to the south and MU to the west. Academy Park is adjacent to the east, Voysey (Hedgewood) to the west, chiropractor's office and single-family residence to the south and single-family residence (Bilderback Property) to the north. The proposed use is consistent with the Comprehensive Land Use Plan designation of the property, which is 'Downtown Residential Density'.

As reflected in the table below, a total of 156 single-family detached (SFD) units have been approved in the Downtown Overlay.

'For-Sale' Residential Approved within the Downtown Overlay

Development	Downtown Area	Number*
Edward Andrews Homes	Thompson St	23 TH/17 SFD
Thompson St Flats	Thompson St	24 C
Southerton/Aycock	Thompson St	10 SFD
Old Milton Holdings	Thompson St	25 SFD/88 TH/42 C
Hedgewood (Voysey)	Thompson St	42 SFD
Burnett Circle	Thompson St	43 TH
East of Main	Academy St	41 SFD/42 TH
Lehigh Homes	Cumming St	9 SFD
Twelve on Canton	Canton St	12 SFD
Teasley Place	Canton St/Academy St	24 C
Chelsea Walk	Old Milton Pkwy	49 TH
Perling (Devore & South Main)	South Main St	78 TH
Total		156 SFD/323 TH/90 C

*SFD = Single Family Detached, TH = Townhome, C = Condominium

Densities vary in the Downtown, as shown in the table below. The applicant proposes a density of 7.06 dwelling units per acre. Surrounding properties have densities of 1.0 (Bilderback property), 4.0 (Academy Park) and 8.0 (Voysey) dwelling units per acre. In order to provide a transition between the applicant's property and surrounding properties, the density of the subject property should be limited to no more than six (6) dwelling units per acre. The property to the north is developed with one (1) single-family detached home. Approval should not increase the four (4) units in Tiffany Square to five (5) as depicted on the applicant's site plan.

Downtown Overlay – Residential Densities

Development Name	Type	Acres	Density
Southerton/Aycock	10 SFD	1.232 acres	8.1 units/acre
City Center	42 SFD, 156 Apartments	25 acres	8.0 units/acre
Edward Andrews	17 SFD, 23 TH	5.85 acres	6.8 units/acre
Old Milton Holdings/Notting Hill	25 SFD, 89 TH, 42 Condo	23.89 acres	6.5 units/acre
Thompson Street Flats	24 Condo	2.39 acres	10.0 units/acre
Thompson St/Burnett Circle	43 TH	5.722 acres	7.5 units/acre
Lehigh Homes	9 SFD	3.1 acres	2.9 units/acre
Teasley Place	24 Condo	2.2 acres	10.9 units/acre
East of Main	41 SFD, 42 TH	10.43 acres	8.0 units/acre
Newvale (f.k.a. Olmstead Park)	23 TH	2.39 acres	9.6 units/acre
Twelve on Canton	12 SFD	5.465 acres	2.2 units/acre
Perling – S. Main/Devore	78 TH, 129 Apartments	12.913 acres	16.0 units/acre
Chelsea Walk	49 TH	7.04 acres	7.0 units/acre

The applicant requests the following variances related to requirements established in UDC Appendix A: Alpharetta Downtown Code:

1. Reduce the front setback in the DT-R district from 10' to 5'.
2. Increase the allowable building height in the DT-R district from 35' to 45'.
3. Allow off-street parking between the street and the structure (front-loaded homes).

The requested front setback variance would accommodate perimeter tree saves at the rear of lots. Variances have previously been approved allowing parking between the road and a structure when the subject property abuts an established neighborhood. The justification for this variance is that landscape strips, buffers and tree save areas are more appropriate adjacent to existing residential subdivisions than an alley.

Surrounding properties have maximum building heights of 35', except for Voysey which has a maximum building height of 45'. However, the six (6) approved building permits in Voysey have building heights ranging from 32' to 35'. Therefore, staff recommends limiting the building height on the applicant's property to no more than 35'.

The submitted site plan depicts 23 single-family detached lots on 3.26 acres. Homes are proposed to be three (3) stories or 45' and are oriented to a central amenity space internal to the site. Lots are depicted backing up to Voysey, Academy Park and a single-family lot to the north. Lot sizes range from approximately 3,000 to 6,400 square feet, with an average lot size of 4,138 square feet.

One (1) project driveway is depicted on Haynes Bridge Road at the existing private right-of-way for Tiffany Square Drive. Six (6) on-street guest parking spaces are depicted adjacent to the central park, which exceeds the Downtown Code requirement of 0.15 parking spaces per residential unit. A four-foot (4') sidewalk is depicted along the internal road. Minimum building setbacks are proposed as follows:

- Perimeter Setback – 15'
- Interior (Front) – 5', as measured from back of sidewalk
- Internal (Side) – 0' – 6'
- Internal (Rear) – 6'

The applicant's site plan depicts an 8,566 square foot amenity space at the center of the site, as well as an 8,056 square foot tree save area at the site entrance. The Downtown Code requires a minimum 10% amenity space, which would be 14,200 square feet. The applicant's site plan complies with the minimum requirements for amenity space. If approved, both amenity areas should be improved with landscape and hardscape to provide gathering and seating areas.

There are several trees on the subject property, consisting mainly of Hardwoods and Pines. Trees are concentrated at the entrance, around the perimeter and on the south end of the property. Staff had concerns with the applicant's initial site plan, which did not save many trees. The applicant revised the site plan to incorporate additional tree save areas, including at the entrance and along the perimeter of the property. The City Arborist stated that additional trees should be saved on the property, such as the 25" Oak depicted on Lot 13, 17" Red Maple, Japanese Maple and the 34" Oak depicted within the detention pond.

A stormwater management pond is depicted at the south end of the site, which is the same location of an existing retention pond. The existing and proposed stormwater facilities are located and depicted within the 75' impervious setback associated with the stream to the south. The City's Stormwater Engineer has reviewed the applicant's site plan and can generally support encroachment into the 75' impervious setback, as long as the developer makes every effort to minimize the encroachment.

According to the applicant, home prices will start at \$650,000 and homes will range in size from 2,300 to 2,800 square feet.

The applicant's proposed renderings reflect four (4) architectural styles approved in the Downtown Overlay, including Georgian, Georgian Regency, Folk Victorian and Stick. Renderings of the detached product depict a variety of materials, including siding, board and batten and brick.

The City's Downtown Architect reviewed the proposed building elevations and finds the elevations to be generally in compliance with the approved architectural styles. The following comments were provided by the Downtown Architect:

- Georgian:
 - o Need chimney, windows should be double-hung sashes, windows should be 9-12 panes per sash, muntins should be thick and wooden, cornice needs dentils or other decorative molding, front door should be centered and topped with a decorative crown support by decorative pilasters, door should have glass panes beneath crown, within the door or in a transom, roof is not typical of Georgian.
- Georgian Regency:
 - o Need chimney, windows should be double-hung sashes, windows should be 9-12 panes per sash, muntins should be thick and wooden, cornice needs dentils or other decorative molding, front door should be centered and topped with a decorative crown support by decorative pilasters, door should have glass panes beneath crown, within the door or in a transom, roof is not typical of Georgian, missing details typical of the Regency period.
- Folk Victorian:
 - o Need brackets under eaves, need spindle work porch detailing (or flat jigsaw cut trim), elevation missing details typical of this style
- Stick:
 - o Gabled roof should be steeply pitched, need decorative trusses in gables, need diagonal or curving porch-support braces, need overhanging eaves with exposed rafter ends, need horizontal and vertical bands, siding should be applied in varying directions
- General Comments:
 - o Building widths and heights should have more variation from lot-to-lot.
 - o Simple garage doors are not historical.
 - o Headers should span beyond the opening it supports.
 - o Middle option doors and windows don't match style and half round window should move up a bit. Gable material should not be brick, when supported by wood columns.

The proposed project, consisting of 23 single-family detached units, would generate less than 30 PM Peak Hour trips. The net increase (removal of 12 townhome units and replacement with 23 detached lots) is less than 19 PM Peak Hour trips.

Residential development is known to increase school enrollment. Fulton County calculated the potential maximum number of children who may live on the property by using the Fulton County Schools standard calculation to identify the number of children that a residential development will generate. The following chart outlines these figures:

FULTON COUNTY SCHOOLS – 25 Single-Family Detached Units

School	Single Family Average #
Manning Oaks Elementary School	3 to 9 students
Hopewell Middle School	1 to 5 students
Alpharetta High School	2 to 8 students
TOTAL	6 to 22 students

Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 6 – 22 school age children. Since 12 townhome units already exist on the subject property, the net increase is 3 – 11 school age children. Numbers provided by Fulton County Schools show that Alpharetta High School has capacity; however, Manning Oaks Elementary School and Hopewell Middle School are currently over capacity.

The Planning Commission and the City Council shall consider the following standards in considering a rezoning application, giving due weight or priority to those factors particularly appropriate to the circumstances of each application:

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

Response: The zoning proposal would be suitable as it relates to the use and development of adjacent or nearby properties, if conditions are approved restricting the density to no more than six (6) dwelling units per acre and requiring perimeter tree saves and buffers. Also, since the property to the north is single-family detached home, adjacent lots should be a minimum 6,000 square feet.

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

Response: The zoning proposal would not adversely affect the existing use or usability of adjacent or nearby properties, if conditions are approved restricting the density to no more than six (6) dwelling units per acre and requiring perimeter tree saves and buffers.

- c. Whether the zoning proposal will adversely affect the natural environment.

Response: The applicant's proposal should not have significant impacts on the natural environment, if conditions are approved requiring tree save areas and limiting additional impacts on the stream buffer.

d. Whether there are substantial reasons why the property cannot or should not be used as currently zoned.

Response: The subject property could be developed with single-family detached lots under the existing R-12 zoning.

e. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of public facilities or services, including but not limited to existing streets and transportation facilities, schools, water or sewer utilities, and police or fire protection.

Response: The zoning proposal should not have significant impacts on public facilities or services as the applicant's proposal would result in a net gain of eleven (11) residential units. The proposal would represent an increased demand on roads, water and sewer, parks and recreation, police and fire, as well as schools.

f. Whether the zoning proposal is supported by new or changing conditions not anticipated or reflected in the existing zoning on the property.

Response: The subject property is located in the Downtown Overlay, which includes opportunities for properties to be developed under the new Downtown zoning districts.

g. Whether the zoning proposal reflects a reasonable balance between the promotion of the public health, safety, morality or general welfare against the right to unrestricted use of property.

Response: The applicant's zoning proposal generally reflects a reasonable balance as the proposed development would result in the redevelopment of an existing townhome community and the proposed use is consistent with the Downtown Master Plan. However, staff recommends that the density be limited to no more than six (6) dwelling units per acre.

h. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning.

Response: The subject property could be developed with single-family detached lots under the existing R-12 zoning.

i. The extent to which the zoning proposal is consistent with the Comprehensive Plan.

Response: The request to allow 'For-Sale' residential uses is consistent with the Comprehensive Land Use Plan designation of the property, which is Downtown Residential Density.

The City of Alpharetta Unified Development Code Article IV, Section 4.5.3 outlines the criteria set forth for granting a variance. The ordinance specifically states..."a variance may be granted in whole or in part, or with conditions, in such individual case of unnecessary hardship upon a finding that":

(1) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography; or

Response: The subject property has an unusual shape and is completely surrounded by established and new residential development. Therefore, staff can support the request for units to be front-loaded and to reduce the front setback from 10' to 5', which will allow for perimeter tree saves. However, staff does not support the requested height variance as the proposed height is not consistent with the development of surrounding properties.

(2) The application of the Ordinance to this particular piece of property would create an unnecessary hardship; or

Response: The applicant could develop the site in compliance with the required setbacks, building height and building orientation. However, the site plan was laid out to minimize impacts to surrounding residential properties by saving perimeter trees. The requested height variance is not consistent with the development/approvals on adjacent properties and therefore is not appropriate for the area.

(3) There are conditions that are peculiar to the property which adversely affect its reasonable use or usability as currently zoned; or

Response: The subject property has an unusual shape and is completely surrounded by established and new residential development. Therefore, staff can support the request for units to be front-loaded and to reduce the front setback from 10' to 5', which will allow for perimeter tree saves. However, staff does not support the requested height variance as the proposed height is not consistent with the development of surrounding properties.

(4) Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the City of Alpharetta ordinances.

Response: Approval would not cause substantial detriment to the public good as the site plan has been laid out to minimize impacts on adjacent residential properties by saving perimeter trees. Staff does not support the requested height variance as surrounding properties have maximum building heights or are being constructed at a height of no more than 35'. Staff recommends conditions to save perimeter trees and to replant perimeter buffers, where sparse, for the purpose of screening the subject property from surrounding properties.

Staff has reviewed the applicant's proposal and finds that it can generally support the applicant's request for rezoning and certain variances. While the proposed rezoning is consistent with the intent of the Downtown Master Plan and Comprehensive Plan, staff has concerns with the proposed residential density. Based on the surrounding development pattern, staff believes that a density of no more than six (6) dwelling units per acre is appropriate on the subject property in order to provide a transition between Academy Park (4.0 units/acre), the Bilderback property (1.0 units/acre) and Voysey (8.0 units/acre). When determining the appropriate density for the subject property, staff also took into consideration the fact that the property is already developed with 12 townhome units, which will be removed and replaced with single-family detached product, and is situated back off the road.

Variances to reduce the front setback and to allow structures to be front-loaded can be supported in order to minimize impacts to surrounding properties by saving perimeter trees. However, staff does not support the requested variance to increase the building height to 45'. With the exception of Voysey, surrounding properties have a maximum height of 35'. Although Voysey was approved for a maximum height of 45', building permits for the first six (6) homes have heights that range from 32' to 35'. If approved, conditions are recommended restricting the density to no more than six (6) dwelling units per acre and limiting the height to no more than 35'.

The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that the applicant held three (3) meetings at the Academy Park clubhouse. According to the applicant, a number of issues were discussed at the meetings, including price point, density, traffic, stormwater, trees, building height and sight lines between Academy Park and the proposed development.

Staff's recommendation is to approve Z-17-06/V-17-13 Tiffany Square, subject to the following conditions:

1. The site, consisting of approximately 3.26 acres, shall be zoned DT-R and developed substantially similar to site plan submitted by BH&D Engineering, Inc., dated 6/15/2017, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. The permitted residential density shall be limited to no more than 6 dwelling units per acre and the maximum building height shall be no more than 35'.
3. Lots adjacent to the property to the north shall have a minimum lot size of 6,000 square feet.
4. Minimum building setbacks shall be:
 - a. Front – 5' (as measured from back of sidewalk)
 - b. Side – 0' (10' between structures)
 - c. Rear – 6' (in addition to the required perimeter landscape buffer)
5. Architecture and materials shall be developed similar to the submitted renderings, except for modifications required to comply with these conditions and Downtown Architect/Staff comments, and in compliance with the Alpharetta Downtown Code subject to approval by Staff. Front porches and

stoops shall have a minimum depth of 8'. Bay windows shall have a minimum depth of 2'.

6. A minimum 15' undisturbed buffer, replanted where sparse, shall be provided along the north, east, south and west property lines and shall be supplemented with evergreen trees and shrubs to provide a visual screen, as approved by Staff. Developer shall remove exotic and invasive trees and shrubs within open space, buffers and tree save areas and replant where sparse as approved by Staff.
7. Final streetscape shall match the approved Downtown streetscape standards and include decorative pedestrian lighting as approved by Staff.
8. Developer shall provide a brick paver crosswalk across private driveway at Haynes Bridge Road.
9. Roadways with on-street parking shall incorporate curb extensions at intersections. Internal road shall include on-street parking and sidewalk, where feasible, as approved by Staff.
10. Amenity spaces shall be developed with a park-like setting with heavy decorative landscape, hardscape, walls and seating. The landscape shall include plant selections promoting the historic district.
11. The project entrance shall include a decorative knee wall and shall be heavily landscaped with ornamental plantings as approved by Staff. Landscape, hardscape, fences and walls shall complement materials used in the Downtown, as approved by Staff. Creeping fig or another creeping vine shall be planted to cover decorative and retaining walls as approved by Staff.
12. Development shall not be gated and roads will be private and maintained by the HOA.
13. Driveways shall be a minimum 18' from garage to back of sidewalk or less than 5'.
14. Internal sidewalks shall be provided as depicted on the site plan, including a connection to the fronts of units and shall be a minimum 5' with 4' planting strip and pedestrian-scale lighting provided throughout the development.
15. Fencing visible from the street shall be decorative as approved by Staff.
16. Existing trees shall be preserved as depicted on site plan prepared by BH&D Engineering, Inc., dated 6/15/2017. In addition, the developer shall save the following trees: #1028 (25" Oak) and #1034 (34" Oak). Additional encroachments shall be allowed per this plan with additional tree care to offset the encroachment as approved by Staff.
17. Developer shall spade and relocate on-site Japanese Maple located between 4009 and 4010 Tiffany Square Drive, as approved by Staff. If the Japanese Maple cannot be relocated due to health or other reason acceptable to Staff, it shall be replaced with a Japanese Maple of similar size.
18. Street trees shall be required along Haynes Bridge Road within the beauty strip, as well as behind the sidewalks as a continuation of what has been previously planted or designed in the Downtown and outside of any utility easements, as approved by Staff. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs.
19. Off-site tree encroachment shall be limited to no more than 20% on the CRZ and shall require notification/approval by property owner, as approved by administrative variance.

20. Stormwater pond shall not encroach any further into the 75' impervious setback than depicted on the approved site plan. Developer shall make every effort to minimize the encroachment into the 75' impervious setback.
 21. Decorative paver aprons shall be required at the project driveway as approved by Staff.
 22. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.
 23. Overhead utilities shall be placed underground.
- Mark Shaw of Southeast Real Estate Acquisitions came forward in representation of the application and provided response to Staff recommended Conditions:
2. The permitted residential density shall be limited to no more than 6 ~~7.06~~ dwelling units per acre ~~allowing 23 lots as shown on the site plan.~~
 3. The maximum allowable height shall be limited to the following:
Lots 1-14 40'
Lots 15-23 45'
 4. Lots adjacent to the property to the north shall have a minimum lot size of 6000 ~~4000~~ square feet ~~as shown on the site plan.~~
 5. Minimum building setbacks shall be:
 - a. Front – 5' (as measured from back of sidewalk)
 - b. Side – 0' (10' between structures)
 - c. Rear – 15' ~~(in addition to the required perimeter landscape buffer)~~
 6. Architecture and materials shall be developed similar to the submitted renderings, except for modifications required to comply with these conditions and Downtown Architect/Staff comments, and in compliance with the Alpharetta Downtown Code subject to approval by Staff. Front porches and stoops shall have a minimum depth of 8'. Bay windows shall have a minimum depth of 2'. ~~There shall be no rear decks constructed above the second floor of the homes located on lots 1-14.~~
 7. A minimum ~~15'~~ 10' undisturbed buffer, replanted where sparse, shall be provided along the north, east, south and west property lines and shall be supplemented with evergreen trees and shrubs to provide a visual screen, as approved by Staff. Developer shall remove exotic and invasive trees and shrubs within open space, buffers and tree save areas and replant where sparse as approved by Staff. ~~In addition to the undisturbed buffer, a 5' replanted buffer shall also be provided.~~
 15. Internal sidewalks shall be provided as depicted on the site plan, including a connection to the fronts of units and shall be a minimum 5' ~~in width, with 4' planting strip and~~ Pedestrian-scale lighting provided throughout the development.
 18. Developer shall ~~use its best efforts to~~ spade and relocate on-site Japanese Maple located between 4009 and 4010 Tiffany Square Drive, as approved by Staff. If

the Japanese Maple cannot be relocated due to health or other reason acceptable to Staff, it shall be replaced with a Japanese Maple of similar size.

~~24. Overhead utilities shall be placed underground.~~ All utilities within the development will be underground.

- Public comment was invited
 - o Steve Stolle, 2459 Claystone Lane, VP of Academy Park HOA – In opposition
 - o Raymond Noel, 4012 Tiffany Square – In favor of application
 - o Scott Burgamy, 4001 Tiffany Square – In favor of application
 - o Kandice Andrade, 4003 Tiffany Square – In favor of application
 - o Joseph Foos, 12520 Wexcroft Lane – In opposition to the application
 - o Richard Bonden, 12155 Dancliff Trace – In opposition to the application
 - o Kim Jager, 2505 Milford Lane – In opposition
 - o Linda Bilderback, 11935 Haynes Bridge Road – In opposition to the application
 - o Diane Scaglione, 12531 Wexcroft Lane – In opposition

Concerns Included:

- o Price Point
 - o Density
 - o Traffic
 - o Stormwater
 - o Trees
 - o Building Height
 - o Sight lines between Academy Park and the proposed development
-
- The applicant was provided opportunity for and spoke in rebuttal

After discussion:

- ❖ *Commissioner Burnett offered a motion to table*
 - *The motion received a second from Commissioner Goss*
 - *The motion passed 5-1-0 vote (Hipes in opposition)*

B. Z-17-07/V-17-17 Waters Road/Javanmard



NOTE: This item has been withdrawn by the applicant and was neither heard nor considered during this meeting.

C. Z-17-08/V-17-19 State Bridge Road/Mashinchi



- Kathi Cook came forward to introduce the item

The applicant, Richard Wernick, is requesting a rezoning of a 1.15-acre property from AG (Agriculture) to C-1 (Neighborhood Commercial) in order to construct a 1-story, 9,420 square foot retail center. A variance is requested to reduce the front setback requirement along Kimball Bridge Road. The subject property is located at the northwest corner of State Bridge Road and Kimball Bridge Road.

The submitted request, if approved, will allow for the construction of a 9,420 square foot retail center building on a 1.15-acre property. A rezoning is requested from AG to C-1, as well as a variance to reduce the front setback along Kimball Bridge Road. The subject property is located at the northwest corner of State Bridge Road and Kimball Bridge Road.

The subject property is zoned AG and is currently undeveloped. The property was annexed into the City in 2007. Fulton County previously owned the property, which is a remnant from a road-widening project along State Bridge Road. The property is surrounded by C-1 parcels to the north and west and City of Johns Creek to the east and south. U-Store is located to the north, Alpharetta Commons shopping center and Honda Service Center to the west and a clinic and small retail center to the north and east. The property has a Commercial comprehensive land use plan designation, which allows a retail center.

A variance is requested from UDC Section 2.2.13 (D) to reduce the front setback along Kimball Bridge Road from 65' to 56'. If relief is granted, the corner of the building would encroach approximately 10' into the front building setback.

The submitted site plan depicts a 1-story, 9,420 square foot retail building on 1.15 acres. The building is oriented to State Bridge Road and access is depicted through a curb cut on State Bridge Road. Interparcel access is depicted through the two (2) properties to the north and east (4398 & 4400 Kimball Bridge Road), which are under common ownership. The applicant proposes the following minimum building setbacks:

- Front Setback (State Bridge Road) – 65'
- Front Setback (Kimball Bridge Road) – 56'

- Side Setback – 5'
- Rear Setback – 5'

Staff recommends a reduction in the front setback from 65' to 35' in order to bring the building up to the road with parking behind.

46 parking spaces are depicted on the site. The proposed parking spaces are located between the road and the proposed building. The Unified Development Code requires one (1) parking space per 200 square feet for retail shopping centers under 40,000 square feet. Based on the proposed use and square footage, the site would require 47 parking spaces. 46 parking spaces are depicted on the site plan. However, the property owner owns two (2) adjacent properties, a small retail center and a climate controlled storage facility, and would like to share parking among the three (3) properties. A shared parking agreement is recommended to minimize the overall impervious area.

There are no trees on the subject property. Although not depicted on the site plan, the applicant has indicated that detention will be provided underground.

As shown in the table below, the proposed project would generate 108 PM Peak Hour Trips.

ITE LAND USE CODE	QUANTITY	DAILY	AM PEAK			PM PEAK		
		TWO-WAY	ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
OFFICE (710)	4,710 S.F	129	15	2	17	14	69	83
SPECIALTY RETAIL (826)	4,710 S.F	239	67	72	139	14	18	32
GROSS TRIPS		368	82	74	156	28	87	115
RETAIL PASS-BY TRIPS - 34% PM		-54	0	0	0	-3	-4	-7
NET TRIPS WITH PASS-BY REDUCTIONS		314	82	74	156	25	83	108

STANDARDS FOR ZONING CHANGES

The Planning Commission and the City Council shall consider the following standards in considering a rezoning application, giving due weight or priority to those factors particularly appropriate to the circumstances of each application:

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

Response: The development proposal is consistent with the comprehensive land use plan designation of the property, which is 'Commercial'. In addition, the proposed use is compatible with surrounding properties that are developed or being developed with residential uses. If approved, staff recommends that the building be brought up to the road and that there be no parking between the road and the building.

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

Response: The proposal would not adversely affect the existing use or usability of adjacent or nearby properties, as the proposed use is compatible with surrounding properties.

c. Whether the zoning proposal will adversely affect the natural environment.

Response: The proposed development would not have significant impacts on the natural environment. The site lacks any sensitive natural resources and there are no trees.

d. Whether there are substantial reasons why the property cannot or should not be used as currently zoned.

Response: The property could be developed under the current zoning. However, the applicant's proposal is consistent with the Commercial comprehensive land use plan designation of the property and the existing zoning would not allow for a viable site layout given the shape of the property and setback requirements in the AG district.

e. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of public facilities or services, including but not limited to existing streets and transportation facilities, schools, water or sewer utilities, and police or fire protection.

Response: The zoning proposal would result in an increased demand on public facilities and services. The applicant's proposal for a 9,420 square foot retail center would generate 108 PM Peak Hour trips.

f. Whether the zoning proposal is supported by new or changing conditions not anticipated or reflected in the existing zoning on the property.

Response: The subject property is located along the Old Milton Parkway corridor and at a commercial node, in an area designated 'Commercial'. Therefore, the proposed use is consistent with this designation.

g. Whether the zoning proposal reflects a reasonable balance between the promotion of the public health, safety, morality or general welfare against the right to unrestricted use of property.

Response: The rezoning request reflects a reasonable balance as the proposed use complements other approved developments along the Old Milton Parkway corridor.

h. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning.

Response: The property could be developed under the current zoning. However, the applicant's proposal is consistent with the 'Commercial' comprehensive land use plan designation of the property and the existing AG zoning would not allow for a viable site layout given the shape of the property and setback requirements.

i. The extent to which the zoning proposal is consistent with the Comprehensive Plan.

Response: The zoning proposal meets the Comprehensive Land Use Plan designation of the property, which is 'Commercial'.

VARIANCE REVIEW CRITERIA

The City of Alpharetta Unified Development Code Article IV, Section 4.5.3 outlines the criteria set forth for granting a variance. The ordinance specifically states..."a variance may be granted in whole or in part, or with conditions, in such individual case of unnecessary hardship upon a finding that":

(1) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography; or

Response: The subject property has an unusual shape and is located at the intersection of two (2) arterial roads. Staff recommends that the front setback is reduced to 35' to allow for the building to be moved up to the road, with parking behind. However, all landscaping should be met outside of utility easements, which may reduce the size of the building.

(2) The application of the Ordinance to this particular piece of property would create an unnecessary hardship; or

Response: The applicant could develop the site in compliance with the required setbacks. However, staff recommends a further reduction to the front setback in order to bring the building up to the street with parking behind.

(3) There are conditions that are peculiar to the property which adversely affect its reasonable use or usability as currently zoned; or

Response: The subject property has an unusual shape and is located at the intersection of two (2) arterial roads. Staff recommends that the front setback is reduced to 35' to allow for the building to be moved up to the road, with parking behind.

(4) Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the City of Alpharetta ordinances.

Response: Approval would not cause substantial detriment to the public good, if conditions are in place requiring parking behind the building and enhanced landscape strips along the road frontages.

Staff has reviewed the application and is generally in agreement with the request for rezoning and variance. The proposed rezoning to C-1 is consistent with the zoning of surrounding properties. The variance request to reduce the front setback along Kimball Bridge Road is related to the unusual shape of the property, as well as the property having two (2) road frontages. If approved, staff recommends that the building be moved up to the road with parking behind, as well as architectural, building design and landscape requirements. The building size may be reduced in order to meet landscape requirements and plant overstory trees outside of utility easements. Further, uses should be restricted to non-medical office and general retail. Sufficient parking does not exist for restaurant use.

The report submitted by the applicant states that letters were mailed to each property owner within 500' of the subject property stating the applicant's intent. The report states that no comments were received.

- Richard Wernick came forward in representation of the application. The applicant indicated that he was working on a revised site plan in order to comply with the recommended conditions to move the building up to the road with parking behind.
- Public comment was invited. There was none.

After discussion:

- ❖ *Commissioner Richard offered a motion to recommend approval with Staff recommended conditions as presented*
 - *The motion received a second from Commissioner Partee*
 - *The motion passed by unanimous vote (6-0-0)*

D. PH-17-13 Design Review Board Ordinance and Design Guidelines



- Michael Woodman came forward to introduce the item
- Public comment was invited. There was none.

- o Richard Kramer, Chair of the Design Review Board, came forward in support of the amendments; noting a correction to Map D to remove the dashed lines denoting the Central Business District
- ❖ *Commissioner Hipes offered a motion to recommend approval of the ordinance as presented; noting the removal of the dashed lines denoting the Central Business District*
 - *The motion received a second from Commissioner Richard*
 - *The motion passed by unanimous vote (6-0-0)*

VII. ADJOURNMENT



- ❖ *With no further business to be considered or items to be heard, Chairman Kung'u adjourned the meeting at 8:31 PM.*



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: Z-17-06/V-17-13 TIFFANY SQUARE

PLANNING COMMISSION: AUGUST 3, 2017

CITY COUNCIL: AUGUST 28, 2017

UPDATE:

This item was tabled at the July 13, 2017 Planning Commission meeting. The applicant has reduced the height requested adjacent to existing residential from 45' to 39'. The applicant has also stated that a 25' rear setback will be provided which will include the 15' undisturbed buffer. A new site plan has not been provided.

II. RECOMMENDATION:

Approve Z-17-06/V-17-13 Tiffany Square, subject to the following conditions:

1. The site, consisting of approximately 3.26 acres, shall be zoned DT-R and developed substantially similar to site plan submitted by BH&D Engineering, Inc., dated 6/15/2017, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. The permitted maximum building height shall be no more than 39' adjacent to existing residential development.
3. Lots adjacent to the property to the north shall have a minimum lot size of 6,000 square feet.
4. Minimum building setbacks shall be:
 - a. Front – 5' (as measured from back of sidewalk)
 - b. Side – 0' (10' between structures)
 - c. Rear – 6' (in addition to the required perimeter landscape buffer)
5. Architecture and materials shall be developed similar to the submitted renderings, except for modifications required to comply with these conditions and Downtown Architect/Staff comments, and in compliance with the Alpharetta Downtown Code subject to approval by Staff. Front porches and stoops shall have a minimum depth of 8'. Bay windows shall have a minimum depth of 2'.
6. A minimum 15' undisturbed buffer, replanted where sparse, shall be provided along the north, east, south and west property lines and shall be supplemented with evergreen trees and shrubs to provide a visual screen, as approved by Staff. Developer shall remove exotic and invasive trees and shrubs within open space, buffers and tree save areas and replant where sparse as approved by Staff.
7. Final streetscape shall match the approved Downtown streetscape standards and include decorative pedestrian lighting as approved by Staff.
8. Developer shall provide a brick paver crosswalk across private driveway at Haynes Bridge Road.
9. Roadways with on-street parking shall incorporate curb extensions at intersections. Internal road shall include on-street parking and sidewalk, where feasible, as approved by Staff.
10. Amenity spaces shall be developed with a park-like setting with heavy decorative landscape, hardscape, walls and seating. The landscape shall include plant selections promoting the historic district.
11. The project entrance shall include a decorative knee wall and shall be heavily landscaped with ornamental plantings as approved by Staff. Landscape, hardscape, fences and walls shall complement materials used

in the Downtown, as approved by Staff. Creeping fig or another creeping vine shall be planted to cover decorative and retaining walls as approved by Staff.

12. Development shall not be gated and roads will be private and maintained by the HOA.
13. Driveways shall be a minimum 18' from garage to back of sidewalk or less than 5'.
14. Internal sidewalks shall be provided as depicted on the site plan, including a connection to the fronts of units and shall be a minimum 5' with 4' planting strip and pedestrian-scale lighting provided throughout the development.
15. Fencing visible from the street shall be decorative as approved by Staff.
16. Existing trees shall be preserved as depicted on site plan prepared by BH&D Engineering, Inc., dated 6/15/2017. In addition, the developer shall save the tree #1028 (25" Oak). Additional encroachments shall be allowed per this plan with additional tree care to offset the encroachment as approved by Staff.
17. Developer shall spade and relocate on-site Japanese Maple located between 4009 and 4010 Tiffany Square Drive, as approved by Staff. If the Japanese Maple cannot be relocated due to health or other reason acceptable to Staff, it shall be replaced with a Japanese Maple of similar size.
18. Street trees shall be required along Haynes Bridge Road within the beauty strip, as well as behind the sidewalks as a continuation of what has been previously planted or designed in the Downtown and outside of any utility easements, as approved by Staff. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs.
19. Off-site tree encroachment shall be limited to no more than 20% on the CRZ and shall require notification/approval by property owner, as approved by administrative variance.
20. Stormwater pond shall not encroach any further into the 75' impervious setback than depicted on the approved site plan. Developer shall make every effort to minimize the encroachment into the 75' impervious setback.
21. Decorative paver aprons shall be required at the project driveway as approved by Staff.
22. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.
23. Overhead utilities shall be placed underground.

III. REPORT IN BRIEF:

The applicant, Southeast Real Estate Acquisitions, is requesting a rezoning of 3.26 acres from R-12 (Dwelling, 'For-Sale' Residential) to DT-R (Downtown Residential) to allow for the construction of 23 'For-Sale' detached homes. The property is currently developed with 12 townhome units. Variances are requested to reduce building setbacks, increase building height and to allow parking between the road and a structure. The property is located on the east side of Haynes Bridge Road at Tiffany Square Drive.

DISCUSSION

The submitted request, if approved, will allow for the redevelopment of a 12-unit townhome community with 23 'For-Sale' single-family detached homes on 3.26 acres. The proposed density is 7.06 dwelling units per acre. The property is known as Tiffany Square and is located on the east side of Haynes Bridge Road at Tiffany Square Drive.

The subject property is zoned R-12 and was developed in 1985 at a density of 3.68 dwelling units per acre. Surrounding properties are zoned R-12 to the north, R-4A to the east, O-P and R-12 to the south and MU to the west. Academy Park is adjacent to the east, Voysey (Hedgewood) to the west, chiropractor's office and single-family residence to the south and single-family residence (Bilderback

Property) to the north. The proposed use is consistent with the Comprehensive Land Use Plan designation of the property, which is 'Downtown Residential Density'.

As reflected in the table below, a total of 156 single-family detached (SFD) units have been approved in the Downtown Overlay.

'For-Sale' Residential Approved within the Downtown Overlay

Development	Downtown Area	Number*
Edward Andrews Homes	Thompson St	23 TH/17 SFD
Thompson St Flats	Thompson St	24 C
Southernton/Aycock	Thompson St	10 SFD
Old Milton Holdings	Thompson St	25 SFD/88 TH/42 C
Hedgewood (Voysey)	Thompson St	42 SFD
Burnett Circle	Thompson St	43 TH
East of Main	Academy St	41 SFD/42 TH
Lehigh Homes	Cumming St	9 SFD
Twelve on Canton	Canton St	12 SFD
Teasley Place	Canton St/Academy St	24 C
Chelsea Walk	Old Milton Pkwy	49 TH
Perling (Devore & South Main)	South Main St	78 TH
Total		156 SFD/323 TH/90 C

*SFD = Single Family Detached, TH = Townhome, C = Condominium

Densities vary in the Downtown, as shown in the table below. The applicant proposes a density of 7.06 dwelling units per acre. Surrounding properties have densities of 1.0 (Bilderback property), 4.0 (Academy Park) and 8.0 (Voysey) dwelling units per acre. In order to provide a transition between the applicant's property and surrounding properties, the applicant should develop a plan which addressed Staff conditions resulting in a density of the subject property of around 6 to 6.5 units per acre. The property to the north is developed with one (1) single-family detached home. Approval should not increase the four (4) units in Tiffany Square to five (5) as depicted on the applicant's site plan.

Downtown Overlay – Residential Densities

Development Name	Type	Acres	Density
Southernton/Aycock	10 SFD	1.232 acres	8.1 units/acre
City Center	42 SFD, 156 Apartments	25 acres	8.0 units/acre
Edward Andrews	17 SFD, 23 TH	5.85 acres	6.8 units/acre
Old Milton Holdings/Notting Hill	25 SFD, 89 TH, 42 Condo	23.89 acres	6.5 units/acre
Thompson Street Flats	24 Condo	2.39 acres	10.0 units/acre
Thompson St/Burnett Circle	43 TH	5.722 acres	7.5 units/acre
Lehigh Homes	9 SFD	3.1 acres	2.9 units/acre
Teasley Place	24 Condo	2.2 acres	10.9 units/acre
East of Main	41 SFD, 42 TH	10.43 acres	8.0 units/acre
Newvale (f.k.a. Olmstead Park)	23 TH	2.39 acres	9.6 units/acre
Twelve on Canton	12 SFD	5.465 acres	2.2 units/acre
Perling – S. Main/Devore	78 TH, 129 Apartments	12.913 acres	16.0 units/acre
Chelsea Walk	49 TH	7.04 acres	7.0 units/acre

The applicant requests the following variances related to requirements established in UDC Appendix A: Alpharetta Downtown Code:

1. Reduce the front setback in the DT-R district from 10' to 5'.
2. Increase the allowable building height in the DT-R district from 35' to 45'.
3. Allow off-street parking between the street and the structure (front-loaded homes).

The requested front setback variance would accommodate perimeter tree saves at the rear of lots. Variances have previously been approved allowing parking between the road and a structure when the subject property abuts an established neighborhood. The justification for this variance is that landscape strips, buffers and tree save areas are more appropriate adjacent to existing residential subdivisions than an alley.

Surrounding properties have maximum building heights of 35', except for Voysey which has a maximum building height of 45'. However, the six (6) approved building permits in Voysey have building heights ranging from 32' to 35'. Therefore, staff recommends limiting the building height on the applicant's property to no more than 35'.

SITE PLAN

The submitted site plan depicts 23 single-family detached lots on 3.26 acres. Homes are proposed to be three (3) stories or 45' and are oriented to a central amenity space internal to the site. Lots are depicted backing up to Voysey, Academy Park and a single-family lot to the north. Lot sizes range from approximately 3,000 to 6,400 square feet, with an average lot size of 4,138 square feet.

One (1) project driveway is depicted on Haynes Bridge Road at the existing private right-of-way for Tiffany Square Drive. Six (6) on-street guest parking spaces are depicted adjacent to the central park, which exceeds the Downtown Code requirement of 0.15 parking spaces per residential unit. A four-foot (4') sidewalk is depicted along the internal road. Minimum building setbacks are proposed as follows:

- Perimeter Setback – 15'
- Interior (Front) – 5', as measured from back of sidewalk
- Internal (Side) – 0' – 6'
- Internal (Rear) – 6'

The applicant's site plan depicts an 8,566 square foot amenity space at the center of the site, as well as an 8,056 square foot tree save area at the site entrance. The Downtown Code requires a minimum 10% amenity space, which would be 14,200 square feet. The applicant's site plan complies with the minimum requirements for amenity space. If approved, both amenity areas should be improved with landscape and hardscape to provide gathering and seating areas.

There are several trees on the subject property, consisting mainly of Hardwoods and Pines. Trees are concentrated at the entrance, around the perimeter and on the south end of the property. Staff had concerns with the applicant's initial site plan, which did not save many trees. The applicant revised the site plan to incorporate additional tree save areas, including at the entrance and along the perimeter of the property. The City Arborist stated that additional trees should be saved on the property, such as the

25" Oak depicted on Lot 13, 17" Red Maple, Japanese Maple and the 34" Oak depicted within the detention pond.

A stormwater management pond is depicted at the south end of the site, which is the same location of an existing retention pond. The existing and proposed stormwater facilities are located and depicted within the 75' impervious setback associated with the stream to the south. The City's Stormwater Engineer has reviewed the applicant's site plan and can generally support encroachment into the 75' impervious setback, as long as the developer makes every effort to minimize the encroachment.

According to the applicant, home prices will start at \$650,000 and homes will range in size from 2,300 to 2,800 square feet.

ELEVATIONS

The applicant's proposed renderings reflect four (4) architectural styles approved in the Downtown Overlay, including Georgian, Georgian Regency, Folk Victorian and Stick. Renderings of the detached product depict a variety of materials, including siding, board and batten and brick.

The City's Downtown Architect reviewed the proposed building elevations and finds the elevations to be generally in compliance with the approved architectural styles. The following comments were provided by the Downtown Architect:

- Georgian:
 - o Need chimney, windows should be double-hung sashes, windows should be 9-12 panes per sash, muntins should be thick and wooden, cornice needs dentils or other decorative molding, front door should be centered and topped with a decorative crown support by decorative pilasters, door should have glass panes beneath crown, within the door or in a transom, roof is not typical of Georgian.
- Georgian Regency:
 - o Need chimney, windows should be double-hung sashes, windows should be 9-12 panes per sash, muntins should be thick and wooden, cornice needs dentils or other decorative molding, front door should be centered and topped with a decorative crown support by decorative pilasters, door should have glass panes beneath crown, within the door or in a transom, roof is not typical of Georgian, missing details typical of the Regency period.
- Folk Victorian:
 - o Need brackets under eaves, need spindle work porch detailing (or flat jigsaw cut trim), elevation missing details typical of this style
- Stick:
 - o Gabled roof should be steeply pitched, need decorative trusses in gables, need diagonal or curving porch-support braces, need overhanging eaves with exposed rafter ends, need horizontal and vertical bands, siding should be applied in varying directions
- General Comments:
 - o Building widths and heights should have more variation from lot-to-lot.
 - o Simple garage doors are not historical.
 - o Headers should span beyond the opening it supports.
 - o Middle option doors and windows don't match style and half round window should move up a bit. Gable material should not be brick, when supported by wood columns.

TRAFFIC

The proposed project, consisting of 23 single-family detached units, would generate less than 30 PM Peak Hour trips. The net increase (removal of 12 townhome units and replacement with 23 detached lots) is less than 19 PM Peak Hour trips.

SCHOOLS

Residential development is known to increase school enrollment. Fulton County calculated the potential maximum number of children who may live on the property by using the Fulton County Schools standard calculation to identify the number of children that a residential development will generate. The following chart outlines these figures:

FULTON COUNTY SCHOOLS – 25 Single-Family Detached Units

School	Single Family Average #
Manning Oaks Elementary School	3 to 9 students
Hopewell Middle School	1 to 5 students
Alpharetta High School	2 to 8 students
TOTAL	6 to 22 students

Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 6 – 22 school age children. Since 12 townhome units already exist on the subject property, the net increase is 3 – 11 school age children. Numbers provided by Fulton County Schools show that Alpharetta High School has capacity; however, Manning Oaks Elementary School and Hopewell Middle School are currently over capacity.

STANDARDS FOR ZONING CHANGES

The Planning Commission and the City Council shall consider the following standards in considering a rezoning application, giving due weight or priority to those factors particularly appropriate to the circumstances of each application:

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

Response: The zoning proposal would be suitable as it relates to the use and development of adjacent or nearby properties, if conditions are approved restricting the density to no more than six (6) dwelling units per acre and requiring perimeter tree saves and buffers. Also, since the property to the north is single-family detached home, adjacent lots should be a minimum 6,000 square feet.

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

Response: The zoning proposal would not adversely affect the existing use or usability of adjacent or nearby properties, if conditions are approved restricting the density to no more than six (6) dwelling units per acre and requiring perimeter tree saves and buffers.

c. Whether the zoning proposal will adversely affect the natural environment.

Response: The applicant's proposal should not have significant impacts on the natural environment, if conditions are approved requiring tree save areas and limiting additional impacts on the stream buffer.

d. Whether there are substantial reasons why the property cannot or should not be used as currently zoned.

Response: The subject property could be developed with single-family detached lots under the existing R-12 zoning.

e. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of public facilities or services, including but not limited to existing streets and transportation facilities, schools, water or sewer utilities, and police or fire protection.

Response: The zoning proposal should not have significant impacts on public facilities or services as the applicant's proposal would result in a net gain of eleven (11) residential units. The proposal would represent an increased demand on roads, water and sewer, parks and recreation, police and fire, as well as schools.

f. Whether the zoning proposal is supported by new or changing conditions not anticipated or reflected in the existing zoning on the property.

Response: The subject property is located in the Downtown Overlay, which includes opportunities for properties to be developed under the new Downtown zoning districts.

g. Whether the zoning proposal reflects a reasonable balance between the promotion of the public health, safety, morality or general welfare against the right to unrestricted use of property.

Response: The applicant's zoning proposal generally reflects a reasonable balance as the proposed development would result in the redevelopment of an existing townhome community and the proposed use is consistent with the Downtown Master Plan. However, staff recommends that the density be limited to no more than six (6) dwelling units per acre.

h. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning.

Response: The subject property could be developed with single-family detached lots under the existing R-12 zoning.

i. The extent to which the zoning proposal is consistent with the Comprehensive Plan.

Response: The request to allow 'For-Sale' residential uses is consistent with the Comprehensive Land Use Plan designation of the property, which is Downtown Residential Density.

VARIANCE REVIEW CRITERIA

The City of Alpharetta Unified Development Code Article IV, Section 4.5.3 outlines the criteria set forth for granting a variance. The ordinance specifically states..."a variance may be granted in whole or in part, or with conditions, in such individual case of unnecessary hardship upon a finding that":

(1) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography; or

Response: The subject property has an unusual shape and is completely surrounded by established and new residential development. Therefore, staff can support the request for units to be front-loaded and to reduce the front setback from 10' to 5', which will allow for perimeter tree saves. However, staff does not support the requested height variance as the proposed height is not consistent with the development of surrounding properties.

(2) The application of the Ordinance to this particular piece of property would create an unnecessary hardship; or

Response: The applicant could develop the site in compliance with the required setbacks, building height and building orientation. However, the site plan was laid out to minimize impacts to surrounding residential properties by saving perimeter trees. The requested height variance is not consistent with the development/approvals on adjacent properties and therefore is not appropriate for the area.

(3) There are conditions that are peculiar to the property which adversely affect its reasonable use or usability as currently zoned; or

Response: The subject property has an unusual shape and is completely surrounded by established and new residential development. Therefore, staff can support the request for units to be front-loaded and to reduce the front setback from 10' to 5', which will allow for perimeter tree saves. However, staff does not support the requested height variance as the proposed height is not consistent with the development of surrounding properties.

(4) Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the City of Alpharetta ordinances.

Response: Approval would not cause substantial detriment to the public good as the site plan has been laid out to minimize impacts on adjacent residential properties by saving perimeter trees. Staff does not support the requested height variance as surrounding properties have maximum building heights or are being constructed at a height of no more than 35'. Staff recommends conditions to save perimeter trees and to replant perimeter buffers, where sparse, for the purpose of screening the subject property from surrounding properties.

CONCURRENCES

Staff has reviewed the applicant's proposal and finds that it can generally support the applicant's request for rezoning and certain variances. While the proposed rezoning is consistent with the intent of the

Downtown Master Plan and Comprehensive Plan, staff has concerns with the proposed residential density. Based on the surrounding development pattern, staff believes that a density of no more than six (6) dwelling units per acre is appropriate on the subject property in order to provide a transition between Academy Park (4.0 units/acre), the Bilderback property (1.0 units/acre) and Voysey (8.0 units/acre). When determining the appropriate density for the subject property, staff also took into consideration the fact that the property is already developed with 12 townhome units, which will be removed and replaced with single-family detached product, and is situated back off the road.

Variances to reduce the front setback and to allow structures to be front-loaded can be supported in order to minimize impacts to surrounding properties by saving perimeter trees. However, staff does not support the requested variance to increase the building height to 45'. With the exception of Voysey, surrounding properties have a maximum height of 35'. Although Voysey was approved for a maximum height of 45', building permits for the first six (6) homes have heights that range from 32' to 35'. If approved, conditions are recommended would allow a density from 6 to 6.5 dwelling units per acre and limit the height to no more than 39'.

CITIZEN PARTICIPATION PLAN

The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that the applicant held three (3) meetings at the Academy Park clubhouse. According to the applicant, a number of issues were discussed at the meetings, including price point, density, traffic, stormwater, trees, building height and sight lines between Academy Park and the proposed development.

IV. ATTACHMENTS:

- Site Plan
- Renderings

SITE INFORMATION

ZONING-- TIFFANY SQUARE:
EXISTING ZONING: R-12
PROPOSED ZONING: DT-R DOWNTOWN RESIDENTIAL
LOT AREA: VARIES
MINIMUM LOT WIDTH: 25' FOR SINGLE FAMILY DETACHED
MINIMUM LOT WIDTH PROVIDED: 30'
NUMBER OF LOTS: 23
TOTAL LOT AREA: 3.28 ACRES
DISTURBED AREA: XX ACRES
DENSITY: 7.06 UNITS/ACRES
IMPERVIOUS AREA= 45% OR 1.47 ACRES
IMPERVIOUS AREA ALLOWED: 70% OR 2.28
OPEN SPACE PROVIDED: 17,590 SF/ 0.40 ACRES (12.3%)
STORMWATER POND: ±14,741 SF/ 0.34 ACRES
A 5' WIDE CONC S/W IS PROPOSED FROM B/C AS SHOWN

SETBACKS REQUIRED:
FROM INTERIOR FRONT LOT LINE: 5' FROM BACK OF S/W
FROM INTERIOR SIDE LOT LINE: 0-6'
CORNER SIDE SETBACK: 0-6'
FROM INTERIOR REAR LOT LINE: 6' (EXTERIOR 15')
MAXIMUM BUILDING HEIGHT: 45'
MINIMUM HEATED SQUARE FOOTAGE: 2,500 SF

UTILITY PROVIDERS:
WATER: FULTON COUNTY PUBLIC WORKS.
SEWER: FULTON COUNTY PUBLIC WORKS.
GAS: ATLANTA GAS AND LIGHT
ELECTRIC BY GEORGIA POWER CO.
PHONE: AT&T
CABLE: COMCAST

THERE ARE NO WETLANDS/STREAMS LOCATED ON SUBJECT PROPERTY, PER CITY GIS MAPS

OFF STREET PARKING SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.

ALL REVISIONS TO THESE PLANS MUST BE SUBMITTED TO THE CITY OF ALPHARETTA COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO CONTINUING CONSTRUCTION.

ALL TEMPORARY AND PERMANENT SIGNS TO BE PERMITTED SEPARATELY.

ON SITE BURIAL IS NOT ALLOWED.

COMMON AREAS WILL BE MAINTAINED BY THE MANDATORY HOMEOWNER'S ASSOCIATION.

AN APPROVED FINAL PLAT WILL BE REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT/CO.

ALL UTILITY LOCATES AND RELOCATIONS TO BE THE RESPONSIBILITY OF THE DEVELOPER.

COMMUNITY DEVELOPMENT NOTES:

A 3-YEAR PERFORMANCE AND MAINTENANCE BOND WILL BE REQUIRED FOR ALL LANDSCAPING AND IRRIGATION.

PARKING LOT LIGHTS WILL BE LOCATED OUTSIDE OF LANDSCAPE ISLANDS. SITE LIGHTING MUST BE APPROVED BY THE ZONING DEPARTMENT PRIOR TO ISSUANCE OF ELECTRICAL PERMIT.

THE OWNER IS RESPONSIBLE FOR ANNUAL REPORTING OF THE WASTE GENERATION FOR THIS PROJECT ON AN ONGOING BASIS. THE WASTE GENERATION ANALYSIS MUST DEMONSTRATE A 25% OVERALL WASTE REDUCTION DUE TO RECYCLING.

OFF STREET PARKING SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.

ALL REVISIONS TO THESE PLANS MUST BE SUBMITTED TO THE CITY OF ALPHARETTA COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO CONTINUING CONSTRUCTION.

ALL ROOFTOP APPURTENANCES, SATELLITE DISHES AND/OR OTHER COMMUNICATION DEVICES WILL BE SCREENED FROM ALL PUBLIC RIGHTS OF WAY.

ALL TEMPORARY AND PERMANENT SIGNS TO BE PERMITTED SEPARATELY.

CONTACT THE FOLLOWING DEPARTMENTS FOR APPROVAL OF THE PERMANENT CERTIFICATE OF OCCUPANCY: COMMUNITY DEVELOPMENT, ENGINEERING, ARBORIST, TRAFFIC & FIRE. ALLOW A MINIMUM OF 3 DAYS NOTICE FOR A SITE INSPECTION APPOINTMENT.

ON-SITE BURIAL IS NOT ALLOWED.

AN ENGINEER'S CERTIFICATION WILL BE REQUIRED FOR ALL RETAINING WALLS PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. ALL RETAINING WALLS GREATER THAN 4 FEET IN HEIGHT MUST OBTAIN A BUILDING PERMIT.

AN APPROVED COMBINATION PLAT WILL BE REQUIRED PRIOR TO THE ISSUANCE OF A CO.

IRRIGATION NOTES:

IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT OF WAY. (SYSTEMS WILL BE ALLOWED INSIDE MEDIANS IF AN INDEMNIFICATION LETTER IS PROVIDING ABSOLVING THE CITY OF ALPHARETTA OF ANY RESPONSIBILITY FOR DAMAGES).

IRRIGATION SPRAY ONTO PUBLIC ROADWAYS IS NOT ALLOWED.

IRRIGATION SYSTEMS MUST BE SHUT OFF OR OPERATED MANUALLY DURING WINTER MONTHS TO PREVENT UNNECESSARY ICE ON ROADS.

GENERAL NOTES:
ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC.
ALL PAVEMENT MARKINGS AND SIGNS SHALL COMPLY WITH MUTCD STANDARDS.
ALL INSTALLATION METHODS AND MATERIALS SHALL COMPLY WITH CITY OF ALPHARETTA STANDARD AND SPECIFICATIONS.
ERADICATE ALL CONFLICTING MARKINGS BY GRINDING (NO BLACK-OUT PAINT).

MULCH STORAGE REQUIREMENTS
MULCH STORAGE MUST COMPLY WITH THE FOLLOWING SECTION OF STANDARD FIRE PREVENTION CODE.

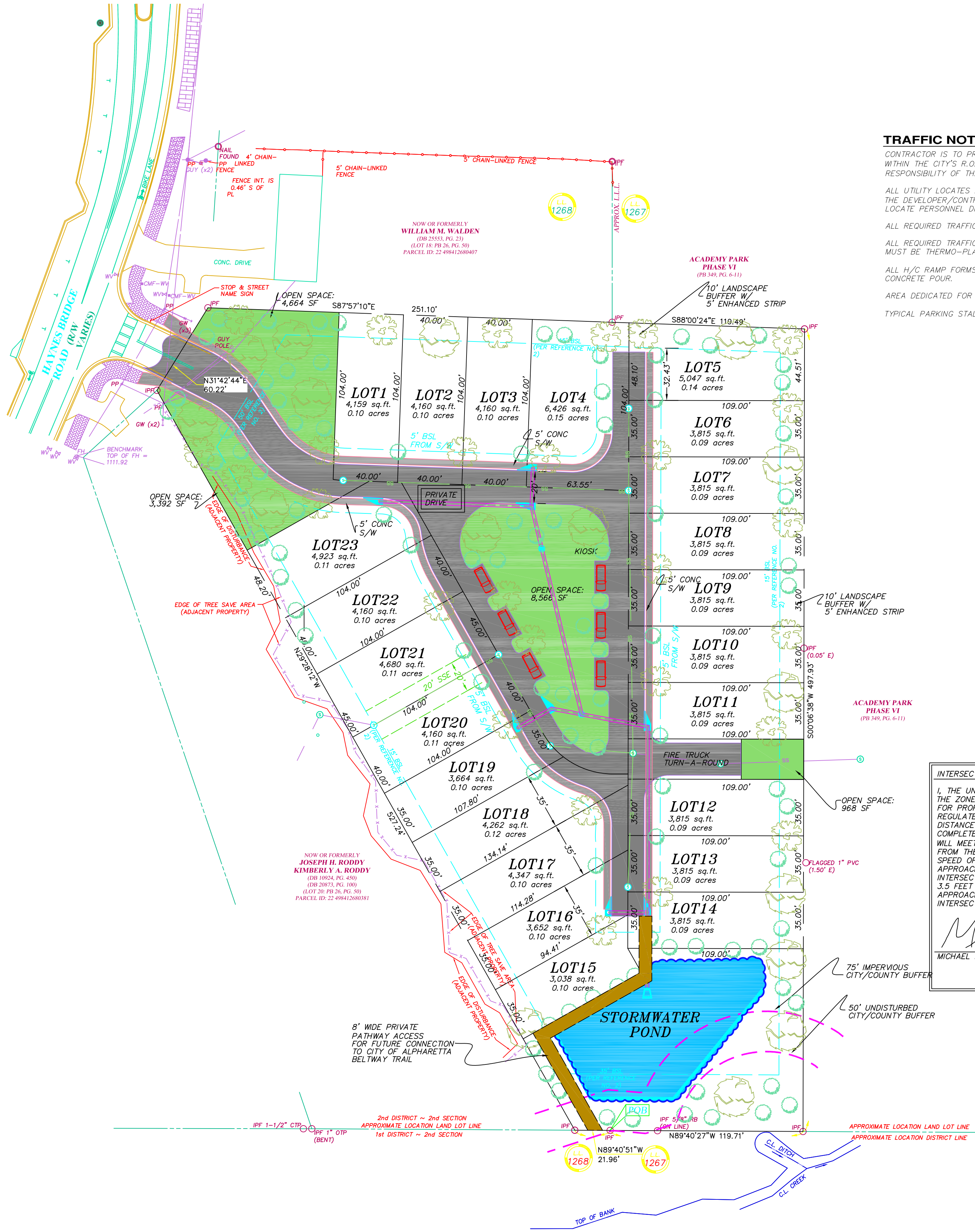
SECTION 502.3.1
NO PERSON SHALL STORE IN ANY BUILDING OR UPON ANY PREMISES IN EXCESS OF 2500 CU. FT. GROSS VOLUME OF COMBUSTIBLE EMPTY PACKING CASES, BOXES, BARRELS OR SIMILAR CONTAINERS, OR RUBBER TIRES, RUBBER OR CORK OR OTHER SIMILARLY COMBUSTIBLE MATERIALS WITHOUT A PERMIT.

TREE SAVE FENCE FOR THE ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE IS ALLOWED BEFORE TREE SAVE FENCE HAS BEEN INSPECTED AND APPROVED BY THE ARBORIST.

ALL CURB CUT RAMPS SHALL INCORPORATE DETECTABLE WARNING SURFACES AS PER GDOT SPECIAL DETAIL A4.

IMPERVIOUS AREA = XX% OF SITE OR XX ACRES

BOUNDARY & TOPOGRAPHY SURVEY BY GUNNIN LAND SURVEYING, LLC.
DATE OF SURVEY: 5/6/2016 & 1/21/2017
BENCHMARK: TOP OF FIRE HYDRANT ON HAYNES BRIDGE ROAD
ELEV. 1111.92
DATUM: GPS - NAD83 AND NAVD 1988



OWNER/DEVELOPER:
SOUTHEAST REAL ESTATE ACQUISITIONS, LLC
ATTN: MARK SHAW
3525 PIEDMONT ROAD
ATLANTA, GA 30305
404-395-5219

NORTH:

SCALE:

MAGNETIC

TRAFFIC NOTES:
CONTRACTOR IS TO PROVIDE THE CITY OF ALPHARETTA ENCROACHMENT PERMIT FOR ALL WORK WITHIN THE CITY'S R.O.W. ANY TRAFFIC SIGNAL OR UTILITY RELOCATIONS WILL BE THE RESPONSIBILITY OF THE OWNER/ DEVELOPER.

ALL UTILITY LOCATES AND RELOCATIONS, AND OR DAMAGE WILL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR. DEVELOPER/CONTRACTOR MUST CONTACT CITY OF ALPHARETTA LOCATE PERSONNEL DIRECTLY FOR TRAFFIC SIGNAL UTILITY LOCATES. PHONE 678.297 .6200.

ALL REQUIRED TRAFFIC SIGNAGE MUST MEET MUTCD STANDARDS.

ALL REQUIRED TRAFFIC STRIPING MUST MEET MUTCD AND GDOT PLAN SPECIFICATIONS AND MUST BE THERMO-PLASTIC.

ALL H/C RAMP FORMS MUST BE APPROVED BY CITY LAND DISTURBANCE INSPECTOR PRIOR TO CONCRETE POUR.

AREA DEDICATED FOR PUBLIC R.O.W: 0 ACRES

TYPICAL PARKING STALL SIZE: 9'x19'

INTERSECTION CORNER SIGHT DISTANCE - NEW SUBDIVISION STREETS

I, THE UNDERSIGNED, HEREBY CERTIFY THAT WITH GRADING AND VEGETATIVE REMOVAL IN THE ZONE SHOWN ON THE PLAN, ADEQUATE CORNER SITE DISTANCE WILL BE PROVIDED FOR PROPOSED ENTRANCES AT THE INTERSECTION WITH HAYNES BRIDGE ROAD. THE REGULATED SPEED LIMIT WILL BE 25 MILES PER HOUR ON PROPOSED ROAD. THE SIGHT DISTANCE AT THE INTERSECTION OF PROPOSED ROAD AND HAYNES BRIDGE ROAD, UPON COMPLETION OF CONSTRUCTION AND ADDITIONAL GRADING AND REMOVAL OF VEGETATION, WILL MEET OR EXCEED 350' IN BOTH DIRECTIONS; THEREFORE CORNER SIGHT DISTANCE FROM THE APPROACHING STREET WILL BE EQUAL TO OR EXCEED 10 TIMES THE REGULATED SPEED OF THE INTERSECTION STREET, AS MEASURED FROM THE CENTER OF THE APPROACHING STREET IN BOTH DIRECTIONS ALONG THE RIGHT OF WAY LINE OF THE INTERSECTION STREET. THE SIGHT DISTANCE WILL PROVIDE CLEAR VISIBILITY OF AN OBJECT 3.5 FEET ABOVE THE INTERSECTING STREET VIEWED FROM THE CENTERLINE OF THE APPROACHING STREET MEASURED 10 FEET FROM EDGE OF PAVEMENT OF THE INTERSECTING STREET, AT A HEIGHT OF 2.5 FEET ABOVE THE GROUND.

MICHAEL HENDERSON, PE 28411

DATE 06-15-2017

WASTE GENERATION CALCULATIONS
23 (UNITS) x 2.5 (PERSONS/UNIT) = 57.5 PERSONS
57.5 (PERSONS) x 5 (LBS/PERSON) = 287.5 LBS WASTE
287.5 (LBS) x 25% = 72 LBS RECYCLABLES

WASTE:
1 ROLLING CART (0.47 CY) = 70 LBS
REQUIRED PICK UP 1 TIME A WEEK

RECYCLABLES:
1 ROLLING CART (0.47 CY) = 70 LBS
REQUIRED PICK UP 1 TIME A WEEK

DATE
06/15/2017

TIFFANY SQUARE
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
LAND LOT: 1267/1268
DISTRICT: 2ND
SECTION: 2ND

BH&D FILE NAME: CSP3

BH Engineering, Inc.

280 HERITAGE WALK
WOODSTOCK, GEORGIA 30188
PHONE: (678) 678-1976 (MICHAEL HENDERSON)
EMAIL: MHENDERSON@BHDENG.COM

SUBMITTALS

SETBACKS

ZONING: SEE PLAN

FRONT SIDE REAR
XX XX XX

BUFFERS:
SEE PLAN

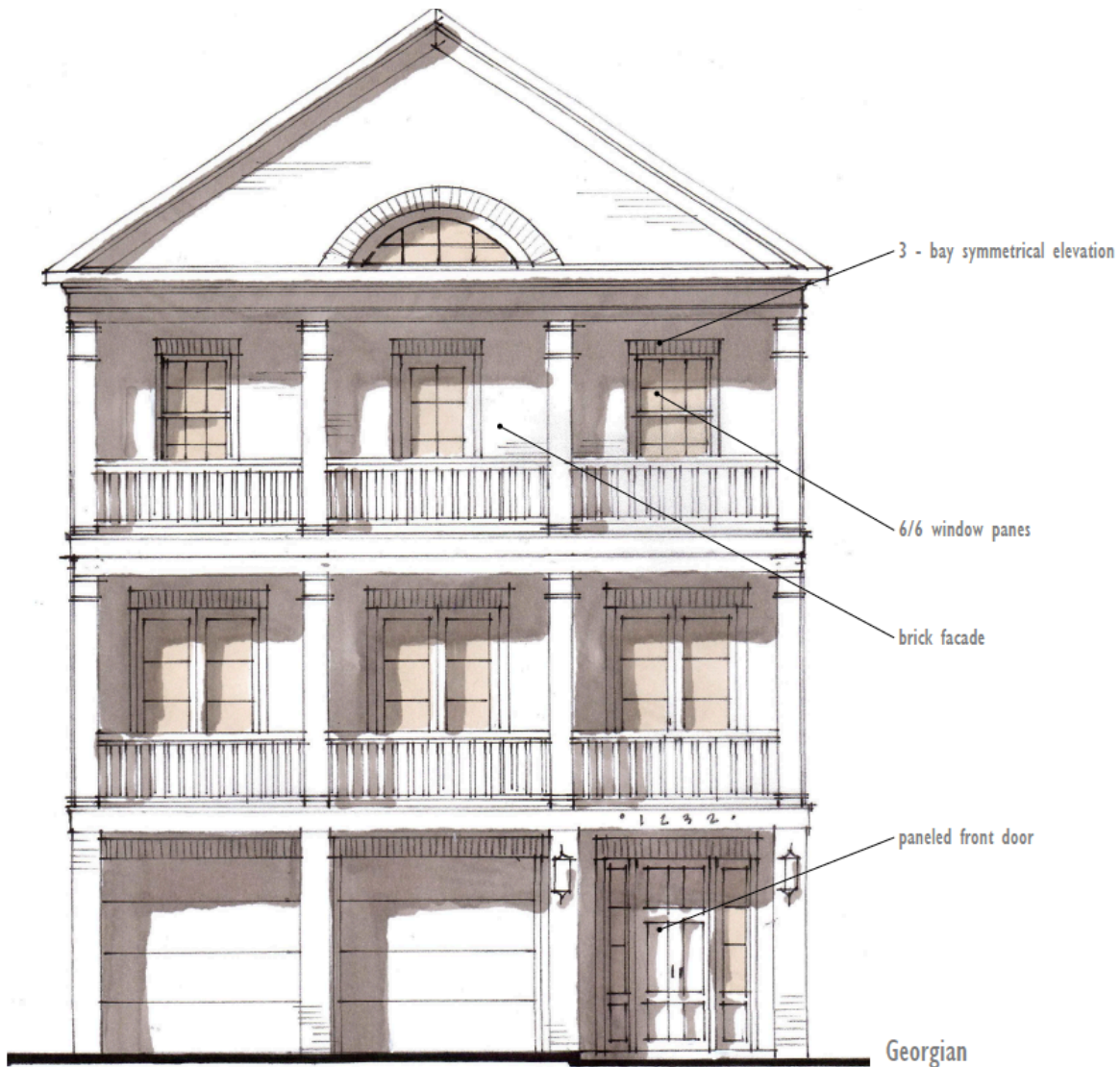
06-15-2017

SHEET:
PLAN C-02



Georgian Regency

This elevation style captures the classic detailing of the Georgian period with its decorative cornice detailing, classic trim and symmetrical window patterns. This narrow façade is typical with its three-window symmetry.



Georgian

This elevation is classical with its gable adorned with a semi-circular transom window. It also offers the odd numbered window layout with 6/6 window and a paneled front door. The brick façade and classic railing hint to the Federal versus the Regency styles.



Folk Victorian

This symmetrical elevation is clad in board and batten with a simple roof adorned with a large porch detailed with Folk Victorian railing. The 4 light window pattern is typical with the style of architecture, creating open and well-lit interiors.



Stick

This asymmetrical elevation is typical of the Stick Style which is reinforced with the steeply pitched roof and exposed rafter tails. The horizontal banding and lighting layout create emphases on the levels and wall surfaces.



SOUTHEAST REAL ESTATE ACQUISITIONS, LLC

3525 PIEDMONT ROAD, NE
BUILDING 8, SUITE 205
ATLANTA, GEORGIA 30305

July 27, 2017

Mr. Michael A. Woodman, AICP
Senior Planner
City of Alpharetta
Community Development Department
2 Park Plaza
Alpharetta, Georgia 30009

RE: Tiffany Square Zoning Letter of Intent

Dear Mr. Woodman:

Please find enclosed the completed rezoning request application and site plans for the property located within the Tiffany Square Townhomes development.

As discussed, we are requesting the property be rezoned from R-12 to DT-R. This will allow for the redevelopment of 23 single family detached homes with the following criteria:

Setbacks:	Front Setback:	5 Feet
	Side Setback:	0-6 Feet (minimum of 6' between homes)
	Rear Setback:	25 Feet

Maximum Building Height:	39 feet (Lots 1-14)
	45 feet (lots 15-23)

The homes are anticipated to have approximately 2200-2600 square feet of heated and cooled area and will be constructed of brick, stucco, stone and cement based siding or a combination thereof.

In the event you have any questions or comments please feel free to contact me at 404-395-5219.

Thank you.

Sincerely,

W. Mark Shaw
Southeast Real Estate Acquisitions, LLC

OFFICE COPY

TIFFANY SQ TOWNHOMES

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: _____

☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

1. This page should be the first page in each of your completed application packets.
2. It is preferred that all responses be typed. Illegible applications will not be accepted.
3. Prior to signing and submitting your application, please check all information supplied on the following pages to ensure that all responses are complete and accurate. Incomplete applications will not be accepted.
4. Payment of all applicable fees must be made at the time of application. Payment may be made via cash, credit card (American Express, Master Card or Visa), or check made payable to "City of Alpharetta."
5. Applications will be accepted only on the designated submittal dates between the hours of 8:30 AM and 3:30 PM.
6. If you have any questions regarding this form, please contact the Community Development Department by calling 678-297-6070.

Contact Information:

Contact Name: MARK SHAW, MANAGER
SOUTHEAST REAL ESTATE ACQUISITIONS Telephone: 404 395 5219
LLC
 Address: 3525 PIEDMONT RD, BUILDING 8 Suite: 205
 City: ATLANTA State: GA Zip: 30305 Fax: 404 442 7999
 Mobile Tel: 404 395 5219 Email: mshaw@eastlancapital.com

Subject Property Information:

Address: TIFFANY SQUARE TOWNHOMES
(SEE ATTACHED) Current Zoning: R-12 ☐
 District: 2ND Section: 2ND Land Lot: 1267
1268 Parcel ID: SEE ATTACHED
 Proposed Zoning: DT-R ☐ Current Use: TOWNHOMES

This Application For (Check All That Apply):

- | | |
|---|---|
| ☐ Conditional Use | ☐ Master Plan Amendment |
| ☒ Rezoning | ☐ Master Plan Review |
| ☐ Variance | ☐ Public Hearing |
| ☐ Comprehensive Plan Amendment | ☐ Other (Specify): _____ |

Tiffany Square

Unit #	Owner	Parcel ID	Title	Deed	Taxes	Owner Authorization
4001	Scott Burgamy	22-4985-1268-013-3	Y	Y	Y	Y
4002	Tonya Fields	22-4985-1268-002-6	Y	Y	Y	Y
4003	Kandice Andrade	22-4985-1268-003-4	Y	Y	Y	Y
4004	Sheri Spurlock	22-4985-1268-004-2	Y	Y	Y	Y
4005	Rebecca Morgan	22-4985-1268-005-9	Y	Y	Y	Y
4006	Allyson Chandler	22-4985-1268-006-7	Y	Y	Y	Y
4007	Connie Riley	22-4985-1268-007-5	Y	Y	Y	Y
4008	Sheri Spurlock	22-4985-1268-008-3	Y	Y	Y	Y
4009	Daniel Andrade	22-4985-1268-009-1	Y	Y	Y	Y
4010	Raymond E. Noel	22-4985-1268-010-9	Y	Y	Y	Y
4011	Beatriz Velasquez	22-4985-1268-011-7	Y	Y	Y	Y
4012	Diane H Noel	22-4985-1268-012-5	Y	Y	Y	Y
	TS HOA	22-4985-1268-001-8	Y	Y	Y	Y
Total						

APPLICANT REQUEST AND INTENT

What is the proposed use(s) of the property?

THE PROPOSED USE WILL BE A SINGLE FAMILY DETACHED RESIDENTIAL COMMUNITY CONSISTING OF 25 HOMES WITH A COMMUNITY GREEN SPACE FOR THE RESIDENCES.

Applicant's Request (Please itemize the proposal):

APPLICANT IS REQUESTING THE PROPERTY BE REZONED TO DT-R. THE TOTAL PROJECT CONSISTS OF +/- 3.26 ACRES. THE PROPOSED DEVELOPMENT WILL BE CONSISTENT WITH THE DOWNTOWN ACTIVITY CENTER PROVIDING RESIDENTIAL HOMES TO SUPPORT THE RETAIL, RESTAURANTS AND ENTERTAINMENT.

Applicant's Intent (Please describe what the proposal would facilitate):

IT IS APPLICANT'S INTENT TO DEVELOP A SINGLE FAMILY DETACHED COMMUNITY FOR THE CONSTRUCTION OF 25 HOMES. THE PROPOSAL WOULD FACILITATE THE NECESSARY ZONING IN ORDER TO OBTAIN THE PERMITS FOR THE CONSTRUCTION OF PROPOSED SITE PLAN.

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

THE PROPOSAL WILL BE CONSISTENT WITH THE SURROUNDING PROPERTIES AND WILL PROVIDE THE MARKET WITH A SINGLE FAMILY COMMUNITY WITHIN WALKING DISTANCE TO NEARBY RETAIL, OFFICE AND RESTAURANTS.

How will this proposal affect the use and value of the surrounding properties?

THIS PROPOSAL, IF APPROVED, WILL ENHANCE THE USE AND VALUE OF SURROUNDING PROPERTIES. THIS PROPOSAL WILL PROVIDE ADDITIONAL HOUSING WITHIN CLOSE PROXIMITY TO RETAIL AND RESTAURANTS.

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.

THE CURRENT ZONING WILL NOT ALLOW THE PROPERTY TO BE DEVELOPED FOR AN ECONOMIC USE CONSISTENT WITH THE SURROUNDING PROPERTIES. IN ADDITION, THE CURRENT ZONING WILL NOT ALLOW DEVELOPMENT CONSISTENT WITH THE FUTURE LAND USE PLAN AND DOWNTOWN DEVELOPMENT DISTRICT.

What would be the increase to the population and traffic if the proposal were approved?

THE INCREASE IN TRAFFIC IS MORE SPECIFICALLY OUTLINED IN THE TRAFFIC REPORT.

What would be the impact to schools and utilities if the proposal were approved?

THE IMPACT TO SCHOOLS WOULD BE MINIMAL. CONSIDERING A NET INCREASE OF ONLY 13 HOMES (12 HOMES CURRENTLY EXIST ON PROPERTY) THERE SHOULD BE NO REAL IMPACT TO SCHOOLS OR UTILITIES.

How is the proposal consistent with the Alpharetta Comprehensive Plan, particularly the Future Land Use Map?

THE PROPOSAL IS CONSISTENT WITH FUTURE LAND USE MAP. SUBJECT PROPERTY IS LOCATED ADJACENT TO HIGH DENSITY RESIDENTIAL AND THIS PROPOSAL WILL PROMOTE PEDESTRIAN ORIENTED TRAVEL TO NEARBY RETAIL, OFFICE AND RESTAURANTS.

Are there existing conditions which affect the development of the property and support the proposed request?

DUE TO THE PROXIMITY TO SIMILAR DEVELOPMENTS, IT IS APPLICANT'S OPINION THE DEVELOPMENT IS MORE CONDUSIVE TO THE CONSTRUCTION OF DETACHED SINGLE FAMILY LOTS.

BOARD OF ZONING APPEALS REVIEW CRITERIA

Are there extraordinary and exceptional conditions pertaining to the subject property because of its size, shape, or topography? Please describe them.

THE PROPERTY CONSISTS OF A TRIANGULAR SHAPED 3.26 ACRES WHICH MAKES IT DIFFICULT TO DESIGN A SITE PLAN WHICH PREVENTS PARKING BETWEEN THE ROAD AND BUILDING. IN ADDITION, THE TOPOGRAPHY OF THE PROPERTY MAKES IT MORE CONDUSIVE TO HAVE AN ITERIOR ROAD DESIGN AS SHOWN ON THE SITE PLAN.

Would the application of the Zoning Code standards as they relate to the subject property create an unnecessary hardship?

YES, THE CONSTRUCTION OF AN ADDITIONAL DRIVEWAY TO ACCESS THE REAR OF THE HOMES WOULD REQUIRE PLACEMENT OF AN IMPERVIOUS SURFACE WITHIN AN AREA NOW SHOWN AS THE REAR YARD OF THE INDIVIDUAL HOMES. THIS WOULD ELIMINATE A SUBSTANTIAL AMOUNT OF AREA SLATED FOR LANDSCAPING AND TREES.

Are there conditions that are peculiar to the subject property? Please describe them in detail.

YES, THE IRREGULAR SHAPE AND TOPOGRAPHY OF THE PROPERTY LIMITS THE ALTERNATIVES TO SITE PLAN CONFIGURATION. WE FEEL THE SITE PLAN SUBMITTED IS THE BEST OPTION FOR REDEVELOPMENT.

Would relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the Zoning Code? Please defend your response.

NO, THE RELEIF WILL ALLOW THE PROPERTY TO BE REDEVELOPMENT IN A MANNER CONSISTENT WITH THE NEARBY PROPERTIES RECENTLY DEVELOPED.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: _____

Telephone: _____

Address: _____

Suite: _____

City: _____

State: _____

Zip: _____

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

- | | |
|---|--|
| ☐ Annexation | ☐ Special Use |
| ☐ Rezoning | ☐ Conditional Use |
| ☐ Variance | ☐ Master Plan |
| ☐ Land Use Application | ☐ Other _____ |

Identify Authorized Applicant:

Name of Authorized Applicant: _____

Telephone: _____

Address: _____

Suite: _____

City: _____

State: _____

Zip: _____

So Sworn and Attested:

Owner Signature: _____

Date: _____

Notary: _____

Notary Signature: _____

Date: _____



#4001

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: SCOTT BURGAMY
REBECCA LEE BURGAMY Telephone: _____
Address: 1011 FOUNTAIN GLEN DR. Suite: _____
City: LAWRENCEVILLE, State: GA Zip: 30043

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

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- | | |
|---|--|
| ☐ Annexation | ☐ Special Use |
| ☒ Rezoning | ☐ Conditional Use |
| ☐ Variance | ☐ Master Plan |
| ☐ Land Use Application | ☐ Other _____ |

Identify Authorized Applicant: W. MARK SHAW
Name of Authorized Applicant: SOUTHEAST REAL ESTATE ACQUISITIONS, LLC Telephone: 404-395-5219
Address: 3525 PIEDMONT ROAD, BUILDING 8 Suite: 205
City: ATLANTA State: GA Zip: 30305

So Sworn and Attested:

Owner Signature: Rebecca Lee Burgamy Scott Burgamy Date: 3/14/2017

Notary:

Notary Signature: Cornie P. Riley Date: 3/21/17


#4002

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: TONYA FIELDS Telephone: 865-228-8108
Address: 1113 Terra Rosa Dr Suite: _____
City: KNOXVILLE TN State: _____ Zip: 37932

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

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- | | |
|---|--|
| ☐ Annexation | ☐ Special Use |
| ☒ Rezoning | ☐ Conditional Use |
| ☐ Variance | ☐ Master Plan |
| ☐ Land Use Application | ☐ Other _____ |

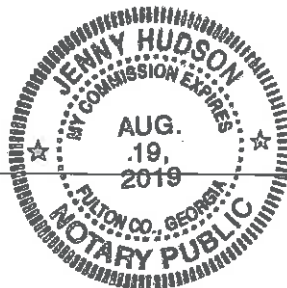
Identify Authorized Applicant: W. MARK SHAW
Name of Authorized Applicant: SOUTHEAST REAL ESTATE ACQUISITIONS, LLC Telephone: 404-395-5219
Address: 3525 PIEDMONT ROAD, BUILDING 8 Suite: 205
City: ATLANTA State: GA Zip: 30305

So Sworn and Attested:

Owner Signature: Shari Spudis for Tonya Fields Date: 3/17/17
(Sister)

Notary:

Notary Signature: [Signature] Date: 3/17/17



#4003

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: KANDICE ANDRADE Telephone: 770-664-2853
Address: 4003 TIFFANY SQUARE Suite: _____
City: ALPHARETTA State: GA Zip: 30009

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

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- | | |
|---|--|
| ☐ Annexation | ☐ Special Use |
| ☒ Rezoning | ☐ Conditional Use |
| ☐ Variance | ☐ Master Plan |
| ☐ Land Use Application | ☐ Other _____ |

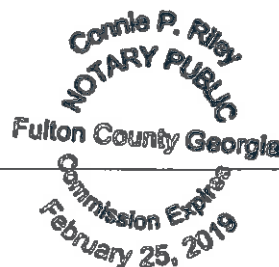
Identify Authorized Applicant: W. MARK SHAW
Name of Authorized Applicant: SOUTHEAST REAL ESTATE ACQUISITIONS, LLC Telephone: 404-395-5219
Address: 3525 PIEDMONT ROAD, BUILDING 8 Suite: 205
City: ATLANTA State: GA Zip: 30305

So Sworn and Attested:

Owner Signature: Kandice Andrade Date: 3/21/17

Notary:

Notary Signature: Connie P. Riley



Date: 3-21-17

#4004

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: SHERI SPURLOCK Telephone: 770 309-7335
Address: 4004 TIFFANY SQ. Suite: _____
City: ALPHARETTA State: GA Zip: 30009

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

- | | |
|---|--|
| ☐ Annexation | ☐ Special Use |
| ☒ Rezoning | ☐ Conditional Use |
| ☐ Variance | ☐ Master Plan |
| ☐ Land Use Application | ☐ Other _____ |

Identify Authorized Applicant: W. MARK SHAW
Name of Authorized Applicant: SOUTHEAST REAL ESTATE ACQUISITIONS, LLC Telephone: 404-395-5219
Address: 3525 PIEDMONT ROAD, BUILDING B Suite: 205
City: ATLANTA State: GA Zip: 30305

So Sworn and Attested:

Owner Signature: Sheri Spurlock Date: 3/17/17

Notary:

Notary Signature: [Signature]



Date: 3/17/17

#4005

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: REBECCA M. MORGAN Telephone: 770 475-7524
Address: 4005 TIFFANY SQUARE Suite: _____
City: ALPHARETTA State: GA Zip: 30009

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

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- | | |
|---|--|
| ☐ Annexation | ☐ Special Use |
| ☒ Rezoning | ☐ Conditional Use |
| ☐ Variance | ☐ Master Plan |
| ☐ Land Use Application | ☐ Other _____ |

Identify Authorized Applicant: W. MARK SHAW
Name of Authorized Applicant: SOUTHEAST REAL ESTATE ACQUISITIONS, LLC Telephone: 404-395-5219
Address: 3525 PIEDMONT ROAD, BUILDING 8 Suite: 205
City: ATLANTA State: GA Zip: 30305

So Sworn and Attested:

Owner Signature: Rebecca M. Morgan Date: 3-22-17

Notary:

Notary Signature: [Signature]



Date: 3/22/17

#4006

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: ALLYSON B. CHANDLER Telephone: 770-846-6853
Address: 4006 Tiffany Sq Suite: _____
City: Alpharetta State: GA Zip: 30009

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

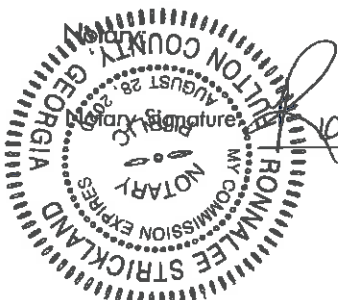
As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

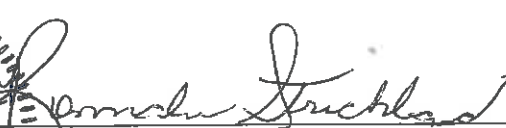
- | | |
|---|--|
| ☐ Annexation | ☐ Special Use |
| ☒ Rezoning | ☐ Conditional Use |
| ☐ Variance | ☐ Master Plan |
| ☐ Land Use Application | ☐ Other _____ |

Identify Authorized Applicant: W. MARK SHAW
Name of Authorized Applicant: SOUTHEAST REAL ESTATE ACQUISITIONS, LLC Telephone: 404-395-5219
Address: 3525 PIEDMONT ROAD, BUILDING 8 Suite: 205
City: ATLANTA State: GA Zip: 30305

So Sworn and Attested:

Owner Signature:  Date: 3/20/17




Date: 3/20/17

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

CONNIE P. RILEY

404 509 8924

1655 OAK FARM DR

8206

ALPHARETTA

GA

30009

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

☐ Special Use

☐ Conditional Use☐ Master Plan☐ Other

W. MARK SHAW

SOUTHEAST REAL ESTATE ACQUISITIONS, LLC
Telephone:

404-395-5219

3525 PIEDMONT ROAD, BUILDING 8

205

ATLANTA

GA

30305

So Sworn and Attested:

Cornie P. Riley

03-17-17



[Signature]

3-17-17



#4008

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: SHERI SPURLOCK Telephone: 770-309-7335
Address: 4004 TIFFANY SQ Suite: _____
City: ALPHARETTA GA 30009 State: _____ Zip: _____

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

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- | | |
|---|--|
| ☐ Annexation | ☐ Special Use |
| ☒ Rezoning | ☐ Conditional Use |
| ☐ Variance | ☐ Master Plan |
| ☐ Land Use Application | ☐ Other _____ |

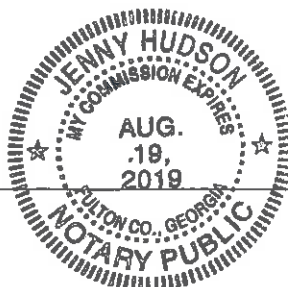
Identify Authorized Applicant: W. MARK SHAW
Name of Authorized Applicant: SOUTHEAST REAL ESTATE ACQUISITIONS, LLC Telephone: 404-395-5219
Address: 3525 PIEDMONT ROAD, BUILDING 8 Suite: 205
City: ATLANTA State: GA Zip: 30305

So Sworn and Attested:

Owner Signature: [Signature] Date: 3/17/2017

Notary:

Notary Signature: [Signature] Date: 3/17/17



#4009

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: DANIEL J ANDRADE
KANDICE ANDRADE Telephone: 678 763 4905

Address: 4003 TIFFANY SQUARE Suite: _____

City: ALPHARETTA State: GA Zip: 30009

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

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- | | |
|---|--|
| ☐ Annexation | ☐ Special Use |
| ☒ Rezoning | ☐ Conditional Use |
| ☐ Variance | ☐ Master Plan |
| ☐ Land Use Application | ☐ Other _____ |

Identify Authorized Applicant: W. MARK SHAW

Name of Authorized Applicant: SOUTHEAST REAL ESTATE ACQUISITIONS, LLC Telephone: 404-395-5219

Address: 3525 PIEDMONT ROAD, BUILDING 8 Suite: 205

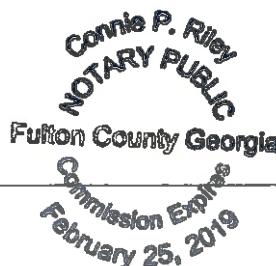
City: ATLANTA State: GA Zip: 30305

So Sworn and Attested:

Owner Signature: [Signature] Kandice Andrade Date: 3/21/17

Notary:

Notary Signature: Cornie P. Riley Date: 3-21-17



#4010

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: RAYMOND E NOEL Telephone: 770 928-9215
Address: 911 KINGHORN DRIVE, NW Suite: _____
City: KENNESAW State: GA Zip: 30152

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

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- | | |
|---|--|
| ☐ Annexation | ☐ Special Use |
| ☒ Rezoning | ☐ Conditional Use |
| ☐ Variance | ☐ Master Plan |
| ☐ Land Use Application | ☐ Other _____ |

Identify Authorized Applicant: W. MARK SHAW
Name of Authorized Applicant: SOUTHEAST REAL ESTATE ACQUISITIONS, LLC Telephone: 404-395-5219
Address: 3525 PIEDMONT ROAD, BUILDING 8 Suite: 205
City: ATLANTA State: GA Zip: 30305

So Sworn and Attested:

Owner Signature: Raymond E Noel Date: 3/16/17
WINIFRED WESLEY BARNER
NOTARY PUBLIC

Notary DEKALB COUNTY, GEORGIA

MY COMMISSION EXPIRES JUNE 5, 2019

Notary Signature: Winifred Wesley Barner Date: 3/16/17

#4011

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: DIEGO VELASQUEZ
BEATRIZ VELASQUEZ Telephone: 404 773 6731

Address: 5109 TUDOR HILLS LANE Suite: _____

City: CUMMING State: GA Zip: 30040

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

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- | | |
|---|--|
| ☐ Annexation | ☐ Special Use |
| ☒ Rezoning | ☐ Conditional Use |
| ☐ Variance | ☐ Master Plan |
| ☐ Land Use Application | ☐ Other _____ |

Identify Authorized Applicant: W. MARK SHAW

Name of Authorized Applicant: SOUTHEAST REAL ESTATE ACQUISITIONS, LLC Telephone: 404-395-5219

Address: 3525 PIEDMONT ROAD, BUILDING B Suite: 205

City: ATLANTA State: GA Zip: 30305

So Sworn and Attested:

Owner Signature: Diego Velasquez

Date: 3/23/17

Notary:

Notary Signature: [Signature]

Date: 3/23/17



#4012

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: DIANE H. NOEL Telephone: 770 928 9215
Address: 911 KINGHORN DRIVE, NW Suite: _____
City: KENNESAW, State: GA Zip: 30152

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

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- | | |
|---|--|
| ☐ Annexation | ☐ Special Use |
| ☒ Rezoning | ☐ Conditional Use |
| ☐ Variance | ☐ Master Plan |
| ☐ Land Use Application | ☐ Other _____ |

Identify Authorized Applicant: W. MARK SHAW
Name of Authorized Applicant: SOUTHEAST REAL ESTATE ACQUISITIONS, LLC Telephone: 404-395-5219
Address: 3525 PIEDMONT ROAD, BUILDING 8 Suite: 205
City: ATLANTA State: GA Zip: 30305

So Sworn and Attested:

Owner Signature: Diane H. Noel Date: 3-16-17
WINIFRED WESLEY BARNER
NOTARY PUBLIC
DEKALB COUNTY, GEORGIA
MY COMMISSION EXPIRES JUNE 5, 2019

Notary Signature: Winifred Wesley Barner Date: 3/16/17

DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent: MARK SHAW, MANAGER
SOUTHEAST REAL ESTATE ACQUISITIONS, LLC

Subject Public Hearing Case: _____

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of \$250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution has been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: N/A Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature: William Shaw

Date: 3/29/17

Legal Description

All that tract or parcel of land lying and being in Land Lots 1267 and 1268 of the 2nd District, 2nd Section, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin found (1/2" rebar) located at the land lot corner common to Land Lots 1267 and 1268 of the 2nd District, 2nd Section, Fulton County, said iron pin also being located on the northern land lot line of Land Lot 748 of the 1st District, 2nd Section, Fulton County; thence leave said common land lot corner and run westerly along the common land lot line to Land Lot 1268 of the 2nd District, 2nd Section, Fulton County, and Land Lot 748 of the 1st District, 2nd Section, Fulton County, N89°40'51"W a distance of 21.96 feet to an iron pin found (1/2" rebar); thence leave said common land lot line and run N29°28'12"W a distance of 527.24 feet to an iron pin found (1/2" rebar) located on the easterly right-of-way line of Haynes Bridge Road (a variable width right-of-way); thence run northeasterly along the easterly right-of-way line of Haynes Bridge Road N31°42'44"E a distance of 60.22 feet to an iron pin found (1/2" rebar); thence leave said easterly right-of-way line and run S87°57'10"E a distance of 251.10 feet to an iron pin found (1/2" rebar) located on the land lot line common to Land Lots 1267 and 1268 of the 2nd District, 2nd Section, Fulton County; thence leave said common line and run S88°00'24"E a distance of 119.49 feet to an iron pin found (1/2" rebar); thence run S00°06'38"W a distance of 497.93 feet to an iron pin found (1/2" rebar) located on the land lot line common to the southern land lot line of Land Lot 1267 of the 2nd District, 2nd Section, Fulton County with the northern land lot line of Land Lot 748 of the 1st District, 2nd Section, Fulton County; thence run westerly along said common land lot line N89°40'27"W a distance of 119.71 feet to an iron pin found (1/2" rebar) located at the land lot corner common to Land Lots 1267 and 1268 of the 2nd District, 2nd Section, Fulton County said iron pin also being located on the northern land lot line of Land Lot 748 of the 1st District, 2nd Section, Fulton County, said iron pin found being the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land containing 3.263 acres.

SOUTHEAST REAL ESTATE ACQUISITIONS, LLC

3525 PIEDMONT ROAD, NE
BUILDING 8, SUITE 205
ATLANTA, GEORGIA 30305

Mr. Michael A. Woodman, AICP
Senior Planner
City of Alpharetta
Community Development Department
2 Park Plaza
Alpharetta, Georgia 30009

RE: Tiffany Square Zoning Letter of Intent

Dear Mr. Woodman:

Please find enclosed the completed rezoning request application and site plans for the property located within the Tiffany Square Townhomes development.

As discussed, we are requesting the property be rezoned from R-12 to DT-R. This will allow for the redevelopment of 25 single family detached homes.

The approval of the following variances will be required to develop the property in accordance with the site plan herein:

- | | |
|------------------------------|---|
| (1) Setbacks: | Front Setback: 6 Feet(Zoning Category requires 10 feet) |
| | Side Setback: 0-5 Feet |
| | Rear Setback: 6 Feet |
| (2) Maximum Building Height: | 45 feet(Zoning Category requires 35 feet) |
| (3) Parking: | To allow parking between the road and building |

The homes are anticipated to have approximately 2200 square feet of heated and cooled area and will be constructed of brick, stucco, stone and cement based siding or a combination thereof.

In the event you have any questions or comments please feel free to contact me at 404-395-5219.

Thank you.

Sincerely,



W. Mark Shaw

CITIZEN PARTICIPATION FORM - PART A

This form must be completed and submitted with the applicant's completed Public Hearing Application. Applications submitted to the City of Alpharetta without a completed Citizen Participation Form - Part A will not be accepted.

Public Hearing or Project Name: TIFFANY SQUARE

Contact Name: MARK SHAW, MANAGER Telephone: 404395-5219
SOUTHEAST REAL ESTATE ACQUISITIONS

The following people will be notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified. Use additional pages as needed.

HEDGEWOOD HOMES

ACADEMY PARK

LINDA BILDERBACK

CITY OF ALPHARETTA

PROVIDENCE GROUP

Method by which these individuals will be contacted. Please mark all that apply. If you select "Other," please provide a description of the method of contact that will be used.

- | | |
|--|---|
| ☒ Letter | ☒ Personal Visits |
| ☐ Telephone | ☒ Group Meeting |
| ☒ Email | ☐ Other (Please Specify) _____ |

Please describe the method(s) by which these individuals will have the opportunity to respond or contact the applicant with questions or concerns about the proposal.

APPLICANT SHALL NOTIFY ALL PARTIES OF REZONING AND WILL MAKE ITSELF AVAILABLE FOR GROUP OR INDIVIDUAL MEETINGS. APPLICANT WILL BE AVAILABLE BY PHONE AND EMAIL FOR FOLLOW-UP QUESTIONS AND COMMENTS



Onebark LLC
PO BOX 870784
Stone Mountain GA 30087
p: 678-634-8878 www.onebark.com

Specimen Tree Report

Tiffany Square Alpharetta GA 30004

Date of Inspection 3/20/2017

Inspector

Jesse Milton
ISA #SO-1170B
Email: jesse@onebark.com

Developer

Mark Shaw
Mshaw@easlancapital.com

INTRODUCTION

This inspection was made to verify trees that meet Specimen Tree criteria.

METHODOLOGY

The project site was traversed to identify trees that meet the minimum size criteria for Specimen trees, including boundary trees within 30 feet outside of the parcel limits. Boundary trees can only be inspected at a distance, unless written permission is given by the neighboring parcel owner. Each tree was inspected using visual techniques and basic instruments standard for arboricultural inspection. The buttress roots, trunk, limbs, branches, twigs, leaves, and surrounding environment of the trees were reviewed. This inspection uses Level I and Level II assessment standards. Level III standards can be applied at the customers request.

The following criteria are used by the City of Alpharetta administrator to identify specimen trees. Both the size and condition criteria must be met for a tree to qualify.

Size Criteria

- Overstory Trees: 24-inches diameter or larger, pines 30-inches or larger
- Understory Trees: 8-inches diameter or larger

Condition Criteria

- Life expectancy of greater than fifteen (15) years
- Relatively sound and solid trunk with no extensive decay
- No more than one major and several minor dead limbs (hardwoods only). No major insect or pathological problem.

WHAT YOU NEED TO KNOW

This report is not meant to override any determination by the City of Alpharetta regarding the status of Specimen trees. Additional tree information may be required by the City once the Specimen Tree Report is submitted to Alpharetta, including but not limited to: Trees of Character, Level III assessments, site meetings with the City arborist, and Tree Maintenance Plan preparation.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments cannot be guaranteed. Clients may choose to accept or disregard the recommendations of the arborists, or to seek additional advice. This inspection was made without the expectation of a particular result.

Tree 1

Species

7 " Plum, ornamental

Status

Possible Tree of Character

Health/Vig

Fair

Structure

Single

Other notes:



Tree 2

Species

17 " Maple, red

Status

Possible Tree of Character

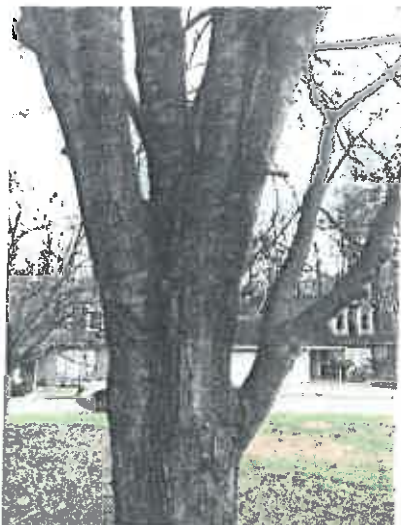
Health/Vig

Good

Structure

Single

Other notes:



Tree 3

Species	4 " Hemlock
Status	Possible Tree of Character
Health/Vigor	Good
Structure	Bifurcated
Other notes	



Tree 855

Species	25 " Sweetgum
Status	Specimen
Health/Vigor	Fair
Structure	Single
Other notes	Off site



Tree 1027

Species 33 " Oak, pin

Status Specimen

Health/Vigor Good

Structure Single

Other notes



Tree 1028

Species 26 " Oak, Southern red

Status Specimen

Health/Vigor Good

Structure Single

Asymmetrical trunk, one sided. Slight sweep in the trunk region

Other notes



Tree 1029

Species	26 " Oak, water
Status	Specimen
Health/Vigor	Good
Structure	Single
Other notes	



Tree 1030

Species 35 " Sweetgum

Status **Not Specimen**

Health/Vigor **Fair**

Notes

Tree appears to be separate physiological units. Neither stem shares a common pith. Reaction wood is visible to soil level.

Other notes



Tree 1031

Species 25 " Oak, white

Status **Not Specimen**

Health/Vigor Fair

Structure Multiple trunks

Tree appears to be separate physiological units. Neither stem shares a common pith. Seam visible to soil level

Other notes



Tree 1032

Species 30 " Pine, loblolly

Status **Specimen**

Health/Vigor Good

Structure Single

Other notes



Tree 1033

Tree ID

33 " Tulip poplar

Status

Not Specimen

Health/Vigor

Declining

Large limb dieback

Significance

Single

Trunk is hollow; visible open cavity on north west side of trunk.
Buttress region is hollow

Other notes



Tree 1034

Species 34 " Oak, Southern red

Status **Not Specimen**

Health/Vigor Poor Heartrot

Structure Single Wide hollow column in lower trunk. Trunk is distinctly resonant when sounded with a mallet.

Other notes



Tree 1035

Species 31 " Sweetgum

Status Specimen

Health/Vigor Fair

Structure Bifurcated

Significant bark inclusion at stem bifurcation , at
approximately 20 feet height

Other notes



Tree 1036

Species 28 " Sweetgum

Status **Specimen**

Health/Vigor Fair

Structure Single

Moderate lean, though not highly asymmetrical .
Deadwood scattered throughout canopy

Other notes



Tree 1037

Species 26 " Sweetgum

Status **Specimen**

Health/Vigor Fair

Structure Single

Other notes



Tree 1038

Species 30 " Pine, loblolly

Status **Not Specimen**

Health/Vigor Fair

Structure Multiple trunks

Tree appears to be separate physiological units. Neither stem shares a common pith. Large burl growth formed from frictional compression wood between stems.

Other notes



Tree A

Species 24 " Oak, white

Status Specimen

Health/Vigor Fair Atypical wounding of lower trunk, likely related to embedded wire fence

Structure Single

Other notes Off site tree within 30'



Tree B

Species 27 " Tulip poplar

Status Specimen

Health/Vigor Fair

Structure Single

Other notes Off site tree within 30'



Tree C

Species	48 " Tulip poplar
Status	Specimen
Health/Vigor	Fair
Structure	Bifurcated
Other notes	Off site tree within 30'



Summary

Total specimen trees identified: 11

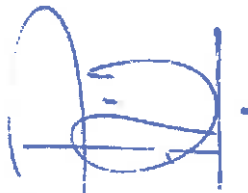
Additional Recommendations

Revise site plan to reflect any differing size, species, and location verifications made in field

Certification

Date Certified: 3/21/2017

I certify that all of the statements made in this report are true, complete and correct to the best of my knowledge and belief, and are made in good faith.



Jesse Milton
ISA #SO-1170B



A&R Engineering Inc.

2160 Kingston Court, Suite O
Marietta, GA 30067
Tel: (770) 690-9255 Fax: (770) 690-9210
www.areng.com



Memorandum

To: Southeast Real Estate Acquisitions, LLC
Date: March 28, 2017
Subject: Trip Generation Memorandum for Tiffany Square Residential Development

The purpose of this memorandum is to determine the trip generation that will result from a proposed residential development located on Haynes Bridge Road between Brook Street and Thompson Street in Alpharetta, Georgia. The development will replace the existing 12 townhomes with 25 single-family detached housing units and will make use of the existing full-access point via Tiffany Square. The location of the development is shown below in Figure 1.



Figure 1: Site Location

Trip generation estimates for this project were based on the rates and equations published in the 9th edition of the Institute of Transportation Engineers (ITE) Trip Generation report. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation for the existing 12 townhome units was subtracted from the total site-generated traffic for the proposed development to account for any decreases in traffic after full build out. The total trips added to the road network after removal of the existing townhome traffic is shown in Table 1 below.

TABLE 1 - TRIP GENERATION								
Type	Size/Land Use	AM Peak Hour			PM Peak Hour			24-Hour
		Enter	Exit	Total	Enter	Exit	Total	Two-way
New Trips	25 Single-Family Units	7	20	27	19	11	30	293
Removed Trips	12 Townhome Units	-2	-7	-9	-7	-4	-11	-102
Total Traffic Added to Road Network		5	13	18	12	7	19	191

As part of this memorandum, annual average daily traffic volumes were collected from Georgia Department of Transportation. This traffic counters near the proposed development were used to determine the annual average daily traffic in the surrounding area. The counts revealed an ADT of 12,200 vehicles per day in 2015 on Academy Street east of Haynes Bridge Road. The locations of the surrounding traffic counters near the proposed development are shown in Figure 2 below.

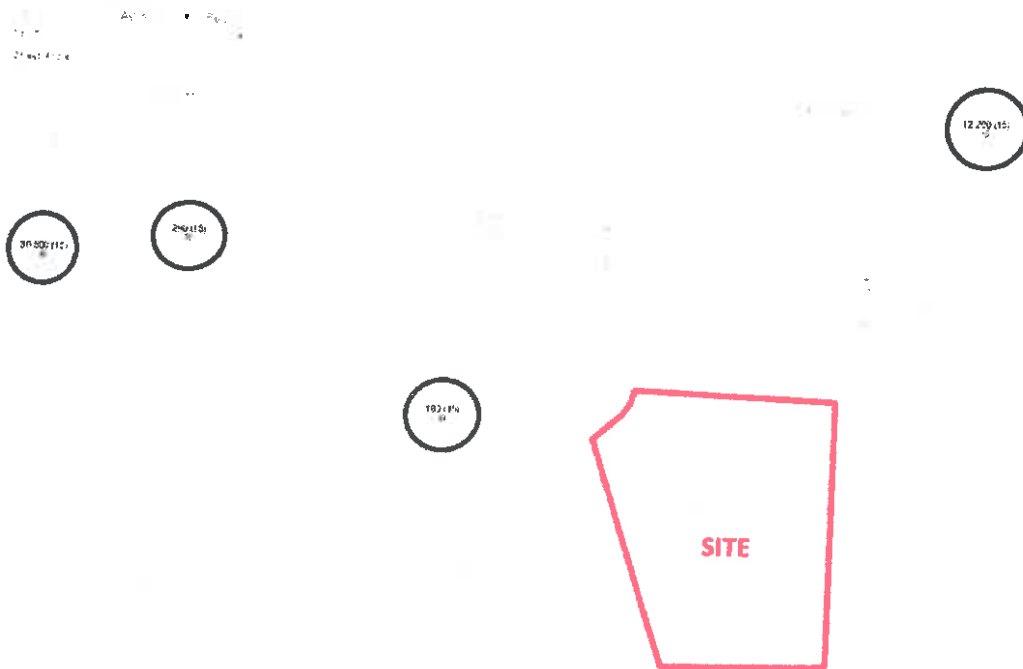


Figure 2: Traffic Counter Locations



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: CLUP-17-02/Z-17-04 TAYLOR MORRISON/40 CUMMING STREET

PLANNING COMMISSION: AUGUST 3, 2017

CITY COUNCIL: AUGUST 28, 2017

This item was heard at the June 1, 2017 Planning Commission meeting. Several residents spoke in opposition to the request, with concerns over density, traffic, townhomes and tree protection. One resident spoke in favor of the request. After discussion, the Planning Commission recommended to deny this item. Vote (7-0)

UPDATE: The applicant provided a revised site plan depicting all single-family detached product, including 59 lots with a density of 5.04 dwelling units per acre. The site plan considered by the Planning Commission depicted 40 townhome units and 29 detached units. Staff has reviewed the revised site plan and has the following concerns:

- Lot sizes adjacent to existing residential and along Cumming Street and Manning Drive do not comply with the recommended min. 80' lot width and min. 6,000 square feet lot size.
- The linear park along Cumming Street should be counted toward Civic space but maintained by the HOA. Lot 1 should be removed.
- Site plan depicts a 10' landscape strip and front-loaded units along the west property line. Staff recommends a 15' landscape buffer and to allow units to be front-loaded.
- A central tree save area has been removed, as reflected on the revised site plan. The City Arborist recommended additional tree saves before the central tree save was removed. Also, the required detention pond screening will be required to be outside of the required 10' access easement. The applicant moved the pond out of the buffer but will also need to provide a 10' landscape screen in addition to the access easement.
- The Fire Marshall noted that multiple road widths are depicted that will not be approved during the Land Disturbance process.

II. RECOMMENDATION:

Approve CLUP-17-02/Z-17-04 Taylor Morrison/40 Cumming Street request for comprehensive land use plan amendment and rezoning, subject to the following conditions:

1. The site, consisting of approximately 10.87 acres, shall be zoned DT-R and developed substantially similar to site plan submitted by PEC, dated 7/12/2017, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. The Lewis-Manning House property, consisting of approximately 0.84 acres, shall be zoned DT-LW and developed substantially similar to site plan submitted by PEC, dated 7/12/2017, except for modifications required to comply with the conditions below. Use shall be restricted to office or HOA use.
3. The permitted residential product on the property shall be single-family detached. Minimum lot size shall be 6,000 square feet along Cumming Street, Manning Drive and adjacent to existing residential. Internal lots shall have a minimum lot size of 2,500 square feet in order to maximize tree saves.
4. Lots along Manning Drive and lots that back up to existing homes on Manning Drive shall have a minimum lot width of 80'.
5. Minimum building setbacks shall comply with the DT-R district standards.
6. Homes along Cumming Street shall face that street. Side elevations shall be screened with evergreen plantings. Civic space along Cumming Street shall be a minimum 50' wide (as previously depicted) and developed with a

- park-like setting with heavy decorative landscape, hardscape, walls and seating. The landscape shall include plant selections promoting the historic district. Civic areas to be maintained by HOA.
7. Homes adjacent to existing residential and commercial shall be front loaded.
 8. Single-family detached architecture and materials shall be developed substantially similar to the renderings prepared by Main Street Designs, dated 5/22/2017, except for modifications required to comply with these conditions, and in compliance with the Alpharetta Downtown Code subject to approval by Staff. Front porches and stoops shall have a minimum depth of 8'. Bay windows shall have a minimum depth of 2'. 4-sided architecture and materials shall be required. A minimum 50% of homes along Cumming Street and Manning Drive shall be brick or stone.
 9. The Historic Lewis-Manning House shall be restored and protected. Restoration and modifications shall require review and approval by Staff. The exterior of the home shall be restored prior to the first Certificate of Occupancy on the property. Landscaping and fencing style shall be designed to complement the time period of the historic home.
 10. An easement shall be recorded on the final plat providing for use of the Lewis-Manning House yard as amenity space for the proposed subdivision.
 11. The yard surrounding the Lewis-Manning House shall be enhanced with landscape, hardscape, seating areas and a sculpture or fountain, as approved by Staff. Evergreen plantings shall be required along the north and east sides of the Lewis-Manning House.
 12. Developer shall provide a statement on the final plat and in the HOA covenants, conditions & restrictions providing for the protection and maintenance of the Lewis-Manning House.
 13. The Lewis-Manning House shall be permitted 1 monument sign not to exceed 10 square feet and 1 wall sign shall not exceed 4 square feet both to be approved by the DRB. The property will forever be known as the Lewis Manning House and will be so designated by a plaque, which will be affixed to the exterior of the structure as approved by the DRB.
 14. A minimum 15' transitional, planted buffer, as depicted on the zoning plan, shall be provided adjacent to the existing Manning Drive residential properties to the east and shall be planted with evergreen trees and/or shrubs to provide a visual screen between uses, as approved by Staff. Buffer shall be recorded as undisturbed.
 15. A minimum 15' landscape buffer shall be provided adjacent to properties to the west zoned commercial.
 16. Roadways with on-street parking shall incorporate curb extensions at intersections. Internal road shall include on-street parking and sidewalk, where feasible, as approved by Staff.
 17. The corner of Cumming Street and Manning Drive shall be heavily landscaped with evergreen plantings to screen the side of Units 11 & 12 and internal driveway and decorative ornamental plantings.
 18. A stacked stone, brick or granite wall shall be constructed between homes and front landscape area. Under ledge wall lighting shall be required. Benches and a public art pedestal shall be approved by Staff.
 19. Civic and amenity areas shall include a mix of trees, shrubs, and ground covers of varying heights, textures and colors as approved by Staff.
 20. Development shall not be gated and roads will be private and maintained by the HOA.
 21. Developer shall remove, by hand, trash from the stream at the north end of the property.
 22. Add trees, shrubs and ground cover plantings to the south side of the multi-use trail where cleared or sparse. Plantings will consist of traditional native southern plants creating a manicured park-like natural appearance as approved by Staff.
 23. In addition to required trees in the on-street parking bump outs, shade trees alternating with flowering ornamental trees shall be planted on the backside of the sidewalk as approved by Staff. In lieu of tree grates, the soil area around the trees shall be planted with evergreen ornamental grasses, groundcovers or shrubs. Creeping fig or another creeping vine shall be planted to cover decorative and retaining walls as approved by Staff.
 24. Civic space along Cumming Street and the stream, as well as the sidewalk connecting the two areas shall be recorded for public use.
 25. Multi-use path along Cumming Street shall be a 12' concrete accessible path. A multi-use path connection through site and along stream shall be provided, including a minimum 6' concrete accessible path and incorporated within a 10' public access easement. 6' path shall be constructed up to the west property line to allow for a future public pedestrian connection to North Main Street, as approved by Staff. Easement documents shall address maintenance responsibilities, which shall be maintained by the HOA. Decorative entrance signage with arch, lighting, seating areas, landscape and hardscape shall be provided, as approved by Staff.
 26. Driveways shall be a minimum 18' from garage to back of sidewalk or less than 5'.
 27. Parking areas and internal driveways shall be heavily screened from Cumming Street, Manning Drive and civic space. A tree shall be provided every 3rd parallel parking space.
 28. Internal sidewalks shall be provided to the fronts of units and shall be a minimum 5' with pedestrian-scale lighting provided throughout the development.
 29. Fencing visible from the street or civic areas shall be decorative as approved by Staff.

30. Existing trees shall be preserved as depicted on Sheet TP prepared by PEC, dated 7/12/2017. In addition, the developer shall save the following tree: #367 (27" Pecan). The location of the tree protection fence around #67 (47" White Oak) shall be approved by Staff. Applicant's site plan shall include a central tree save area of a minimum 7,500 SF (similar to previous tree save area). Additional encroachments shall be allowed per this plan with additional tree care to offset the encroachment as approved by Staff. The 2 non-specimen trees along Manning Drive shall be incorporated into lots along Manning Drive.
31. Remove exotic and invasive trees and shrubs within open space, tree save areas and stream buffer and replant where sparse as approved by Staff.
32. Final streetscape shall match the approved Downtown streetscape standards and include decorative pedestrian lighting as approved by Staff. Street trees shall be required along Cumming Street within the beauty strip, as well as behind the sidewalks as a continuation of what has been previously planted or designed in the Downtown, as approved by Staff. Heavy landscaping shall be provided along Manning Drive, as approved by Staff. All required landscaping shall be outside of utility easements.
33. Street trees of the proper size and locations shall be required along all internal roads as approved by Staff.
34. Off-site tree encroachment shall be limited to no more than 20% on the CRZ and shall require notification/approval by property owner, as approved by administrative variance.
35. Decorative paver aprons shall be required at the project driveway as approved by Staff.
36. Landscape, hardscape, fences and walls shall complement materials used in the Downtown, as approved by Staff.
37. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.
38. Overhead utilities shall be placed underground.
39. Final detention area shall be substantially similar to site plan, except that no stormwater management facilities shall be permitted within the impervious setback and there shall be no additional tree clearing.
40. Road width and configuration shall require Fire Marshall review and approval.

III. REPORT IN BRIEF:

The applicant, Taylor Morrison, is requesting to rezone approximately 10.87 acres from R-15 (Dwelling, 'For-Sale' Residential) to DT-R (Downtown Residential) to allow for the construction of 59 'For-Sale' detached homes. An additional rezoning of approximately 0.84 acres from R-15 to DT-LW (Downtown Live-Work) is requested to allow the historic Lewis-Manning House to be restored and used as an office. A change to the Comprehensive Land Use Plan designation of the Lewis Manning House property is requested from 'Downtown Residential Density' to 'Mixed Use Live Work', as well as a change to the designation of 2 parcels on Manning Drive from 'Low Density Residential' to 'Downtown Residential Density'. The property is located on the north side of Cumming Street between Highway 9 and Manning Drive at 40 Cumming Street.

DISCUSSION

The submitted request, if approved, will allow Taylor Morrison to construct 59 'For-Sale' single-family detached units on 11.71 acres with a residential density of 5.04 dwelling units per acre. In addition, the applicant proposes to save and restore the Lewis-Manning House and to use it as an office. The property is located on the north side of Cumming Street between Highway 9 and Manning Drive at 40 Cumming Street and 136 Manning Drive.

The property consists of three (3) parcels of land, including two (2) single-family detached homes and a small vacant residential lot. The subject property and surrounding properties are zoned R-15 to the east, R-12 to the north, C-1 and O-I to the west and O-I and R-15 to the south. The Manning Drive subdivision is adjacent to the east, Manning's Ridge to the north, North Main Street commercial and office properties to the west and Alpharetta First United Methodist Church to the south. The proposed residential use is consistent with the Comprehensive Land Use Plan designation of the property, which is 'Downtown Residential Density'. The applicant proposes a comprehensive land use plan amendment to allow the Lewis-Manning House to be used as an office, as well as an amendment to two (2) parcels on Manning Drive from 'Low Density Residential' to 'Downtown Residential Density'.

The Lewis-Manning House was built in 1895 for Col. Tom Lewis and later sold to the Manning Family in 1905. The 2-story home was designed in the Queen Anne style. The applicant proposes to save and restore the home and

to use it as a professional office. This request is similar to the East of Main development, where the Ben Manning House was saved, restored and approved for use as a professional office.

Residential densities vary in the Downtown, as shown in the table below. The applicant's proposed density of 5.04 dwelling units per acre is lower than many other recent approvals in the Downtown. The surrounding neighborhoods of Manning Drive and Manning's Ridge have residential densities between 1.5 and 2.0 dwelling units per acre. However, the closest approval is Lehigh Homes at 2.9 units per acre.

Downtown Overlay – Residential Densities

Development Name	Type	Acres	Density
Southerton/Aycock	10 SFD	1.232 acres	8.1 units/acre
City Center	42 SFD, 156 Apartments	25 acres	8.0 units/acre
Edward Andrews	17 SFD, 23 TH	5.85 acres	6.8 units/acre
Old Milton Holdings/Notting Hill	25 SFD, 89 TH, 42 Condo	23.89 acres	6.5 units/acre
Thompson Street Flats	24 Condo	2.39 acres	10.0 units/acre
Thompson St/Burnett Circle	43 TH	5.722 acres	7.5 units/acre
Lehigh Homes	9 SFD	3.1 acres	2.9 units/acre
Teasley Place	24 Condo	2.2 acres	10.9 units/acre
East of Main	41 SFD, 42 TH	10.43 acres	8.0 units/acre
Newvale (f.k.a. Olmstead Park)	23 TH	2.39 acres	9.6 units/acre
Twelve on Canton	12 SFD	5.465 acres	2.2 units/acre
Perling – S. Main/Devore	78 TH, 129 Apartments	12.913 acres	16.0 units/acre
Chelsea Walk	49 TH	7.04 acres	7.0 units/acre

SITE PLAN

The applicant submitted a revised site plan depicting all single-family detached product. Previous plans had shown both townhome and detached product. The revised site plan depicts 59 single-family detached homes on 11.71 acres. Homes are proposed to be three (3) stories or 35' and are oriented to Cumming Street and Manning Drive. Homes are depicted backing up to the Manning Drive properties at a ratio of two (2) proposed single-family lots to one (1) existing lot in Manning Drive subdivision. The single-family detached lot sizes are reflecting in the Site Data table as being a minimum of 2,500 square feet.

One (1) project driveway is depicted on Cumming Street. The applicant's original site plan depicted access from Manning Drive, which is consistent with the principles of transportation planning. However, the applicant made a decision to move the project access to Cumming Street due to a significant amount of concern voiced by the Manning Drive subdivision over possible negative impacts to their neighborhood. Access to the Lewis-Manning House and associated parking is proposed through the project driveway on Cumming Street.

35 on-street guest parking spaces are depicted at various locations throughout the development, which exceeds the Downtown Code requirement of 0.15 parking spaces per residential unit. The Lewis-Manning House will be served by six (6) parking spaces at the rear of the structure and six (6) on-street parking spaces along Cumming Street, which meets the Downtown Code requirement of three (3) parking spaces per 1,000 square feet for office use. A 12' multi-use trail (sidewalk) is proposed along Cumming Street and a six-foot (6') sidewalk is proposed on Manning Drive. A minimum 15' landscape buffer is depicted along the east side of the property, adjacent to existing single-family lots on Manning Drive, and a 10' landscape strip is depicted along the west property line. Building setbacks as proposed do not meet the requirements of the DT-R district. Minimum building setbacks are shown as follows:

- Cumming Street – 10’
- Manning Drive – 10’
- Internal (Front) – 0’
- Internal (Side) – 0’
- Internal (Rear) – 0’

The applicant’s site plan depicts 2.12 acres of amenity space and 1.08 acres of civic space, which reflects an increase from previous site plans. However, the applicant’s site plan depicts amenity space along Cumming Street, which should be reflected as civic space. Also, the area at the north end of the site is depicted as civic space; however, the trail that previously connected this area to Cumming Street has been deleted. A five-foot (5’) sidewalk runs through the property; however, there is no connection to the north end of the site adjacent to the stream. Also, the 6’ path along the stream has been removed from the latest site plan. A linear park is depicted along Cumming Street and includes a 12’ concrete multi-use trail. Additional pocket parks are depicted at other locations within the development, with some including tree save areas.

The Alpharetta Downtown Code requires a minimum 10% civic space and 10% amenity space. UDC Subsection 3.2.4(I) considers a site’s open space requirements to be completely satisfied when a development incorporates a historic building. The Lewis-Manning House (40 Cumming Street) is on the City’s Historic Resources Inventory List and the developer will make necessary improvements to allow for human habitation of the structure. A legal agreement will be required guaranteeing the maintenance of the building through the established HOA.

There are several trees on the subject property identified as specimen quality, consisting mainly of Hardwoods (Oak, Poplar, Sweet Gum, Maple and Dogwood) and Pines. Staff had concerns with the applicant’s initial site plan, which did not save many specimen trees. The applicant revised the site plan to incorporate additional tree save areas, including around the Lewis-Manning House and at the north end of the property. A central tree save area depicted on previous site plans has been removed. Having an internal tree save area is an important consideration for this site and should be required. Additionally units 35 and 37 do not have room for patios or porches without encroachment into the buffer and therefore will not be permitted. The Arborist stated that additional trees should be saved, such as a large grouping of trees on the eastern side of the site near the existing residential. Also, the applicant should be required to limit tree removal for detention beyond what is identified on the site plan.

Stormwater management facilities are depicted as one (1) large above-ground facility at the north end of the property and within the impervious setback associated with the stream. The City’s definition of impervious cover does not allow stormwater facilities within the impervious setback of the stream. Previous site plans depicted smaller facilities near the stream and south of 160 Manning Drive.

ELEVATIONS

The applicant’s proposed renderings reflect three (3) architectural styles approved in the Downtown Overlay, including Queen Anne, Greek Revival and Italianate. According to the applicant’s architect, the single-family detached homes will be a mix of the three (3) above-mentioned architectural styles. A variety of materials are depicted on the renderings, including siding, board and batten and brick.

The Downtown Architect reviewed the proposed building elevations and finds them to be generally in compliance with the Downtown Code. The following comments were provided by the Downtown Architect:

- Single-family Detached Product:
 - Building footprints and rooflines should have more variation.
 - Need more masonry product on single-family detached homes.
- General Comment:
 - All buildings should be 4-sided architecture with the same primary building material on all 4 sides.

TRAFFIC

The applicant commissioned a Traffic Impact Assessment (TIA) at the request of staff in order to evaluate the effect of new traffic from the development. The development's trip generation is presented in Table 1 below. Based on the traffic study assumptions, approximately 59 new vehicle trips are expected to be added to the City transportation system during the PM Peak Hour period. It should be noted that the site plan and proposed development intensity has changed since the traffic study was initiated. However, the number of trips expected from the current proposal are less than presented in the study.

Table 1: Project Trip Generation Summary							
Land Use (Intensity)	ITE Code	Daily Traffic		AM Peak Hour		PM Peak Hour	
		Enter	Exit	Enter	Exit	Enter	Exit
19 units – Single-Family Detached Housing	210	113	113	6	17	15	9
52 units – Residential Condominium/Townhouse	230	182	182	5	26	23	12
Total New Trips		295	295	11	43	38	21

Intersection operations were evaluated along Cumming Street at North Main Street, the proposed site access, Manning Drive and Cricket Lane. At all intersections, traffic operations were found to perform at or better than the Level of Service C, well within the City's transportation system performance goals.

One element identified in the TIA is that traffic congestion experienced along Cumming Street at North Main Street is difficult under existing and proposed conditions, with vehicle queues extending beyond the proposed site access at times during the PM Peak Hour period. As one approach to avoid exacerbating the issue, the intersection at Manning Drive was evaluated assuming an alternative site access onto Manning Drive. Even with all proposed site traffic and existing traffic from Manning Drive, the intersection was found to continue to operate at or better than Level of Service C, making the alternative site access onto Manning Drive a scenario worth considering.

SCHOOLS

Residential development is known to increase school enrollment. Fulton County calculated the potential maximum number of children who may live on the property by using the Fulton County Schools standard calculation to identify the number of children that a residential development will generate. The following chart outlines these figures:

FULTON COUNTY SCHOOLS – 59 Single-Family Detached Units

School	Single Family Average #
Manning Oaks Elementary School	6 to 22 students
Hopewell Middle School	2 to 12 students
Alpharetta High School	6 to 19 students
TOTAL	14 to 53 students

Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 14 – 53 school age children. Numbers provided by Fulton County Schools show that Alpharetta High School has capacity; however, Manning Oaks Elementary School and Hopewell Middle School are currently over capacity.

STANDARDS FOR ZONING CHANGES

The Planning Commission and the City Council shall consider the following standards in considering a rezoning application, giving due weight or priority to those factors particularly appropriate to the circumstances of each application:

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

Response: The zoning proposal is suitable as it relates to adjacent or nearby properties, if conditions are approved requiring lots adjacent to or fronting on Cumming Street and Manning Drive to be of a similar sized lot as surrounding development. While approval of the applicant's request would result in the Lewis-Manning House being used as a private office, the restoration and protection of the structure is a benefit to the Alpharetta community and the yard will remain open to residents of the subdivision as amenity space.

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

Response: The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby properties, if conditions are approved requiring lots adjacent to or fronting on Cumming Street and Manning Drive to be of similar size as surrounding development. While approval of the applicant's request would result in the Lewis-Manning House being used as a private office, the restoration and protection of the structure is a benefit to the Alpharetta community and the yard will remain open to residents of the subdivision as amenity space.

c. Whether the zoning proposal will adversely affect the natural environment.

Response: The applicant's proposal depicts a stormwater management facility encroaching upon the impervious setback associated with the stream. Tree save areas are depicted at several locations on the site. Staff recommends a condition requiring additional tree saves.

d. Whether there are substantial reasons why the property cannot or should not be used as currently zoned.

Response: The subject property could be developed under the existing zoning of R-15, which is similar to the zoning of surrounding residential subdivisions and only allows single-family detached homes. While approval of the applicant's request would result in the Lewis-Manning House being used as a private office, the restoration and protection of the structure is a benefit to the Alpharetta community and the yard will remain open to residents of the subdivision as amenity space.

e. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of public facilities or services, including but not limited to existing streets and transportation facilities, schools, water or sewer utilities, and police or fire protection.

Response: The zoning proposal should not have significant impacts on public facilities or services. However, the proposal would represent an increase to the allowable density on the subject property.

f. Whether the zoning proposal is supported by new or changing conditions not anticipated or reflected in the existing zoning on the property.

Response: The property is located in the Downtown Overlay, which reflects a change in condition. The proposed use of the Lewis-Manning House for an office is consistent with the Downtown Master Plan vision of a walkable, mixed-use environment. However, staff recommends conditions requiring lots adjacent to or fronting on Cumming Street and Manning Drive to be of similar size as surrounding development.

g. Whether the zoning proposal reflects a reasonable balance between the promotion of the public health, safety, morality or general welfare against the right to unrestricted use of property.

Response: The applicant's zoning proposal generally reflects a reasonable balance. The proposed residential use is consistent with the Downtown Master Plan and the proposed office use of the Lewis-Manning

House is consistent with the live-work vision in the Downtown. However, staff recommends conditions requiring lots adjacent to or fronting on Cumming Street and Manning Drive to be of similar size as surrounding development.

h. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning.

Response: The subject property could be developed under the existing zoning of R-15, which is similar to the zoning of surrounding residential subdivisions and only allows single-family detached homes. While approval of the applicant's request would result in the Lewis-Manning House being used as a private office, the restoration and protection of the structure is a benefit to the Alpharetta community and the yard will remain open to residents of the subdivision as amenity space.

i. The extent to which the zoning proposal is consistent with the Comprehensive Plan.

Response: The request to allow 'For-Sale' residential use is consistent with the comprehensive land use plan designation of the property, which is Downtown Residential Density. The applicant proposes a change to the designation of two (2) small lots on Manning Drive from 'Low Density Residential' to 'Downtown Residential Density'. However, the request to use the Lewis-Manning House as an office does not meet the comprehensive land use plan designation of the property. Therefore, the applicant proposes a change to the designation of the Lewis-Manning House property to 'Mixed Use Live Work'.

COMPREHENSIVE LAND USE PLAN

Unified Development Code Section 4.1.3 Standards for CLUP amendment approval, provides the following criteria for consideration when evaluating a request for a change in land use:

A. The extent to which a change in the economy, land use or development opportunities of the area has occurred.

Response: If the applicant's request is approved, the Lewis-Manning House will be saved and restored as a condition of zoning. The request to utilize the historic structure as an office is consistent with the Downtown Master Plan, which encourages the preservation of historic resources.

B. The extent to which the proposed designation is in compliance with the goals and policies of the Plan.

Response: The applicant's proposal is consistent with many of the goals and policies in the City's Comprehensive Plan, including promoting a mix of uses and walkability in the Downtown.

C. The extent to which the proposed designation would require changes in the provision of public facilities and services.

Response: The proposal would not generate significant impacts on public facilities and services.

D. The extent to which the proposed designation would impact the public health, safety, and welfare.

Response: While approval of the applicant's request will result in the Lewis-Manning House being used as a private office, the restoration and protection of the structure is a benefit to the Alpharetta community and the yard will remain open to residents of the subdivision as amenity space.

E. The extent to which additional land area is needed to be developed for a specific type of use.

Response: Not applicable.

F. The extent to which area demographics or projections are not occurring as projected.

Response: Not applicable.

CONCURRENCES

Staff has reviewed the applicant's proposal and finds that it can generally support the applicant's request for comprehensive land use plan amendment and rezoning. While the proposed change of use is consistent with the intent of the Downtown Master Plan, staff has concerns with the number of residential units proposed immediately adjacent to Manning Drive. Lehigh Homes was approved in 2016 for single-family detached lots, with a density of 2.9 units per acre and a minimum lot size of 7,000 square feet. A similar detached development could be developed on the subject property. Staff supports the preservation of the Lewis-Manning House and the proposed use of the structure as an office. If approval is considered, conditions are recommended that guarantee maintenance and protection of the historic structure, as well as limits the residential density adjacent to Manning Drive.

CITIZEN PARTICIPATION PLAN

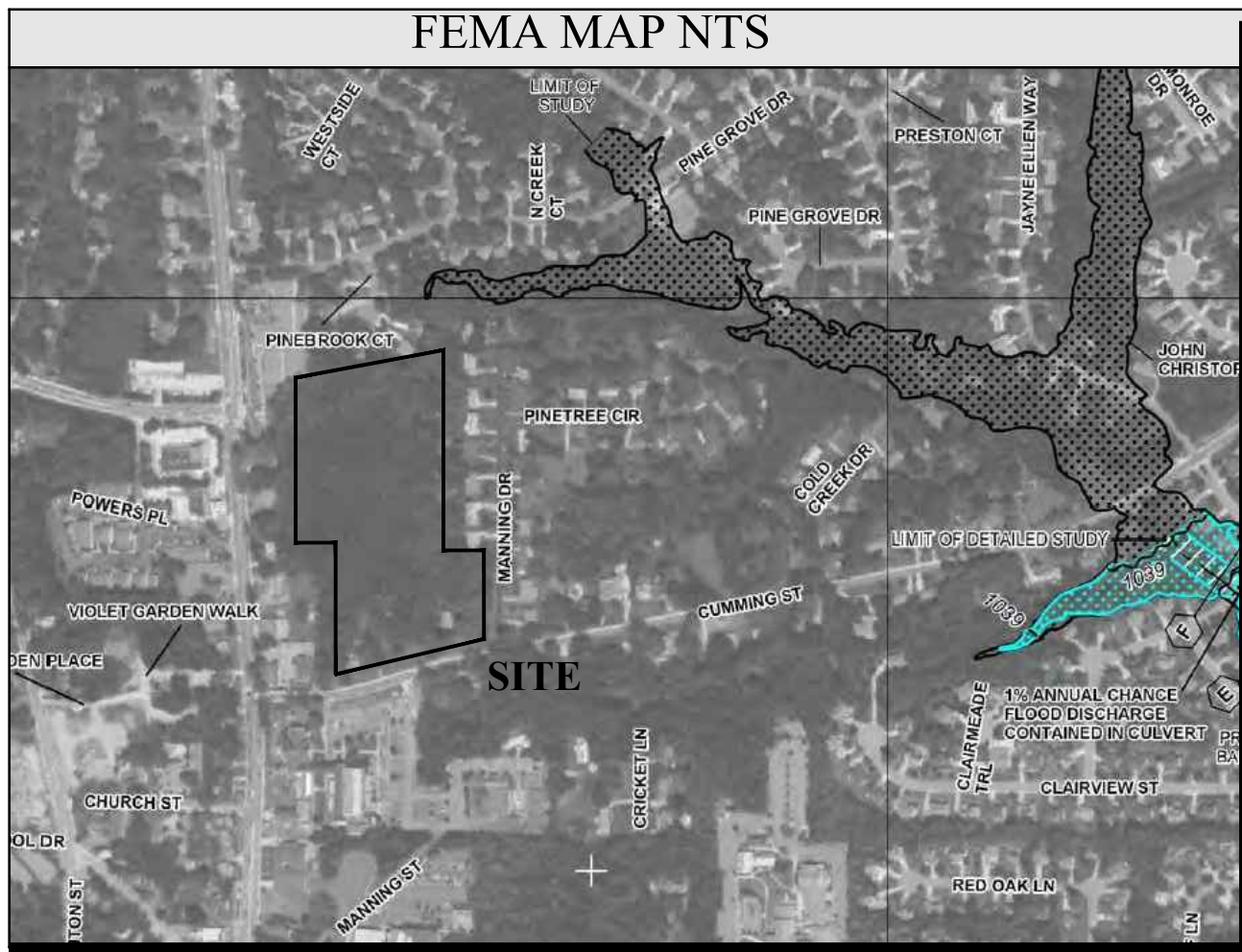
The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that the applicant met with Manning's Ridge HOA Board, residents of Manning Drive subdivision and other adjacent property owners. According to the applicant, support for the project was mixed, with many saying that they would support the project if the project driveway was moved to Cumming Street. Other topics of concern that were raised, included stormwater, trees, density and townhome product.

At the request of the neighborhood, Staff met with several residents from Manning Drive subdivision to provide an overview of the applicant's request and to allow the neighborhood to voice their concerns. The following list of concerns were provided at this meeting:

- Not enough notice given to neighborhood by the applicant for a community meeting. Requested that the applicant defer to June or July.
- Do not support project access from Manning Drive. Access should be from existing driveway on Cumming Street.
- Density is too high. Density should represent a transition to surrounding, existing neighborhoods.
- Increase size of lots adjacent to Manning Drive subdivision. Lot sizes should be 1-to-1 (proposed vs. existing).
- Concerned that using the Lewis-Manning house as an office would destroy the interior of the home.
- Concerns over stormwater (location, run-off, mosquitos).
- Save more trees, many trees over 100 years old.
- Provide buffer between proposed development and Manning Drive subdivision (undisturbed and/or replanted, possibly a fence).
- All buildings should be 4-sided architecture and masonry materials.
- The City should purchase the property for a park or the developer should build a city park with very low density lots surrounding the park.
- Concern with townhomes being over-built. Applicant should provide a market study to support the request.
- What will happen to wildlife on the property?

IV. ATTACHMENTS:

- Site Plan
- Renderings



SITE DATA:	
TOTAL SITE AREA	11.705 ACRES
PARCEL 1	10.868 ACRES
PARCEL 2	837 ACRES
ZONING	
CURRENT ZONING	R-15
PROPOSED ZONING (PARCEL 1)	DT-R
PROPOSED ZONING (PARCEL 2)	DT-LW
ZONING JURISDICTION	CITY OF ALPHARETTA
	COUNTY OF FULTON
RESIDENTIAL DT-R DENSITY	
TOTAL RESIDENTIAL UNITS	59 HOMES
SF DETACHED HOMES	59 UNITS
RESIDENTIAL DENSITY STANDARD PER UDC (WITHOUT CONDITIONAL USE PERMIT)	8 UNITS/ACRE
DENSITY PROPOSED (59 UNITS / 11.705 ACRES)	5.04 UNITS/ACRE

PERIMETER SETBACK SUMMARY (DT-R & DT-LW)	
FRONTAGE PROPERTY SETBACK	10 FEET MIN.
SIDE YARD SETBACK	0 FEET
REAR YARD SETBACK	3/10 FEET
TRANSITIONAL BUFFER ZONE	N/A
LANDSCAPE STRIP	15 FEET (SEE PLAN)

PARCEL 1 (DT-R) LOT STANDARDS	
DETACHED LOTS	
FRONT YARD SETBACK	10 FEET
* A FRONT PORCH MAY EXTEND UP TO 9 FEET, INCLUDING THE STEPS, INTO A REQUIRED FRONT SETBACK, PROVIDED THAT SUCH EXTENSION IS AT LEAST 2 FEET FROM THE VERTICAL PLANE OF ANY LOT LINE.	
SIDE YARD SETBACK	0 FEET
REAR YARD SETBACK	3/10 FEET
BUILDING SEPARATION	5 FEET MINIMUM
LOT AREA	2,500 SF. MIN
LOT WIDTH	25 FT. MIN
LOT COVERAGE	70% MAX/ 60% PROVIDED

PARCEL 1 PARKING SUMMARY (DT-R)	
RESIDENTIAL PARKING	271 SPACES
(2 GARAGE SPACES & 2 DRIVEWAY SPACES PER UNIT + 35 GUEST SPACES)	
RESIDENTIAL TOTAL HOMES	59 HOMES
RESIDENTIAL PARKING REQUIRED	271 HOME = 118 SPACES
RESIDENTIAL PARKING PROVIDED	236 SPACES
GUEST PARKING REQUIRED	9 Sp. (15*59)
GUEST PARKING PROVIDED	35 SPACES

PARCEL 2 PARKING SUMMARY (DT-LW)	
OFFICE PARKING REQUIRED (3,777 SF)	3/1000 SF = 11 SPACES
OFFICE PARKING PROVIDED	3/1000 SF = 12 SPACES
ONE OF THE TWELVE PROPOSED SPACES TO BE HANDICAP	

PARCEL 2 - 40 CUMMING STREET BUILDING (DT-LW)
BUILDING SQ FEET (PER FULTON COUNTY ACCESSOR) 3,777 SQ. FT.

PARCEL 2 LOT STANDARDS (DT-LW)	
LOT AREA	2,500 SF. MIN
LOT WIDTH	25 FT. MIN
LOT COVERAGE	70% MAX/ 38% PROVIDED

CIVIC & AMENITY SPACE SUMMARY	
TOTAL OPEN SPACE REQUIRED	20% OF SITE
**OPEN SPACE REQUIREMENTS ARE SATISFIED IN TOTAL BASED ON THE PRESERVATION OF 40 CUMMING STREET HOUSE ON THE SITE PER SEC. 3.2.4-I	
CIVIC SPACE ON SITE (SEE OPEN SPACE EXHIBIT)	11.3%
AMENITY SPACE ON SITE (SEE OPEN SPACE EXHIBIT)	10.5%
TOTAL OPEN SPACE PROVIDED	21.8%

40 CUMMING STREET, 136 MANNING DRIVE
A MASTER PLANNED RESIDENTIAL COMMUNITY

FOR
TAYLOR MORRISON
4400 NORTH POINT PARKWAY

DISTRICT 2
SECTION 2

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REVISIONS:

[illegible]

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SHEET TITLE
**TECHNICAL
SITE PLAN**



SCALE: 1" = 60'
DATE: JULY 22, 2017
PROJECT: 16334.00

THIS SEAL IS ONLY VALID IF COUNTER SIGNED
AND DATED WITH AN ORIGINAL SIGNATURE.



7-22-17

GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000059389 EXP. 10/27/2018

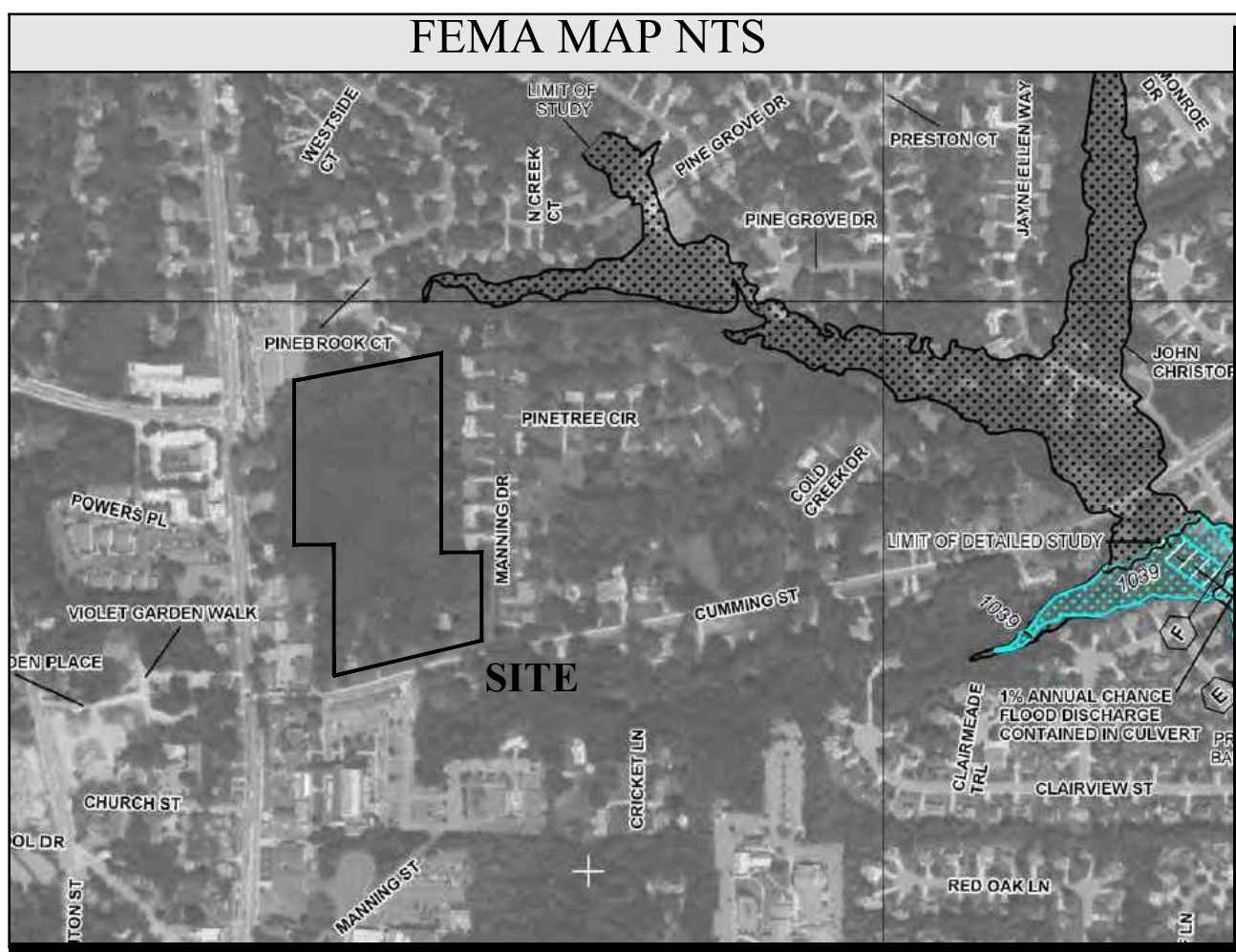


Z1

SHEET



24 HOUR CONTACT:
JONATHAN JONES
jojones@taylormorrison.com



TOTAL SITE AREA	11.705 ACRES
PARCEL 1	10.868 ACRES
PARCEL 2	.837 ACRES

CURRENT ZONING	R-15
PROPOSED ZONING (PARCEL 1).....	DT-R
PROPOSED ZONING (PARCEL 2).....	DT-LW

TOTAL RESIDENTIAL UNITS	59 HOMES
SF DETACHED HOMES	59 UNITS
RESIDENTIAL DENSITY STANDARD PER UDC (WITHOUT CONDITIONAL USE PERMIT)	8 UNITS/ACRE
DENSITY PROPOSED (59 UNITS / 11.705 ACRES)	5.04 UNITS/ACRE

FRONTAGE PROPERTY SETBACK	10 FEET MIN.
SIDE YARD SETBACK	0 FEET
REAR YARD SETBACK	3/10 FEET
TRANSITIONAL BUFFER ZONE	N/A
LANDSCAPE STRIP	15 FEET (SEE PLAN)

DETACHED LOTS

FRONT YARD SETBACK	10 FEET
* A FRONT PORCH MAY EXTEND UP TO 9 FEET, INCLUDING THE STEPS, INTO A REQUIRED FRONT SETBACK, PROVIDED THAT SUCH EXTENSION IS AT LEAST 2 FEET FROM THE VERTICAL PLANE OF ANY LOT LINE.	
SIDE YARD SETBACK	0 FEET
REAR YARD SETBACK	3/10 FEET
BUILDING SEPARATION	5 FEET MINIMUM
LOT AREA	2,500 SF. MIN
LOT WIDTH	25 FT. MIN
LOT COVERAGE	70% MAX/ 60% PROVIDED

RESIDENTIAL PARKING	271 SPACES
(2 GARAGE SPACES & 2 DRIVEWAY SPACES PER UNIT + 35 GUEST SPACES)	
RESIDENTIAL TOTAL HOMES	59 HOMES
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GUEST PARKING PROVIDED	35 SPACES

OFFICE PARKING REQUIRED (3,777 SF) 3/1000 SF = 11 SPACES
OFFICE PARKING PROVIDED 3/1000 SF = 12 SPACES
ONE OF THE TWELVE PROPOSED SPACES TO BE HANDICAP

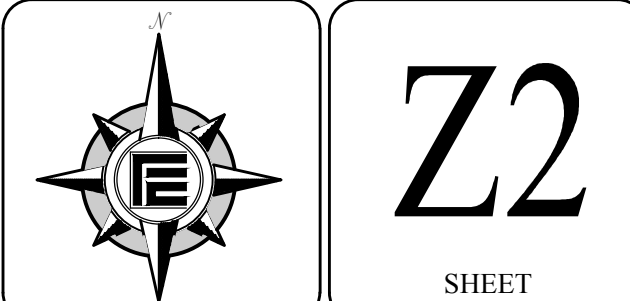
BUILDING SQ FEET (PER FULTON COUNTY ACCESSOR)3,777 SQ. FT.

LOT AREA 2,500 SF. MIN
LOT WIDTH 25 FT. MIN
LOT COVERAGE 70% MAX/ 38% PROVIDED

TOTAL OPEN SPACE REQUIRED	20% OF SITE
**OPEN SPACE REQUIREMENTS ARE SATISFIED IN TOTAL BASED ON THE PRESERVATION OF 40 CUMMING STREET HOUSE ON THE SITE PER SEC. 3.2.4-I	
CIVIC SPACE ON SITE (SEE OPEN SPACE EXHIBIT)	11.3%
AMENITY SPACE ON SITE (SEE OPEN SPACE EXHIBIT)	10.5%
TOTAL OPEN SPACE PROVIDED:	21.8%

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24 HOUR CONTACT:
JONATHAN JONES
jojones@taylormorrison.com



Z2

SHEET



APPROXIMATELY 0.24 ACRES
PARK SPACE TO BE DEDICATED
TO THE PUBLIC AFTER
DEVELOPMENT IS COMPLETED



Know what's below.
Call before you

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jojones@taylormorrison.com

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7-22-17

TP
SHEET

The Manning Community Architectural Design



The Lewis - Manning House

Lewis-Manning Architectural Influence:

The Lewis Manning House was created in the end of the Romantic Era that dominated the architectural trends in the United States in the mid 1800's.

The architectural styles included:

- Queen Anne
- Greek Revival
- Italianate

Our goal is to take you back in time to when the City of Alpharetta was formed and the Romantic styles dominated. We take pride in our heritage and the ability to honor and preserve history.



Residential Design by:
Main Street Designs of Georgia, LLC
www.MainStreetDesignsLLC.com

40 Cumming Street / 136 Manning Drive
Alpharetta, Georgia

Date: May 22, 2017

TaylorMorrison.

4400 North Point Parkway, Suite 295
Alpharetta, GA 30022

Queen Anne Style:

Identifying Features:

Steeply Pitched or Irregular
Shaped Roofs

Patterened Shingles

Dominate Front Facing Gable

Asymmetrical Facade

Cutaway Bay Windows

Full or Partial Porch

Decorative porch brackets,
pickets or columns



Queen Anne Style

Background:

Queen Anne style became popular by the architect Richard Norman Shaw in the 19th Century. Distinguished by half timber and patterned masonry, ornate spindlework and intricate detailing. The Lewis-Manning House constructed in 1895 is modeled after the Queen Anne style.



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Alpharetta, GA 30022

Italianate Style:

Identifying Features:

Symmetrical or Asymmetrical
massing

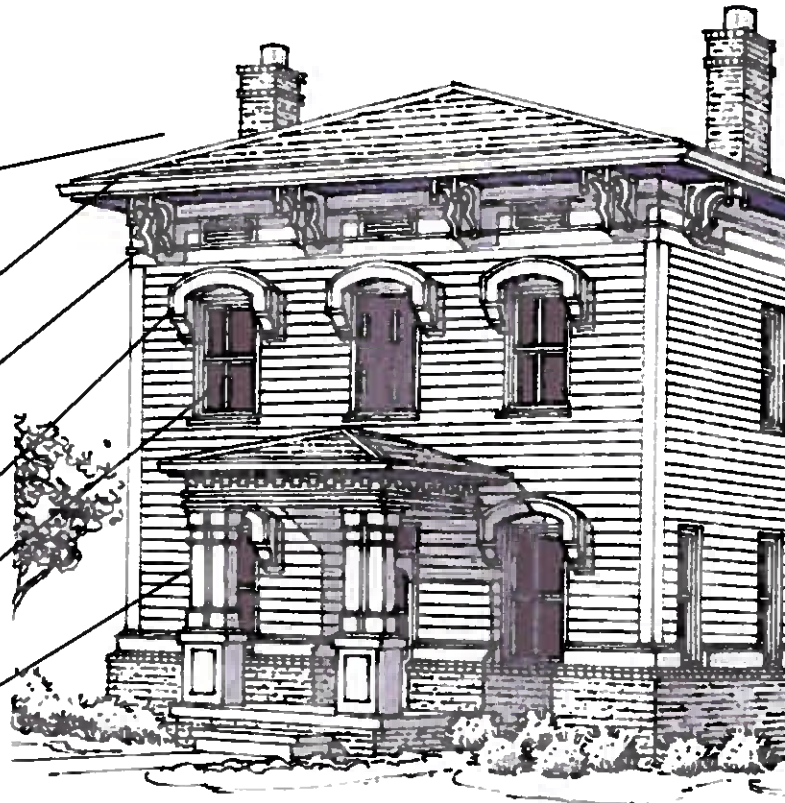
Low pitched main roof (5:12)

Wide overhanging eaves with
decorative brackets

Elaborate window treatment

Two pane window glazing

Single story porches w/ re-
strained detailing and square
posts



Italianate Style

Italianate Style:

Italianate styling dominated urban housing in the decades between 1860 and 1880 in the Eastern and Midwest region. Italianate houses are characterized by wide projecting cornices with brackets, low pitched roofs and decorative window trim.



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Alpharetta, GA 30022

Gothic Revival Style:

Identifying Features:

Symmetrical structure massing

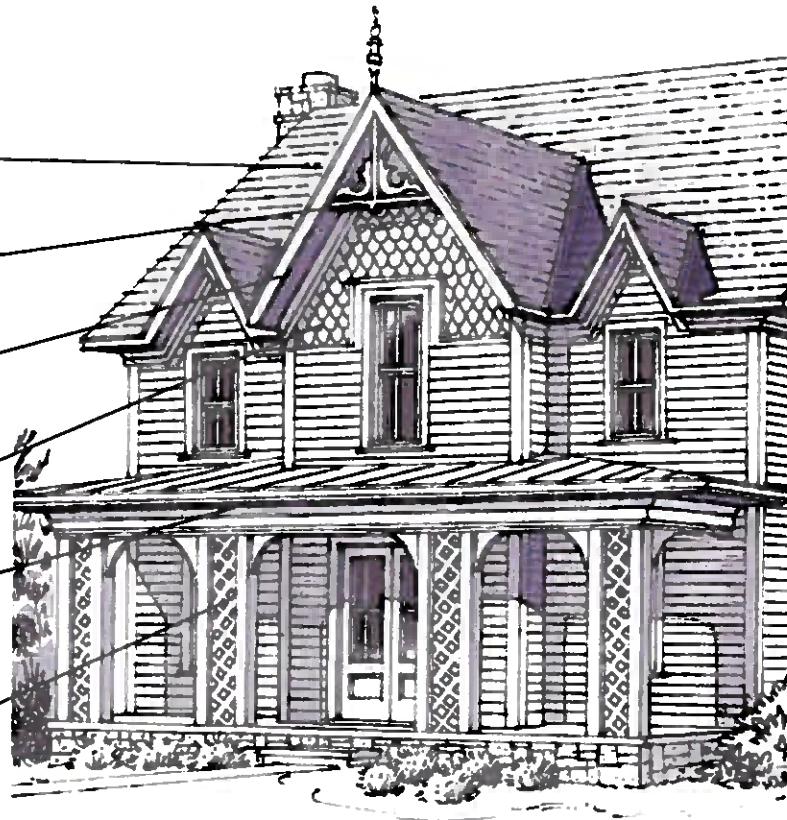
Steep pitch roofs with cross
gable bracing

Center or paired gables

Wall surface extending into
gable without break

One story full porch

Porch columns with decorative
bracing



Gothic Revival Style

Gothic Revival Style:

The Gothic Revival style was more complex and difficult to construct therefore less common. The style grew in popularity in the 1860's in the South. Considered one of the romantic houses using detailing from the European Swiss Chalet. This style became popular by the architect Andrew Jackson Downing's publication in 1842.



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Alpharetta, Georgia

Date: May 22, 2017

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4400 North Point Parkway, Suite 295
Alpharetta, GA 30022

The Manning Community

Product Overview

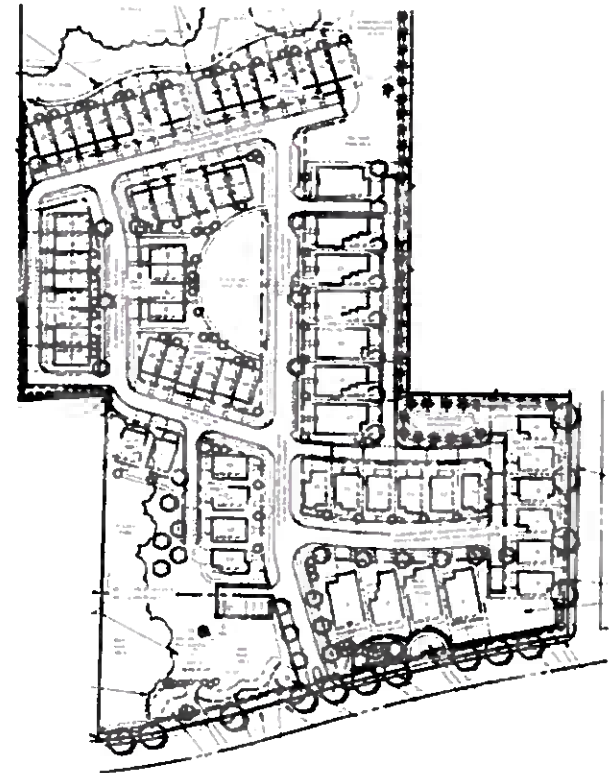


Single Family Streetscape View

Single Family Product Line:

- Alley Load Garage Single Family
- 2 Story
- Slab and Basement Conditions

Product Name:	Square Footage:
Buckingham	2,256 sq. ft.
Chastain	2,536 sq. ft.
Providence	2,958 sq. ft.
Rutland	2,900 sq. ft.
Cameron	3,104 sq. ft.



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4400 North Point Parkway, Suite 295
Alpharetta, GA 30022



Single Family Product Line



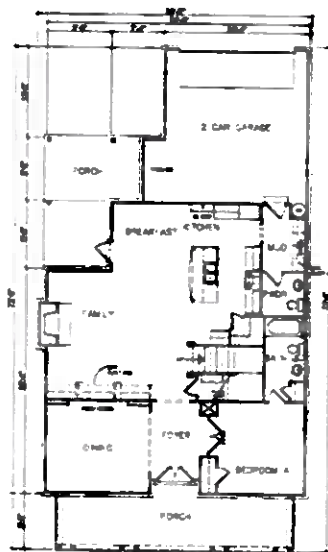
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Main Street Designs of Georgia, LLC
www.MainStreetDesignsLLC.com

40 Cumming Street / 136 Manning Drive
Alpharetta, Georgia

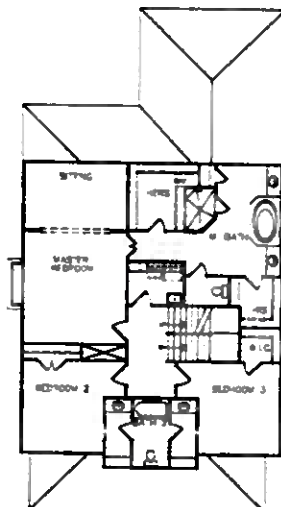
Date: May 22, 2017

TaylorMorrison.

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Alpharetta, GA 30022



2nd FLOOR PLAN - RUTLAND II



1st FLOOR PLAN - RUTLAND II

The Rutland



Rutland Elevation E

Gables, Revised



Rutland Elevation G

Queen's Anne



Rutland Elevation F

Alpharetta



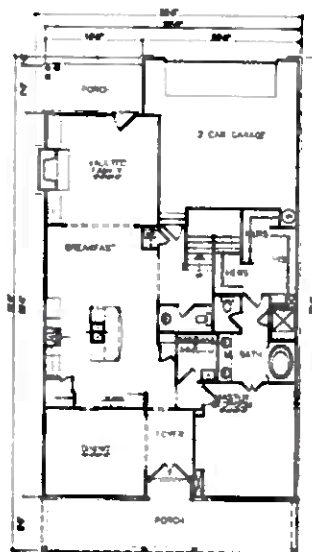
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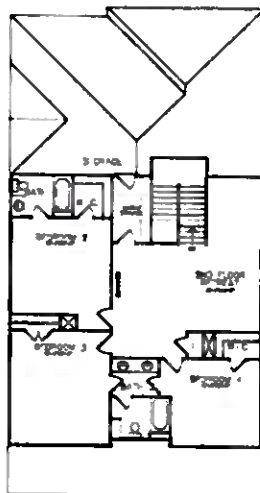
Date: May 22, 2017

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Alpharetta, GA 30022



1st FLOOR PLAN - CAMERON 'C'



2nd FLOOR PLAN - CAMERON 'C'



Cameron Elevation E
Gothic Revival



Cameron Elevation G
Queen Anne



Cameron Elevation F
Italianate

The Cameron



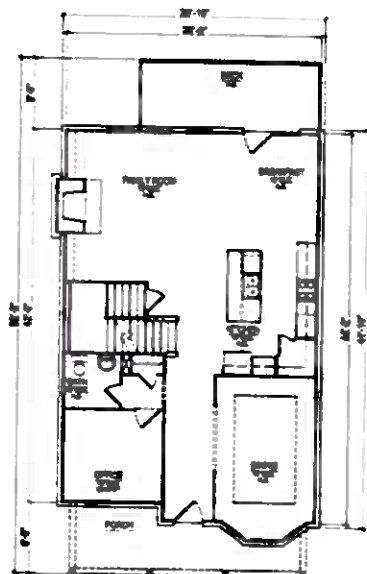
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Alpharetta, Georgia

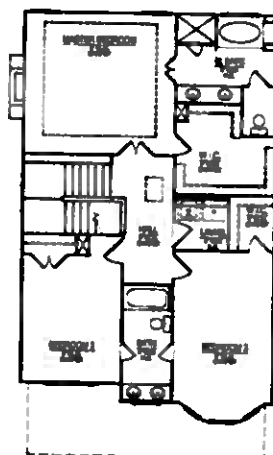
Date: May 22, 2017

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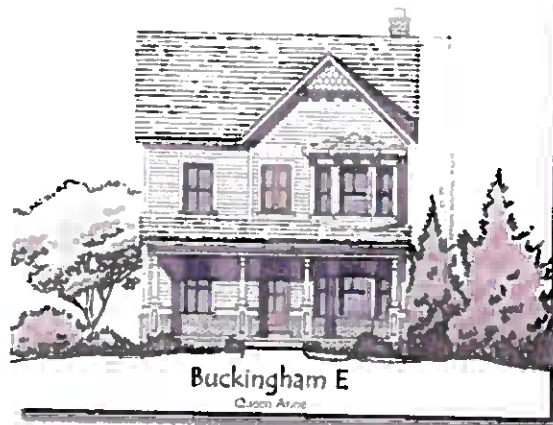


2nd FLOOR PLAN - BUCKINGHAM TE



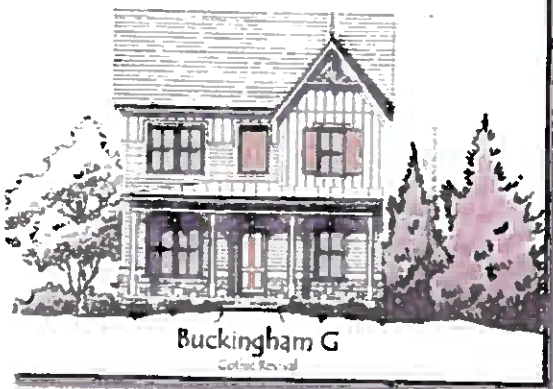
2nd FLOOR PLAN - BUCKINGHAM TE

The Buckingham



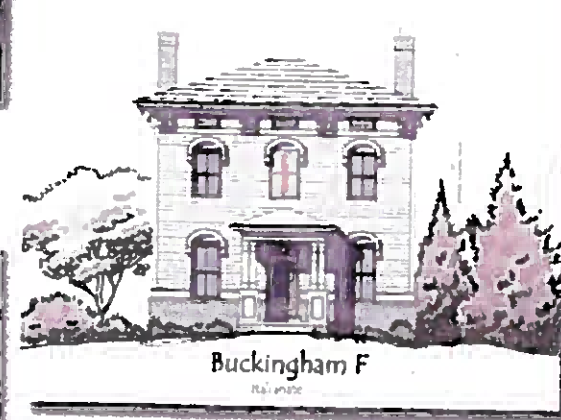
Buckingham E

Cotton Avenue



Buckingham G

Cotton Avenue



Buckingham F

Maple Avenue



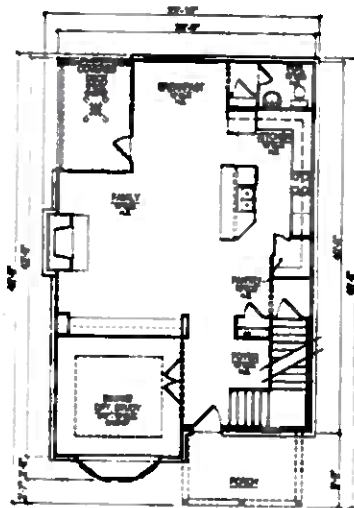
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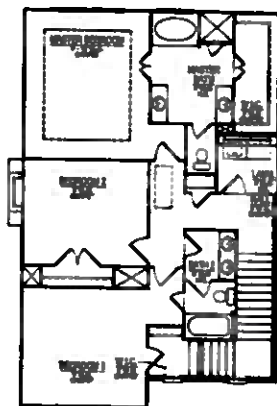
Date: May 22, 2017

TaylorMorrison.

4400 North Point Parkway, Suite 295
Alpharetta, GA 30022



1st FLOOR PLAN - CHASTAIN 'E'



2nd FLOOR PLAN - CHASTAIN 'E'

The Chastain



Chastain Elevation E

Italianate



Chastain Elevation G

Italianate



Chastain Elevation F

Gothic Revival



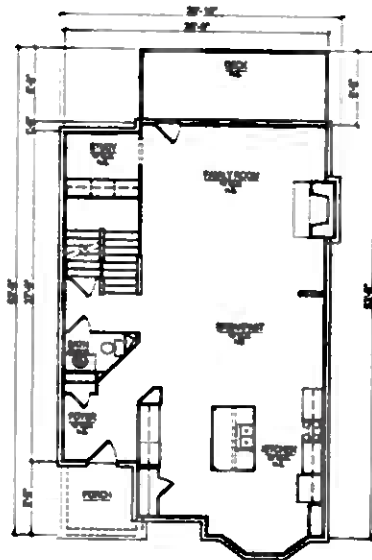
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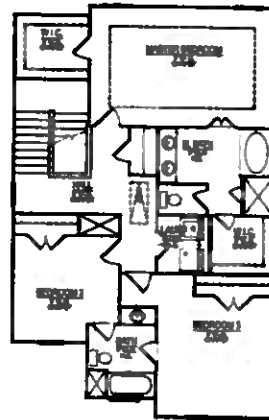
Date: May 22, 2017

TaylorMorrison.

4400 North Point Parkway, Suite 295
Alpharetta, GA 30022



1st FLOOR PLAN - PROVIDENCE 'H'



2nd FLOOR PLAN - PROVIDENCE 'H'



Providence Elevation H

Gothic Revival



Providence Elevation K



Providence Elevation J

Queen Anne

The Providence



Residential Design by:
Main Street Designs of Georgia, LLC
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Queen Anne Style:

Queen Anne style became popular by the architect Richard Norman Shaw in the 19th Century. Distinguished by half timber and patterned masonry, ornate spindle-work and intricate detailing. The Lewis-Manning House constructed in 1895 is modeled after the Queen Anne style.



The Lewis - Manning House



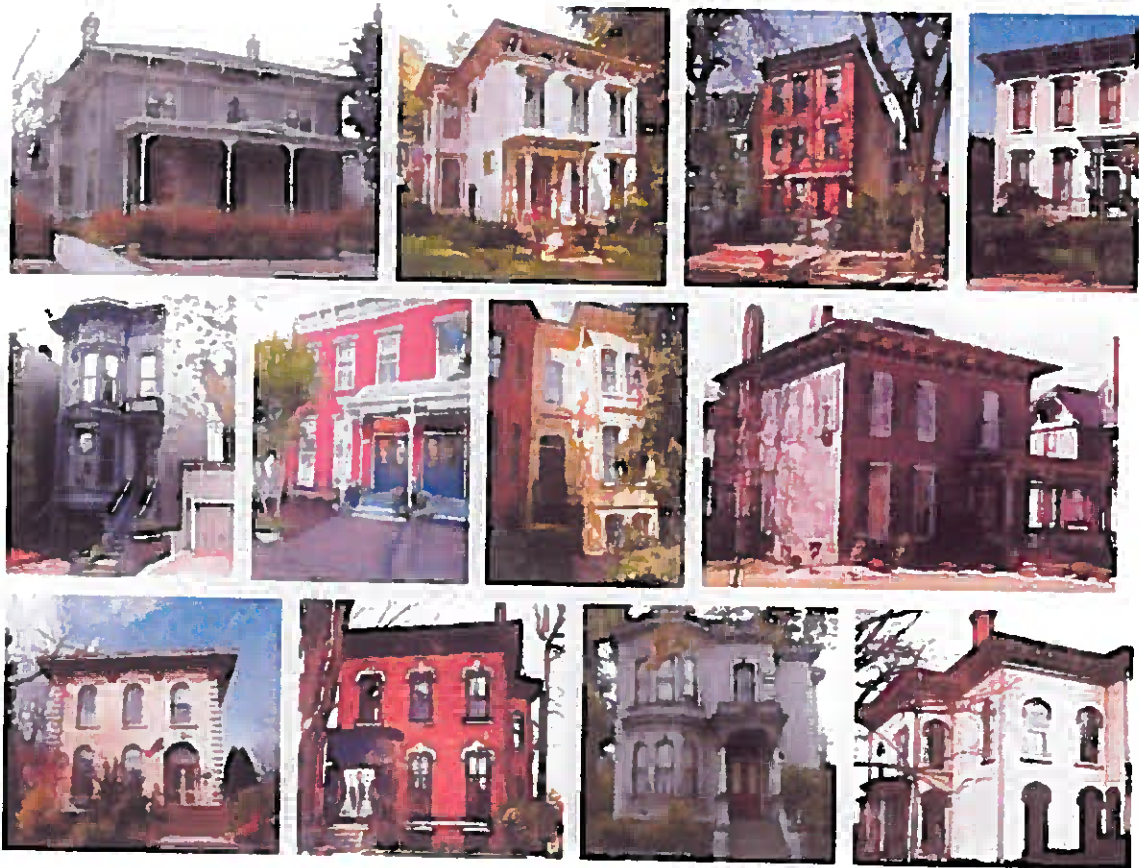
Residential Design by:
Main Street Designs of Georgia, LLC
9050 Royal Blvd. South, Suite 135
Alpharetta, GA 30022

40 Cumming Street / 136 Manning Drive
Alpharetta, Georgia

TaylorMorrison.
4400 North Point Parkway, Suite 295
Alpharetta, GA 30022

Italianate Style:

Italianate styling dominated urban housing in the decades between 1860 and 1880 in the Eastern and Midwest region. Italianate town houses are characterized by wide projecting cornices with brackets, low pitched roofs and decorative window trim.



Residential Design by:
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1050 Royal Blvd, South, Suite 135
Alpharetta, GA 30022

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Alpharetta, GA 30022

Gothic Revival Style:

The Gothic Revival style was more complex and difficult to construct therefore less common. The style grew in popularity in the 1860's in the South. Considered one of the romantic houses using detailing from the European Swiss Chalet. This style became popular by the architect Andrew Jackson Downing's publication in 1842.



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Alpharetta, GA 30022

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Alpharetta, GA 30022

SECOND AMENDED
STATEMENT OF INTENT
(CLUP-17-02 / Z-17-04)

and

Other Material Required by
City of Alpharetta Zoning Ordinance
for the

Rezoning Application
Land Use Map Amendment Application

of

Taylor Morrison

related to

±11.705 Acres of Land located in
Land Lots 1196 and 1253, 2nd District, 2nd Section
City of Alpharetta

Submitted for Applicant by:

Kathryn M. Zickert
Dennis J. Webb, Jr.
J. Alex Brock
Smith, Gambrell & Russell, LLP
Promenade, Suite 3100
1230 Peachtree Street, NE
Atlanta, Georgia 30309
404-815-3500

I. INTRODUCTION

This Application relates to ± 11.705 acres of land in Land Lots 1196 and 1253, 2nd District, 2nd Section of the City of Alpharetta and located at the northwest quadrant of the intersection of Cumming Street and Manning Drive (the “Subject Property”). The Subject Property consists of three (3) parcels: “Tract 1”, which is ± 10.235 acres; “Tract 2”, which is ± 0.457 acres; and “Tract 3”, which is ± 1.013 acres. Tract 1 is zoned R-15 (Dwelling, “For Sale”, Detached Residential). It is located within the Downtown Overlay and is designated as “Downtown Residential” on the City’s Future Land Use Map. Tracts 2 and 3 are zoned R-15 and designated as Low-Density Residential on the City’s Future Land Use Map.

Tract 1 contains a historic home known as the Lewis-Manning House. The Lewis-Manning House is a Queen Anne-style dwelling that dates back to 1895. It is constructed from bricks made in the pasture behind the residence. For many years, it sheltered members of the Manning Family, a number of whom were prominent citizens. The home is unoccupied today. Tract 2 is vacant and undeveloped. Tract 3 contains a 1960’s-era ranch home that is unoccupied.

The Applicant intends to preserve the Lewis-Manning House as a visual focal point for a new single-family community but convert it to office uses. The remainder of the Subject Property will contain 59 new single-family detached

residences at a density of ± 5.04 units per acre.¹ The homes have been designed architecturally to both honor and compliment the historic residence that has existed on the Subject Property for well over a century. Similarly, and respecting the site's once pastoral setting, the Applicant has allowed for significant open space, with smaller green areas located throughout the development and a large, park-like space positioned at the northern end. A trail meanders through and around the Subject Property and connects the green spaces to the park.

The Applicant seeks the following to allow for this development:

1. **Rezoning** of the $\pm .837$ acres of the Subject Property from R-15 to DT-LW.
2. **Rezoning** of ± 10.868 acres of the Subject Property from R-15 to the "Downtown Residential" ("DT-R") zoning district.
3. **Land Use Map Amendment** to change the designation on ± 1.470 acres (Tracts 2 and 3) from "Low Density Residential" to "Downtown Residential."
4. **Land Use Map Amendment** to change the designation on $\pm .837$ acres of tract 1 to "Mixed-Use/Live-Work". The remaining ± 9.398 acres of Tract 1 already has a "Downtown Residential" designation.

¹ When originally filed, the development proposal sought 71 units total, consisting of 52 townhomes and 19 single-family detached homes. In response to requests from neighbors and Staff, the Applicant removed the townhomes and reduced the overall density, among other changes. The Applicant will detail the many changes made in response to neighbor and Staff requests during this six (6) month rezoning process at the public hearings.

The Applicant submits this Statement of Intent, a Survey Plat of the Subject Property, a Site Plan, Conceptual Renderings, and other material in support of these requests.

II. SUBJECT PROPERTY SPECIFICATIONS

The Subject Property consists of three (3) parcels: (a) Tract 1 (40 Cumming Street/22498112530029), which is ± 10.235 acres zoned R-15; (b) Tract 2 (0 Manning Drive/22498112530084), which is ± 0.457 acres zoned R-15; and (c) Tract 3 (136 Manning Drive/22498112530365), which is ± 1.013 acres zoned R-15. Tract 1 is in the Downtown Overlay and designated as “Downtown Residential” on the City’s Future Land Use Map. Tracts 2 and 3 have a “Low Density Residential” designation.

The Subject Property is located on the north side of Cumming Street in the northwest quadrant of its intersection with Manning Drive. Tract 1 contains the Lewis-Manning House, a historic home constructed around 1895 that is currently unoccupied. Tract 2 is vacant. Tract 3 contains an unoccupied single-family home.

III. JUSTIFICATION FOR APPLICATION

1. The proposed rezoning will permit a use that is suitable in view of the zoning, use and development of adjacent and nearby property.

The Subject Property has commercial and office uses to the west and single-family residential uses to the north and east. The proposed development represents

a logical transition. Further, in July of 2015, the City adopted the new Downtown Overlay, which includes ± 10.235 acres of the ± 11.705 acre Subject Property. The Downtown Overlay specifically states that properties designated as “Downtown Residential” on the City’s Future Land Use Map—like almost all of the Subject Property-- should be rezoned to the DT-R district. Accordingly, the Applicant’s proposed use of the Subject Property for a medium density, single-family development is suitable, given the City’s future vision for both the Subject Property and the area in which it is located, and will further the intent of the Downtown Overlay.²

2. The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby property.

The proposed development will not adversely affect adjacent or nearby properties. As mentioned above, to the west, the Subject Property is bordered by office and commercial uses. To the north and east, it abuts older single-family residences. The proposed medium density development represents a logical transition between the two. It also appears to be a transition sanctioned by the City. As indicated above, the City placed roughly 90% of the Subject Property in the Downtown Overlay and designated it “Downtown Residential” on the City’s Future Land Use Map, which contemplates higher densities. In doing so, the City

² “Downtown Residential” envisions up to eight (8) units per acre. The Applicant is requesting ± 5.04 units per acre.

signified that it considered whether the type of development proposed would be appropriate in light of adjacent and nearby properties and concluded that it was.

3. The proposed rezoning will not adversely affect the natural environment.

As with any undeveloped tract, the construction on the Subject Property will inevitably require the removal of trees and other land disturbance activities. That being said, there are no significant natural features on the Subject Property that require special protection and the stream on the northern side will be buffered as required by Code. Further, the Applicant will replant trees, grass, and other landscaping materials as part of its redevelopment of the site, and will preserve a historic structure.

4. There are substantial reasons why the property cannot or should not be used as currently zoned.

The City has codified a future identity for the Subject Property: Higher density residential developed in a style specified in the Downtown Overlay. The Subject Property cannot be developed in this manner as currently zoned.

5. The proposed rezoning will not result in a use that will or could cause an excessive or burdensome use of public facilities or services, such as existing streets and transportation facilities, schools, water or sewer utilities, and police or fire protection.

If approved, the proposed rezoning should not have a negative impact on any City services. There is adequate water and sewer capacity to service the site. Transportation facilities will not be negatively impacted. The Applicant has

located the single, curb-cut access point to the development on Cumming Street, a location supported by the City's transportation engineer and validated by a traffic study submitted with this Application. Further, trip generation is manageable. As to the office component, there is no study in the Institute of Transportation Engineers (ITE), Trip Generation Manual (9th Edition), for an old home adaptively re-used for a small-scale office. To provide perspective, however, the Applicant used the Single Tenant Office Buildings Code (715). It suggests that if the Lewis-Manning House officed 8 employees, then it would generate roughly 13 trips in the A.M. peak hour and 13 trips in the P.M. peak hour. Similarly, as to the single-family residences, the Subject Property will generate 37 trips in the weekday A.M. peak hour and 59 trips in the weekday P.M. peak hour.³ Further, the Subject Property is served by Manning Oaks Elementary School, Hopewell Middle School, and Alpharetta High School. Both Manning Oaks Elementary School and Alpharetta High School are under capacity now. Further, Hopewell Middle School is projected to be under capacity by the 2018-2019 school years.

6. The proposed rezoning is supported by new and changing conditions not anticipated or reflected in the existing zoning on the property.

As more fully discussed above, the City has recently codified a vision for both the Subject Property and the area in which it is located, a vision reflected in

³ The Applicant used ITE Codes (210) Single-Family Detached Housing.

the City's Downtown Overlay and on the City's Comprehensive Plan. The existing zoning on the overwhelming majority of the Subject Property conflicts with this vision.

7. The proposed rezoning reflects a reasonable balance between the promotion of the public health, safety, morality or general welfare against the right to unrestricted use of property.

The proposed rezoning allows for an appropriate use for this area and will further the goals of the City's Downtown Overlay. Further, it protects a historic asset, maximizes green space and provides an appropriate transition between the commercial uses to the west and the older single-family uses to the east and north.

8. There are substantial reasons why the property cannot be used in accordance with the existing zoning.

Please see Subsection 4 above.

9. The zoning proposal is consistent with the City's Comprehensive Plan.

The Applicant has concurrently herewith filed an application to amend the Future Land Use Map for the office component from Downtown Residential to Mixed-Use/Live-Work. The designation is appropriate given that office uses abut the Subject Property to the west and the office component is part of a mixed residential development, which creates by definition a "mixed-use/live-work" environment. Similarly, and as to the residential component, the proposed use is consistent with the City's Comprehensive Plan. As noted above, virtually all of the

Subject Property is identified as being in the “Downtown Residential District,” which encourages the exact land uses proposed.

IV. NOTICE OF CONSTITUTIONAL CHALLENGE AND PRESERVATION OF CONSTITUTIONAL RIGHTS

The Applicant respectfully submits the current Zoning and/or Land Use Map designations on the Subject Property are unconstitutional and that a refusal to approve the proposed Rezoning and Land Use Map Amendment, or any attempt to rezone the Subject Property or limit it to an intervening zoning or land use map classification, would be unlawful, arbitrary, capricious, irrational and a manifest abuse of discretion; all in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia.

A refusal to approve the proposed Rezoning and Land Use Map Amendment, or any attempt to rezone the Property or limit it to an intervening zoning or land use map classification, would discriminate unfairly between the owner of the Subject Property and other property owners similarly situated, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph II of the Constitution of the State of Georgia.

A refusal to approve the proposed Rezoning and Land Use Map Amendment, or any attempt to rezone the Property or limit it to an intervening zoning or land use map classification, would amount to a taking of property, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia.

A refusal to approve the proposed Rezoning and Land Use Map Amendment, or any attempt to rezone the Subject Property or limit it to an intervening zoning or land use map classification, would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Constitution of the State of Georgia.

A refusal to approve the proposed Rezoning and Land Use Map Amendment, or any attempt to rezone the Subject Property or limit it to an intervening zoning or land use map classification, would be invalid inasmuch as the Unified Development Code of the City of Alpharetta is unlawful, null and void because its adoption and map adoption/maintenance did not and does not comply with the requirements of its predecessor ordinance and/or the Zoning Procedures Law, O.C.G.A. § 36-66-1, *et seq.*

The City's Unified Development Code lacks adequate standards for the City Council to exercise its power to review this Application. Specifically, the "standards", including but not limited to those set out in Sections 4.2.3(A)(2), 4.2.3(B), and 4.5.4(B)(1), are not sufficient to contain the discretion of the Council and to provide the Courts with a reasonable basis for judicial review. Because the stated standards (individually and collectively) are too vague and uncertain to provide reasonable guidance, the Unified Development Code is unlawful and violates, among other things, the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraphs I and II of the Constitution of State of Georgia.

Any limitation on the time for presentation of the issues before the Council that has the power to zone and grant conditional use permits, variances and sign package approval is a violation of the guarantees of free speech under the First Amendment of the Constitution of the United States and Article I, Section I, Paragraph V of the Constitution of the State of Georgia. Further, said limitations are in violation of the right to petition and assemble, in violation of the First Amendment of the Constitution of the United States and Article I, Section I, Paragraph IX of the Constitution of Georgia, as well as the due process clauses of the U.S. and Georgia Constitutions.

CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the proposed Rezoning and Land Use Map Amendments be approved. The Applicant also invites and welcomes any comments from Staff or other officials of the City of Alpharetta so that such recommendations or input might be incorporated as conditions of approval of this Application.

This 26th day of July, 2017.

Respectfully submitted,



Kathryn M. Zickert

Dennis J. Webb, Jr.

J. Alex Brock

Attorneys for Applicant

Smith, Gambrell & Russell, LLP
Promenade, Suite 3100
1230 Peachtree Street, NE
Atlanta, Georgia 30309
404-815-3500

Project Trip Generation Comparison

This trip generation comparison presents the projected trips to be generated with the existing zoning compared with the proposed zoning for the *Manning Square* development, which is approximately 11.7 acres and is located in the City of Alpharetta, Georgia. The site is located northwest of the intersection of Cumming Street at Manning Drive. Manning Drive is a two-lane dead-end roadway (signed as “No Outlet”) with a posted speed limit of 25 mph. Cumming Street is a two-lane roadway with a posted speed limit of 35 mph.

Project traffic, for the purposes of this evaluation, is defined as the vehicle trips expected to be generated by the proposed development. Anticipated trip generation for the *Manning Square* development was calculated using rates and equations contained in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 9th Edition, 2012. The proposed density and the anticipated project gross trip generation are summarized in **Table 1**. Note that no reductions for alternative transportation modes (walking, cycling, transit, carpooling, etc.) were taken.

Table 1: Trip Generation Comparison <i>Manning Square (11.7 Acres)</i>						
Land Use (Density)	ITE Code	Daily Traffic			AM Peak Hour	PM Peak Hour
		Total	Enter	Exit	Total	Total
Current Entitlement (Existing Zoning: R-15, C-1)						
<i>Single Family Detached Housing (25 units)</i>	210	290	145	145	27	30
Proposed Plan (Proposed Zoning: DT-R)						
<i>Single Family Detached Housing (59 units)</i>	210	640	320	320	51	65

Attachments:

- Trip Generation Analyses
- Site Aerial
- Proposed Site Plan

Trip Generation Analysis (9th Ed.)
Manning Square
Existing Entitlements (Existing Zoning: R-15, C-1)
City of Alpharetta, Georgia

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour			
			Total	In	Out	Total	In	Out	
<u>Proposed Site Traffic</u>									
210 Single-Family Detached Housing	25 d.u.	290	27	7	20	30	19	11	
230 Residential Condominium/Townhouse	0 d.u.	0	0	0	0	0	0	0	
Gross Trips		290	27	7	20	30	19	11	

Trip Generation Analysis (9th Ed.)
Manning Square
Proposed Plan (Proposed Zoning: DT-R)
City of Alpharetta, Georgia

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
<u>Proposed Site Traffic</u>								
210 Single-Family Detached Housing	59 d.u.	640	51	13	38	65	41	24
Gross Trips		640	51	13	38	65	41	24



FIRST AMENDED

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

CLUP-17-02

Case #: Z-17-04

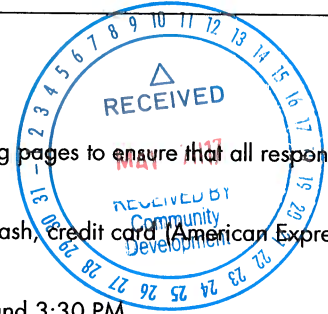
☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

1. This page should be the first page in each of your completed application packets.
2. It is preferred that all responses be typed. Illegible applications will not be accepted.
3. Prior to signing and submitting your application, please check all information supplied on the following pages to ensure that all responses are complete and accurate. Incomplete applications will not be accepted.
4. Payment of all applicable fees must be made at the time of application. Payment may be made via cash, credit card (American Express, Master Card or Visa), or check made payable to "City of Alpharetta."
5. Applications will be accepted only on the designated submittal dates between the hours of 8:30 AM and 3:30 PM.
6. If you have any questions regarding this form, please contact the Community Development Department by calling 678-297-6070.



Contact Information:

Contact Name: Taylor Morrison c/o Kathryn M. Zickert

Telephone: 404-815-3500

Address: 1230 Peachtree St., NE

Suite: 3100

City: Atlanta

State: GA

Zip: 30309

Fax: 404-685-7004

Mobile Tel: _____

Email: kmzickert@sgrlaw.com

Subject Property Information:

Address: 40 Cumming Street, 136 and 0 Manning Drive

Current Zoning: R-15

District: 2

Section: 2

Land Lot: 1253

Parcel ID: 22-498112530027; 22-498112530365;
22-498112530084

Proposed Zoning: DT-R/DT-LW

Current Use: Residential / vacant land

This Application For (Check All That Apply):

☐ Conditional Use

☐ Master Plan Amendment

☒ Rezoning

☐ Master Plan Review

☐ Variance

☐ Public Hearing

☒ Comprehensive Plan Amendment

☐ Other (Specify): _____

I. INTRODUCTION

This Application relates to ± 11.705 acres of land in Land Lots 1196 and 1253, 2nd District, 2nd Section of the City of Alpharetta and located at the northwest quadrant of the intersection of Cumming Street and Manning Drive (the “Subject Property”). The Subject Property consists of three (3) parcels: “Tract 1”, which is ± 10.235 acres; “Tract 2”, which is ± 0.457 acres; and “Tract 3”, which is ± 1.013 acres. Tract 1 is zoned R-15 (Dwelling, “For Sale”, Detached Residential). It is located within the Downtown Overlay and is designated as “Downtown Residential” on the City’s Future Land Use Map. Tracts 2 and 3 are zoned R-15 and designated as Low-Density Residential on the City’s Future Land Use Map.

Tract 1 contains a historic home known as the Lewis-Manning House. The Lewis-Manning House is a Queen Anne-style dwelling that dates back to 1895. It is constructed from bricks made in the pasture behind the residence. For many years, it sheltered members of the Manning Family, a number of whom were prominent citizens. The home is unoccupied today. Tract 2 is vacant and undeveloped. Tract 3 contains a 1960’s-era ranch home that is unoccupied.

The Applicant intends to preserve the Lewis-Manning House as a visual focal point for a new single-family community but convert it to office uses. The remainder of the Subject Property will contain 70 new residences, at a density of ± 5.98 units per acre. 30 of the homes will be detached residences and 40 attached.

The Applicant submits this Statement of Intent, a Survey Plat of the Subject Property, a Site Plan, Conceptual Renderings, and other material in support of these requests.

II. SUBJECT PROPERTY SPECIFICATIONS

The Subject Property consists of three (3) parcels: (a) Tract 1 (40 Cumming Street/22498112530029), which is ± 10.235 acres zoned R-15; (b) Tract 2 (0 Manning Drive/22498112530084), which is ± 0.457 acres zoned R-15; and (c) Tract 3 (136 Manning Drive/22498112530365), which is ± 1.013 acres zoned R-15. Tract 1 is in the Downtown Overlay and designated as “Downtown Residential” on the City’s Future Land Use Map. Tracts 2 and 3 have a “Low Density Residential” designation.

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III. JUSTIFICATION FOR APPLICATION

1. The proposed rezoning will permit a use that is suitable in view of the zoning, use and development of adjacent and nearby property.

The Subject Property has commercial and office uses to the west and single-family residential uses to the north and east. The proposed development represents

a logical transition, with the office and higher-density residential townhomes on the west and lower-density, single-family detached homes on the south and east. Further, in July of 2015, the City adopted the new Downtown Overlay, which includes ±10.235 acres of the ±11.705 acre Subject Property. The Downtown Overlay specifically states that properties designated as “Downtown Residential” on the City’s Future Land Use Map—like almost all of the Subject Property--should be rezoned to the DT-R district. Accordingly, the Applicant’s proposed use of the Subject Property for a higher density, single-family development is suitable, given the City’s future vision for both the Subject Property and the area in which it is located, and will further the intent of the Downtown Overlay.

2. The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby property.

The proposed development will not adversely affect adjacent or nearby properties. As mentioned above, to the west, the Subject Property is bordered by office and commercial uses. To the north and east, it abuts single-family residences. The proposed development represents a logical transition between the two, particularly since the Applicant located single-family detached residences along the eastern and southern property boundary. It also appears to be a transition sanctioned by the City. As indicated above, the City placed roughly 90% of the Subject Property in the Downtown Overlay and designated it “Downtown Residential” on the City’s Future Land Use Map, which contemplates higher

densities. In doing so, the City signified that it considered whether the type of development proposed would be appropriate in light of adjacent and nearby properties and concluded that it was.

3. The proposed rezoning will not adversely affect the natural environment.

As with any undeveloped tract, the construction on the Subject Property will inevitably require the removal of trees and other land disturbance activities. That being said, there are no significant natural features on the Subject Property that require special protection and the stream on the northern side will be buffered as required by Code. Further, the Applicant will replant trees, grass, and other landscaping materials as part of its redevelopment of the site, and will preserve a historic structure.

4. There are substantial reasons why the property cannot or should not be used as currently zoned.

The City has codified a future identity for the Subject Property: Higher density residential developed in a style specified in the Downtown Overlay. The Subject Property cannot be developed in this manner as currently zoned.

5. The proposed rezoning will not result in a use that will or could cause an excessive or burdensome use of public facilities or services, such as existing streets and transportation facilities, schools, water or sewer utilities, and police or fire protection.

If approved, the proposed rezoning should not have a negative impact on any City services. There is adequate water and sewer capacity to service the site.

Transportation facilities will not be negatively impacted. The Applicant has located the single, curb-cut access point to the development on Manning Drive, as requested by the City's transportation engineer. This location allows for orderly ingress and egress at the Subject Property and minimizes disruption of the flow of traffic on the more heavily used Cumming Street. Further, trip generation is manageable. As to the office component, there is no study in the Institute of Transportation Engineers (ITE), Trip Generation Manual (9th Edition), for an old home adaptively re-used for a small-scale office. To provide perspective, however, the Applicant used the Single Tenant Office Buildings Code (715). It suggests that if the Lewis-Manning House officed 8 employees, then it would generate roughly 13 trips in the A.M. peak hour and 13 trips in the P.M. peak hour. Similarly, as to the single-family residences, the Subject Property will generate 45 trips in the weekday a.m. peak hour and 56 trips in the weekday p.m. peak hours.¹ Further, the Subject Property is served by Manning Oaks Elementary School, Hopewell Middle School, and Alpharetta High School. Both Manning Oaks Elementary School and Alpharetta High School are under capacity now. Further, Hopewell Middle School is projected to be under capacity by the 2018-2019 school years.

¹ The Applicant used ITE Codes (210) Single-Family Detached Housing and (231) Low-Rise Residential Condominium/Townhouse.

6. The proposed rezoning is supported by new and changing conditions not anticipated or reflected in the existing zoning on the property.

As more fully discussed above, the City has recently codified a vision for both the Subject Property and the area in which it is located, a vision reflected in the City's Downtown Overlay and on the City's Comprehensive Plan. The existing zoning on the overwhelming majority of the Subject Property conflicts with this vision.

7. The proposed rezoning reflects a reasonable balance between the promotion of the public health, safety, morality or general welfare against the right to unrestricted use of property.

The proposed rezoning allows for an appropriate use for this area and will further the goals of the City's Downtown Overlay. Further, it protects a historic asset, maximizes green space and provides an appropriate transition between the commercial uses to the west and the single-family uses to the east and north.

8. There are substantial reasons why the property cannot be used in accordance with the existing zoning.

Please see Subsection 4 above.

9. The zoning proposal is consistent with the City's Comprehensive Plan.

The Applicant has concurrently herewith filed an application to amend the Future Land Use Map for the office component from Downtown Residential to Mixed-Use/Live-Work. The designation is appropriate given that office uses abut the Subject Property to the west and the office component is part of a mixed

residential development, which creates by definition a “mixed-use/live-work” environment. Similarly, and as to the residential component, the proposed use is consistent with the City’s Comprehensive Plan. As noted above, virtually all of the Subject Property is identified as being in the “Downtown Residential District,” which encourages the exact land uses proposed.

IV. NOTICE OF CONSTITUTIONAL CHALLENGE AND PRESERVATION OF CONSTITUTIONAL RIGHTS

The Applicant respectfully submits the current Zoning and/or Land Use Map designations on the Subject Property are unconstitutional and that a refusal to approve the proposed Rezoning and Land Use Map Amendment, or any attempt to rezone the Subject Property or limit it to an intervening zoning or land use map classification, would be unlawful, arbitrary, capricious, irrational and a manifest abuse of discretion; all in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia.

A refusal to approve the proposed Rezoning and Land Use Map Amendment, or any attempt to rezone the Property or limit it to an intervening zoning or land use map classification, would discriminate unfairly between the owner of the Subject Property and other property owners similarly situated, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution

of the United States, and Article I, Section I, Paragraph II of the Constitution of the State of Georgia.

A refusal to approve the proposed Rezoning and Land Use Map Amendment, or any attempt to rezone the Property or limit it to an intervening zoning or land use map classification, would amount to a taking of property, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia.

A refusal to approve the proposed Rezoning and Land Use Map Amendment, or any attempt to rezone the Subject Property or limit it to an intervening zoning or land use map classification, would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Constitution of the State of Georgia.

A refusal to approve the proposed Rezoning and Land Use Map Amendment, or any attempt to rezone the Subject Property or limit it to an intervening zoning or land use map classification, would be invalid inasmuch as the Unified Development Code of the City of Alpharetta is unlawful, null and void because its adoption and map adoption/maintenance did not and does not comply

with the requirements of its predecessor ordinance and/or the Zoning Procedures Law, O.C.G.A. § 36-66-1, *et seq.*

The City's Unified Development Code lacks adequate standards for the City Council to exercise its power to review this Application. Specifically, the "standards", including but not limited to those set out in Sections 4.2.3(A)(2), 4.2.3(B), and 4.5.4(B)(1), are not sufficient to contain the discretion of the Council and to provide the Courts with a reasonable basis for judicial review. Because the stated standards (individually and collectively) are too vague and uncertain to provide reasonable guidance, the Unified Development Code is unlawful and violates, among other things, the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraphs I and II of the Constitution of State of Georgia.

Any limitation on the time for presentation of the issues before the Council that has the power to zone and grant conditional use permits, variances and sign package approval is a violation of the guarantees of free speech under the First Amendment of the Constitution of the United States and Article I, Section I, Paragraph V of the Constitution of the State of Georgia. Further, said limitations are in violation of the right to petition and assemble, in violation of the First Amendment of the Constitution of the United States and Article I, Section I,

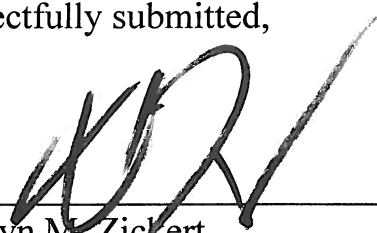
Paragraph IX of the Constitution of Georgia, as well as the due process clauses of the U.S. and Georgia Constitutions.

CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the proposed Rezoning and Land Use Map Amendments be approved. The Applicant also invites and welcomes any comments from Staff or other officials of the City of Alpharetta so that such recommendations or input might be incorporated as conditions of approval of this Application.

This 13TH day of April, 2017.

Respectfully submitted,



Kathryn M. Zickert
Dennis J. Webb, Jr.
Vickie B. Chung
Attorneys for Applicant

Smith, Gambrell & Russell, LLP
Promenade, Suite 3100
1230 Peachtree Street, NE
Atlanta, Georgia 30309
404-815-3500

Legal Description: Tract 1

All that tract or parcel of land lying and being in Land Lot 1253 of the 2nd District, 2nd Section of the City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin found (1/2" rebar) located at the intersection of the western right-of-way line of Manning Drive (40' right-of-way width) with the northerly right-of-way line of Cumming Street (40' right-of-way width); thence leave said intersection and run southwesterly along the northerly right-of-way line of Cumming Street the following courses and distances: S78°32'46"W a distance of 78.17 feet to a point; along the arc of a curve to the left, an arc distance of 126.12 feet to a PK Nail found, said curve having a radius of 2,346.00 feet and being subtended by a chord bearing S77°00'21"W and a chord distance of 126.11 feet; along the arc of a curve to the left, an arc distance of 124.94 feet to a point, said curve having a radius of 2,346.00 feet and being subtended by a chord bearing S73°56'24"W and a chord distance of 124.92 feet; S72°24'52"W a distance of 21.89 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, thence continue to run southwesterly along the northerly right-of-way line of Cumming Street the following courses and distances: S72°24'52"W a distance of 53.37 feet to a point; along the arc of a curve to the right, an arc distance of 161.25 feet to a point, said curve having a radius of 1,081.10 feet and being subtended by a chord bearing S76°41'15"W and a chord distance of 161.10 feet; S80°57'38"W a distance of 30.98 feet to an iron pin found (1/2" rebar); thence leave the northerly right-of-way line of Cumming Street and run N00°58'03"E a distance of 174.43 feet to an iron pin found (1/2" rebar); thence run N00°42'07"E a distance of 12.02 feet to a point; thence run N90°00'00"E a distance of 208.86 feet to a point; thence run S11°34'37"E a distance of 131.00 feet to a point located on the northerly right-of-way line of Cumming Street, said point being the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land containing 0.837 acre.

Legal Description: Tract 2

All that tract or parcel of land lying and being in Land Lots 1196 and 1253 of the 2nd District, 2nd Section of the City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin found (1/2" rebar) located at the intersection of the western right-of-way line of Manning Drive (40' right-of-way width) with the northerly right-of-way line of Cumming Street (40' right-of-way width); thence leave said intersection and run southwesterly along the northerly right-of-way line of Cumming Street the following courses and distances: S78°32'46"W a distance of 78.17 feet to a point; along the arc of a curve to the left, an arc distance of 126.12 feet to a PK Nail found, said curve having a radius of 2,346.00 feet and being subtended by a chord bearing S77°00'21"W and a chord distance of 126.11 feet; along the arc of a curve to the left, an arc distance of 124.94 feet to a point, said curve having a radius of 2,346.00 feet and being subtended by a chord bearing S73°56'24"W and a chord distance of 124.92 feet; S72°24'52"W a distance of 21.89 feet to a point; thence leave the northerly right-of-way line of Cumming Street and run N11°34'37"W a distance of 131.00 feet to a point; thence run S00°00'00"W a distance of 208.86 feet a point; thence run N00°42'07"E a distance of 248.38 feet an iron pin found (1/2" open top pipe); thence run S85°28'05"W a distance of 106.83 feet to an iron pin found (3/4" open top pipe); thence run N00°10'32"W a distance of 124.55 feet to an iron pin found (1" open top pipe); thence run N00°43'26"W a distance of 144.03 feet to an iron pin found (1/2" rebar); thence run N00°20'34"W a distance of 140.00 feet to an iron pin found (1/2" rebar); thence run N00°22'19"W a distance of 181.09 feet to an iron pin found (1/2" rebar); thence run N81°32'11"E a distance of 83.81 feet to an iron pin found (1/2" rebar); thence run N79°56'27"E a distance of 405.48 feet to an iron pin found (1" open top pipe); thence run S00°08'16"E a distance of 55.81 feet to an iron pin found (1/2" rebar, bent); thence run S00°28'29"E a distance of 100.23 feet to an iron pin found (1/2" open top pipe); thence run S00°01'47"E a distance of 299.98 feet to an iron pin found (1/2" rebar, bent); thence run S00°02'02"W a distance of 100.04 feet to an iron pin found (2" open top pipe); thence run S00°04'01"E a distance of 99.81 feet to an iron pin found (2" open top pipe); thence run N90°00'00"E a distance of 199.50 feet to an iron pin found (1/2" rebar, bent) located on the western right-of-way line of Manning Drive; thence run south along the western right-of-way line of Manning Drive the following courses and distances: S00°02'10"E a distance of 99.89 feet to an iron pin found (1/2" rebar); S00°05'57"E a distance of 200.26 feet to an iron pin found (1/2" rebar), said iron pin found being the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land containing 10.868 acres.

[illegible]

GENERAL NOTES

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 0.00002 PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 76,249. IT HAS BEEN ADJUSTED USING THE LEAST SQUARES METHOD. THE DATA UPON WHICH THIS PLAT IS BASED HAS A PRECISION RATIO OF 1 IN 384,238 (TRACT 1) AND 1 IN 257,804 (TRACT 2).

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TOPCON ET-255L.

THE DATA FOR THIS SITE WAS ESTABLISHED UTILIZING CLOSER, POSITIONING SYSTEMS AND BUILDING POSITIONS. BASED UPON THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY AGRIS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983/1911-STATE PLANE COORDINATE SYSTEM. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1988. ANY DEFECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE.

ALL IRON PUS SET ARE 1/2" REBARs CAPPED WITH "GLASS 1ST 1033".

BY GRAPHIC PLOTTING ONLY, THIS SITE IS NOT LOCATED WITHIN THE LIMITS OF
A 100 YR. FLOOD HAZARD AREA AS PER FIRM FLATON COUNTY, GEORGIA
AND INCORPORATED AREAS, COMMUNITY PLAN# NUMBER 1312100086, DATED
SEPTEMBER 18, 2013. THIS SITE FALLS WITHIN ZONE "A".

ADDITIONAL GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. UNDERGROUND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY. THE INFORMATION SHOWN ON THIS DRAWING CONCERNING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE OWNER, ARCHITECT, CONTRACTOR AND THEIR AGENTS ARE RESPONSIBLE FOR MAKING THEIR OWN DETERMINATIONS AS TO THE ACTUAL SIZE, TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THEREIN.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONTINUING ALL UTILITY LOCATIONS ON THE PROJECT. THE CONTRACTOR SHALL HIRE AN INDEPENDENT UTILITY LOCATING COMPANY TO LOCATE ALL UTILITIES PRIOR TO THE START OF WORK.

THE SURVEY AND PLAN SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNLAWFULIZED THIS PARTIES SHALL HOLD SOLELY AND HOLD CUMULATIVE SURVEYING, LLC, WITHOUT LIABILITY AGAINST ANY AND ALL LIABILITY FOR ANY LOSSES ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, ON THE CONTENTS OF THE SURVEY.

PER JURISDICTIONAL WETLAND/WATERS DELINEATION REPORT PREPARED BY CONTOUR ENVIRONMENTAL, LLC (TEL. 678.333.2600), THE PROJECT SITE CONTAINS A PERENNIAL STREAM LOCATED ON THE NORTHERN PORTION OF THE PROPERTY AND AN EPHEMERAL STREAM LOCATED IN THE CENTRAL-NORTHERN PORTION OF THE PROPERTY. (TABLE A, ITEM NO. 18)

THE PARCEL CONFIGURATION SHOWN HEREON IS PROPOSED FOR ZONING.
EXISTING PARCEL LINES ARE SHADED BACK.

REFERENCES

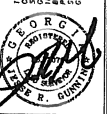
1. SURVEY FOR MARSHING ESTATE PREPARED BY BRUNDELOW, REESE AND ASSOC., INC., DATED JUNE 3, 2013.

2. ATLANTIS LAND TITLE SURVEY FOR TAYLOR MORRISON OF GEORGIA, LLC, A GEORGIA LIMITED LIABILITY COMPANY AND FIRST AMERICAN TITLE INSURANCE COMPANY, PREPARED BY GUNION LAND SURVEYING, LLC, DATED 07.29.16, UPDATED 02/03/17.

TAYLOR MORRISON OF GEORGIA, LLC

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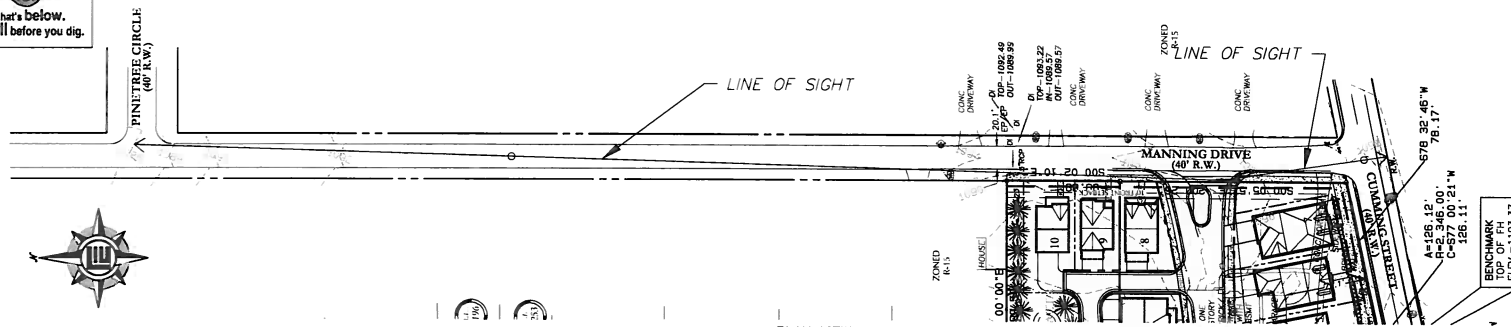
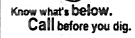
HIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER



Gunnin
LAND SURVEYING, LLC
DUNSTAN BROOK DRIVE, SUITE 104
N. GA 30115
800 750 7502
(770) 979-7231
www.gunninlandsurveying.com
Land Surveyor from Georgia No. LG0000103

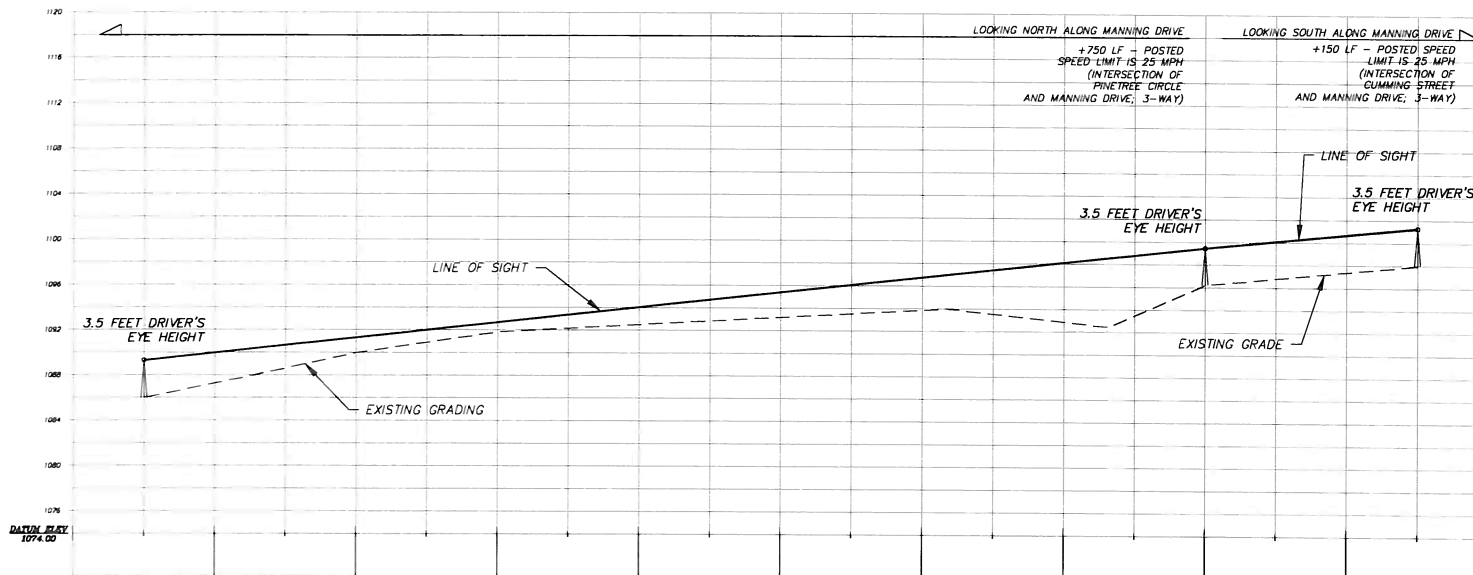
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FIELD DATE(S): 04.08.14, 07.28.15
12.22.16
PLAT PREP.: 03.16.17
CHECKED BY: JRG



PLAN VIEW
PEACHTREE VIEW ENTRANCE
SCALE: 1" = 50'

24 HOUR CONTACT:
JONATHAN JONES
jojones@taylormorrison.com



SIGHT DISTANCE PROFILE- PEACHTREE VIEW
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 10'

40 CUMMING STREET, 136 MANNING DRIVE
A MASTER PLANNED RESIDENTIAL COMMUNITY
ESTD 1978

CITY OF ALPHARETTA,
FULTON COUNTY,
GEORGIA

"WE PROVIDE SOLUTIONS"

PLANNERS AND ENGINEERS COLLABORATIVE

SITE PLANNING ■ LANDSCAPE ARCHITECTURE ■ CIVIL ENGINEERING ■ LAND SURVEYING
350 RESEARCH COURT ■ NOKROCSS, GEORGIA 30092 ■ (770)451-2741 ■ FAX (770)451-3915 ■ WWW.PEACATL.COM



REVISIONS:

[illegible]

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SIGHT DISTANCE PROFILES



SCALE:
DATE: JANUARY 31, 2017
PROJECT: 16334.00

THIS SEAL IS ONLY VALID IF COUNTER SIGNED
AND DATED WITH AN ORIGINAL SIGNATURE.



GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000059389 EXP. 10/27/2018

SD

SHORT

SPECIMEN TREE REPORT

ALPHARETTA



Tree Report for:
Taylor Morrison
4400 North Point Parkway
Suite 295
Alpharetta, GA 30009

Property Address:
Manning House
40 Cumming St
Alpharetta
Fulton County

Project 16334.00

Survey Date 12/30/2016



TREE CONSULTANTS

350 RESEARCH CT. PEACHTREE CORNERS, GA 30092
PHONE: 770-451-3915
A PEC DIVISION

Consulting Arborist
Alex Phillips, ASLA
ISA Certified Arborist #MA-4868A
Tree Risk Assessment Qualified

Manning House

Specimen Tree Inventory

Some trees on a site warrant special consideration and encouragement for preservation. The intent of these specifications is to provide the necessary information to facilitate project design, plan review and enforcement processes. The City of Alpharetta Specimen tree specifications are organized by size:

- Deciduous Hardwood trees over 24" DBH

- Conifer Softwood trees over 30" DBH

- Flowering Understory trees over 8" DBH

Any tree that does not meet the following requirements as set forth by the International Society of Arboriculture shall be deemed poor in condition, a danger to human life and property and removed from the site.

- Life expectancy less than 15 years

- A trunk with visible decay

- More than one major and several minor dead limbs (hardwoods)

- Major insect or pathological problems

Landscape Tree Inventory

Landscape trees and trees of quality on a site may warrant consideration for preservation. Landscape trees include street trees, parking lot trees and boundary trees. Trees of quality include smaller non specimen trees that are in groupings or groves that have special interest and character.

Site Location

The site is located in a developed area of Alpharetta, near the historic downtown district. The property is surrounded by single family homes, a multi-family complex and single family residences converted to businesses. The site is a large wooded assemblage of three parcels. The main parcel is a historic single family home that is surrounded by very large and mature trees. The trees are in good health for their age with one tree showing decline and retrenchment. The rest of the property is heavily wooded with large Oaks and Poplars throughout. The trees in are generally in good health with some trees categorized as non-specimen due to splits and trunk wounds with rot and hollows.

The site drains from the south to the north terminating in a creek that runs from the East to the West across the North side of the property. There are some remnant trash areas on the property with some old appliances and farm equipment.



Manning House

Definitions

Tree Number: Trees are tagged with an aluminum disk that shows a unique number to identify the tree.

Species: Trees are listed by a regional common name and botanical name.

Diameter at Breast Height (DBH): The diameter of a trunk at 4.5' above ground level.
Measured in inches.

Condition:

Good: A specimen tree with healthy productive tip growth. A sound trunk with no visible damage or decay. No major limb loss and healthy branch unions. No visible insect or disease infestations. Life expectancy of more than 15 years.

Fair: A specimen tree with healthy but not vigorous tip growth. Less than 30% of crown is dead. No major dead limbs and no major trunk cavities or damage. Branch unions show some signs of stress. Tree is expected to live longer than 10 years.

Poor: More than 30% of the crown is dead or has significant tip die back. More than one major limb is dead and are large trunk cavities with visible decay. Severe insect or disease damage leading to immediate death. Roots are visible and show signs of decay and rot. Life expectancy is less than 5 years.

Dead: Tree has no bud or leaf production. All limbs are barren and rot is visible.

Invasive: Tree species whose native range is not within the Piedmont classification.

Hazardous: Severe or uncorrectable damage that will lead to a loss of property or life if there is tree failure.



Manning House

Specimen Tree Report

Tree #	Species	DBH	Condition	Comments
359	<i>Quercus alba</i> White Oak	30"	Specimen	Tree is in good health.
360	<i>Quercus alba</i> White Oak	40"	Non-Specimen	NST #1: Retrenchment and decline. Pic #1
362	<i>Carya illionosis</i> Pecan	25"	Specimen	Tree is in good health.
363	<i>Juglans nigra</i> Walnut	24"	Specimen	Tree is in good health.
364	<i>Quercus nigra</i> Water Oak	25"	Specimen	Tree is in good health.
365	<i>Quercus nigra</i> Water Oak	33"	Specimen	Tree is in good health.
366	<i>Quercus nigra</i> Water Oak	34"	Specimen	Tree is in good health.
367	<i>Carya illionosis</i> Pecan	27"	Specimen	Tree is in good health.
368	<i>Quercus nigra</i> Water Oak	25"	Specimen	Tree is in good health.
369	<i>Quercus alba</i> White Oak	41"	Non-Specimen	NST #4: Trunk wound with major hollow. Pic #4
370	<i>Quercus alba</i> White Oak	35"	Specimen	Tree is in good health.
372	<i>Quercus alba</i> White Oak	29"	Non-Specimen	NST #6: Trunk wound with major hollow. Pic #6
373	<i>Liquidambar styraciflua</i> Sweetgum	28"	Specimen	Tree is in good health.
374	<i>Quercus nigra</i> Water Oak	24"	Specimen	Tree is in good health.
375	<i>Liriodendron tulipifera</i> Poplar	37"	Specimen	Tree is in good health.
376	<i>Liquidambar styraciflua</i> Sweetgum	24"	Specimen	Tree is in good health.



Manning House

Tree #	Species	DBH	Condition	Comments
377	<i>Liquidambar styraciflua</i> Sweetgum	24"	Specimen	Tree is in good health.
378	<i>Quercus nigra</i> Water Oak	32"	Specimen	Tree is in good health.
379	<i>Liquidambar styraciflua</i> Sweetgum	26"	Specimen	Tree is in good health.
380	<i>Quercus rubra</i> Red Oak	33"	Specimen	Tree is in good health.
381	<i>Liquidambar styraciflua</i> Sweetgum	24"	Non-Specimen	NST #2: Major trunk wound with hollow. Pic #2
382	<i>Liquidambar styraciflua</i> Sweetgum	24"	Specimen	Tree is in good health.
383	<i>Liquidambar styraciflua</i> Sweetgum	32"	Specimen	Tree is in good health.
384	<i>Quercus nigra</i> Water Oak	27"	Specimen	Tree is in good health.
385	<i>Quercus nigra</i> Water Oak	25"	Specimen	Tree is in good health.
386	<i>Acer saccharinum</i> Silver Maple	27"	Non-Specimen	NST #5: Trunk wound with hollow and rot. Pic #5
387	<i>Quercus nigra</i> Water Oak	30"	Specimen	Tree is in good health.
388	<i>Caraya glabra</i> Hickory	30"	Specimen	Tree is in good health.
389	<i>Quercus stellata</i> Post Oak	31"	Specimen	Tree is in good health.
390	<i>Quercus rubra</i> Red Oak	27"	Specimen	Tree is in good health.
391	<i>Liquidambar styraciflua</i> Sweetgum	34"	Specimen	Tree is in good health.
392	<i>Liriodendron tulipifera</i> Poplar	26"	Specimen	Tree is in good health.

Manning House

Tree #	Species	DBH	Condition	Comments
395	<i>Quercus rubra</i> Red Oak	33"	Specimen	Tree is in good health.
396	<i>Quercus rubra</i> Red Oak	31"	Specimen	Tree is in good health.
397	<i>Quercus rubra</i> Red Oak	28"	Non-Specimen	NST #10: Dead. Pic #10
398	<i>Quercus nigra</i> Water Oak	24"	Specimen	Tree is in good health.
399	<i>Pinus spp</i> Pine	33"	Specimen	Tree is in good health.
522	<i>Liquidambar styraciflua</i> Sweetgum	28"	Specimen	Tree is in good health.
523	<i>Quercus nigra</i> Water Oak	26"	Specimen	Tree is in good health.
524	<i>Liquidambar styraciflua</i> Sweetgum	29"	Specimen	Tree is in good health.
525	<i>Pinus spp</i> Pine	32"	Specimen	Tree is in good health.
526	<i>Pinus spp</i> Pine	30"	Specimen	Tree is in good health.
529	<i>Quercus nigra</i> Water Oak	25"	Specimen	Tree is in good health.
530	<i>Liriodendron tulipifera</i> Poplar	27"	Specimen	Tree is in good health.
531	<i>Liriodendron tulipifera</i> Poplar	27"	Specimen	Tree is in good health.
532	<i>Quercus rubra</i> Red Oak	35"	Non-Specimen	NST #8: Split with included bark. Pic #8
533	<i>Acer saccharinum</i> Silver Maple	24"	Specimen	Tree is in good health.
534	<i>Liriodendron tulipifera</i> Poplar	28"	Specimen	Tree is in good health.

Manning House

Tree #	Species	DBH	Condition	Comments
535	<i>Quercus nigra</i> Water Oak	24"	Specimen	Tree is in good health.
536	<i>Quercus nigra</i> Water Oak	33"	Specimen	Tree is in good health.
537	<i>Quercus nigra</i> Water Oak	24"	Specimen	Tree is in good health.
538	<i>Liriodendron tulipifera</i> Poplar	29"	Specimen	Tree is in good health.
539	<i>Quercus nigra</i> Water Oak	24"	Specimen	Tree is in good health.
540	<i>Quercus nigra</i> Water Oak	25"	Specimen	Tree is in good health.
541	<i>Liriodendron tulipifera</i> Poplar	30"	Specimen	Tree is in good health.
542	<i>Liriodendron tulipifera</i> Poplar	25"	Specimen	Tree is in good health.
543	<i>Pinus spp</i> Pine	33"	Specimen	Tree is in good health.
559	<i>Quercus nigra</i> Water Oak	27"	Specimen	Tree is in good health.
562	<i>Quercus nigra</i> Water Oak	25"	Specimen	Tree is in good health.
566	<i>Quercus nigra</i> Water Oak	29"	Specimen	Tree is in good health.
60	<i>Magnolia grandifolia</i> S Magnolia	24"	Specimen	Tree is in good health.
61	<i>Cornus florida</i> Dogwood	8"	Specimen	Tree is in good health.
62	<i>Liquidambar styraciflua</i> Sweetgum	24"	Non-Specimen	NST #3: Lighting scar with trunk wounds. Pic #3
67	<i>Quercus alba</i> White Oak	47"	Specimen	Tree is in good health.

Manning House

Tree #	Species	DBH	Condition	Comments
68	<i>Quercus nigra</i> Water Oak	24"	Specimen	Tree is in good health.
69	<i>Quercus nigra</i> Water Oak	25"	Specimen	Tree is in good health.
70	<i>Liquidambar styraciflua</i> Sweetgum	26"	Specimen	Tree is in good health.
71	<i>Quercus nigra</i> Water Oak	24"	Specimen	Tree is in good health.
72	<i>Pinus spp</i> Pine	31"	Non-Specimen	NST #7: Major trunk wound with hollow. Pic #7
73	<i>Pinus spp</i> Pine	27"	Specimen	Tree is in good health.
74	<i>Quercus rubra</i> Red Oak	26"	Non-Specimen	NST #9: Split with included bark. Pic #9

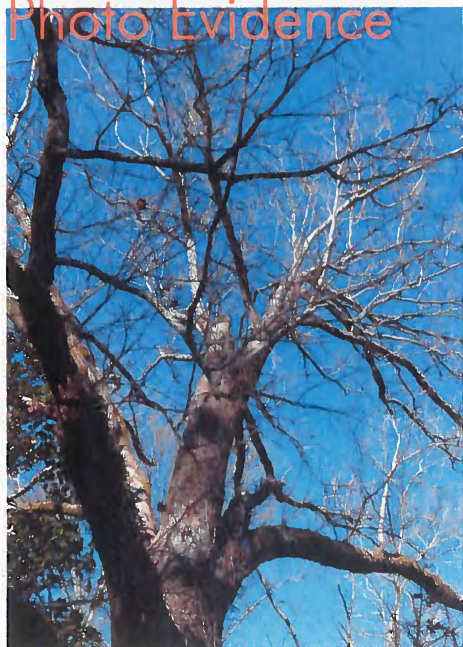
Specimen Tree Summary: Most of the specimen sized trees on site are in good condition. The non-specimen sized trees are typically hollow with major trunk wounds.

Total Specimen Sized Trees: 72
Specimen Condition: 62
Non-Specimen Condition: 10



Manning House

Photo Evidence



Pic # 1: Retrenchment and decline.
NST #1



Pic # 2: Major trunk wound with hollow.
NST #2



Pic # 3: Lightning scar with trunk wounds.
NST #3



Pic # 4: Trunk wound with major hollow.
NST #4



Manning House



Pic # 5: Trunk wound with hollow and rot.
NST #5



Pic # 6: Trunk wound with major hollow.
NST #6



Pic # 7: Major trunk wound with hollow.
NST #7

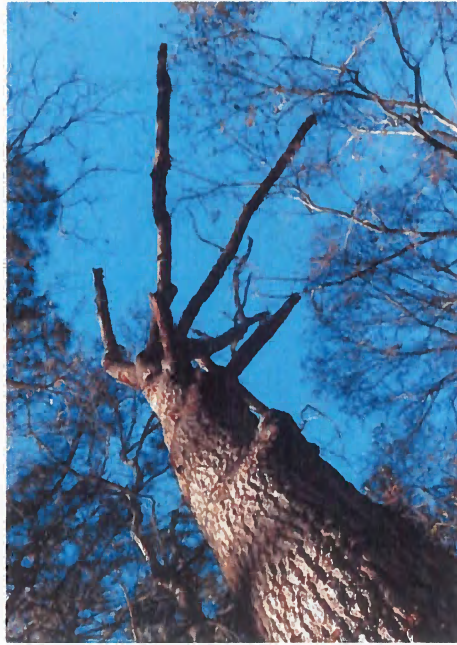


Pic # 8: Split with included bark. NST #8

Manning House



Pic # 9: Split with included bark.
NST #9



Pic # 10: Dead.
NST #10

Manning House

Landscape Tree Report

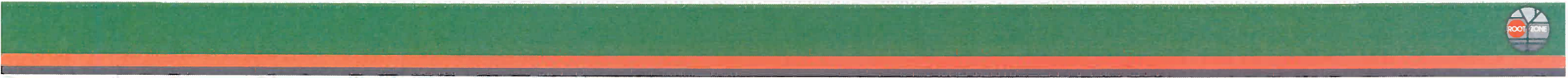
Tree #	Species	DBH	Condition	Comments
393	<i>Quercus rubra</i> Red Oak	25"	Good	Tree is in good health.
394	<i>Liquidambar styraciflua</i> Sweetgum	24"	Good	Tree is in good health.
529	<i>Liriodendron tulipifera</i> Poplar	30"	Good	Tree is in good health.
561	<i>Quercus nigra</i> Water Oak	30"	Good	Tree is in good health.
63	<i>Quercus nigra</i> Water Oak	20"	Good	Tree is in good health.
64	<i>Liquidambar styraciflua</i> Sweetgum	21"	Good	Tree is in good health.
65	<i>Pinus spp.</i> Pine	20"	Good	Tree is in good health.
66	<i>Pinus spp.</i> Pine	21"	Good	Tree is in good health.
75	<i>Quercus nigra</i> Water Oak	21"	Good	Tree is in good health.
76	<i>Quercus nigra</i> Water Oak	22"	Good	Tree is in good health.
77	<i>Liquidambar styraciflua</i> Sweetgum	22"	Good	Tree is in good health.

Landscape Tree Summary: All of the landscape trees on site are boundary trees and are in good condition.

Total Landscape Trees: 11



Specimen Tree Location



Legal Description: Tract 1

All that tract or parcel of land lying and being in Land Lot 1253 of the 2nd District, 2nd Section of the City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin found (1/2" rebar) located at the intersection of the western right-of-way line of Manning Drive (40' right-of-way width) with the northerly right-of-way line of Cumming Street (40' right-of-way width); thence leave said intersection and run southwesterly along the northerly right-of-way line of Cumming Street the following courses and distances: S78°32'46"W a distance of 78.17 feet to a point; along the arc of a curve to the left, an arc distance of 126.12 feet to a PK Nail found, said curve having a radius of 2,346.00 feet and being subtended by a chord bearing S77°00'21"W and a chord distance of 126.11 feet; along the arc of a curve to the left, an arc distance of 124.94 feet to a point, said curve having a radius of 2,346.00 feet and being subtended by a chord bearing S73°56'24"W and a chord distance of 124.92 feet; S72°24'52"W a distance of 21.89 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, thence continue to run southwesterly along the northerly right-of-way line of Cumming Street the following courses and distances: S72°24'52"W a distance of 53.37 feet to a point; along the arc of a curve to the right, an arc distance of 161.25 feet to a point, said curve having a radius of 1,081.10 feet and being subtended by a chord bearing S76°41'15"W and a chord distance of 161.10 feet; S80°57'38"W a distance of 30.98 feet to an iron pin found (1/2" rebar); thence leave the northerly right-of-way line of Cumming Street and run N00°58'03"E a distance of 174.43 feet to an iron pin found (1/2" rebar); thence run N00°42'07"E a distance of 12.02 feet to a point; thence run N90°00'00"E a distance of 208.86 feet to a point; thence run S11°34'37"E a distance of 131.00 feet to a point located on the northerly right-of-way line of Cumming Street, said point being the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land containing 0.837 acre.



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: PH-17-20 UNIFIED DEVELOPMENT CODE TEXT AMENDMENTS – DOWNTOWN CODE & DOWNTOWN DESIGN GUIDELINES

PLANNING COMMISSION: AUGUST 3, 2017

CITY COUNCIL: AUGUST 28, 2017

II. RECOMMENDATION:

Approve text amendments to the Unified Development Code and Alpharetta Downtown Design Guidelines as it relates to architectural style requirements and DT-R (Downtown Residential) development standards.

III. REPORT IN BRIEF:

Consideration of amendments to the Unified Development Code (UDC) Appendix A: Alpharetta Downtown Code, Subsection 2.8.7 Architectural Style Requirements, Section 3.8 DT-R Downtown Residential and Alpharetta Downtown Design Guidelines.

Architectural Style Requirements:

Staff proposes adding two (2) architectural styles, including Tudor Eclectic and Mercantile/Mill in the Downtown Overlay. The Mercantile/Mill style only applies to commercial mixed-use or mercantile type buildings.

DT-R (Downtown Residential) Development Standards:

Staff proposes increasing the minimum lot size for a detached home in the DT-R (Downtown Residential) zoning district from 2,500 square foot to 4,500 square feet. The DT-R district is appropriate for properties in the Downtown Overlay designated Downtown Residential Density in the Comprehensive Land Use Plan. Areas designated Downtown Residential Density are typically those where redevelopment opportunities have been identified and represent a transition between existing established neighborhoods and more intense commercial and mixed-use areas of the Downtown Overlay.

IV. ATTACHMENTS:

- UDC Strike Through and Underline Edits

ARTICLE 3. - DOWNTOWN ZONING DISTRICTS

Sec. 3.1. - Applicability.

- A. The requirements of this Article apply to all Downtown Zoning Districts.
- B. The requirements of the Unified Development Code also apply in all Downtown Districts unless expressly stated otherwise in this Article.

Sec. 3.2. - Rules of Interpretation.

3.2.1. Site.

Defined. A site is any lot or group of contiguous lots owned or functionally controlled by the same person or entity, assembled for the purpose of development. Lots within a site may be separated by an existing public right-of-way.

3.2.2. Lot.

A. Lot Frontage.

1. Every lot (except cottage court lots) and every cottage court site must have frontage upon:
 - a. An existing public street, or
 - b. A new public street or private street built to standards of Section 2.3.3, or
 - c. A civic space meeting the standards of Section 3.2.4.B or an existing City of Alpharetta park. No more than 20% of the total lots in a site (except cottage court lots) may front on a civic space or existing City park.
2. Alleys may not be used to satisfy the lot frontage requirements of Section 3.2.2.A.1 above.
3. The minimum lot frontage is 20 feet or the minimum lot width identified in district regulations, whichever is greater.
4. Lots having frontage on a civic space or existing City park must still comply with fire lane access requirements, as applicable.

3.2.3. Residential Density.

- A. **Defined.** The dwelling units per acre of land.
- B. The residential density of a site is expressed in dwelling units per acre of land and is calculated by dividing the total dwelling units on a site by the site's acreage. Residential density includes both a base and maximum density.
- C. The ability to achieve the permitted density may be further restricted by site conditions, district regulations, or conditions or rezoning.

3.2.4. Open Space.

- A. **Defined.** Open space is the horizontal outdoor area of a site reserved to provide separation, resource protection, scenic enjoyment, recreation, or amenity. It includes two types: civic space and amenity space.

- B. **Civic space.** Civic space is the portion of open space for public use defined by the combination of certain physical constants including the relationships among their intended use, their size, their landscaping, and their adjacent buildings. Civic spaces are limited to the following types:
1. **Park.** An open space available for structured or unstructured recreation. A park may be independent of surrounding buildings at its edges. Its landscape may consist of paths and trails, meadows and lawns, water bodies, and woodlands. Recreation fields and courts may also be included. The minimum size for a park is one acre.
 2. **Square.** An open space available for unstructured recreation and civic purposes. A square is spatially defined by building or streets at its edges. Its landscape must consist of paths and trees, and may also include lawns and non-asphalt paved surfaces. The minimum size for a square is one-half acre.
 3. **Plaza.** An open space, available for civic purposes and commercial activities. A plaza must be spatially defined by building or streets at its edges. Its landscape must consist primarily of non-asphalt paved surfaces and trees. The minimum size for a plaza is one-quarter acre.
 4. **Pocket Park.** An open space, available for unstructured recreation. A pocket park may be spatially defined by buildings or streets at its edges. Its landscape must consist of lawn and trees. There is no minimum size for pockets parks.
 5. **Playground.** An open space designed and equipped for the recreation of children. A playground must be fenced and may include an open shelter. Playgrounds must be interspersed within residential areas, may be placed within a block, and may be included in parks and greens. There is no minimum size for playgrounds.
- C. **Amenity space.** Amenity space is the covered or uncovered, but unenclosed, outdoor areas of at least 100 square feet each for use by the occupants, invitees and guests of the development and specifically excluding Civic Spaces and required sidewalks. Amenity spaces may include, but are not limited to:
1. Rooftop decks;
 2. Balconies;
 3. Patios and porches;
 4. Outdoor dining areas;
 5. Pool areas;
 6. Tennis courts, basketball courts, and similar uses;
 7. Yards, lawns, and gardens;
 8. Hardscape areas improved for pedestrian enjoyment; and
 9. Wooded areas.
- D. Open space may be privately or publically owned. Private open space is open space that is owned by a corporation, individual, or homeowners association. Public open space is open space owned by a governmental agency.
- E. Wetlands, lakes, ponds, streams, rivers, flood zones, and stream buffers may only be considered open space when located within one of the five types of civic spaces identified in Section 3.2.4.B.
- F. No required buffer, except for stream buffers, may be used to satisfy open space requirements.
- G. Stormwater management facilities may not be used to satisfy open space requirements.
- H. No areas used for vehicles, except for incidental service, maintenance, or emergency actions, may be used to satisfy open space requirements.
- I. A site's Open space requirements shall be considered completely satisfied when a development incorporates a historic building that complies with all of the following:

1. The building is at least 75 years old and is listed on the following table:
- 2.

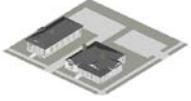
Original Building Address		
94 Academy Street	30 Milton Avenue	48 Old Roswell Street
375 Brady Place	35 Milton Avenue	37 Roswell Street
133 Canton Street	90 Milton Avenue	54 Roswell Street
193 Canton Street	242 Milton Avenue	61 Roswell Street
212 Canton Street	333 Milton Avenue	88 Roswell Street
36 Church Street	20 North Main Street	103 Roswell Street
37 Church Street	31 North Main Street	119 Roswell Street
10 Cumming Street	38 North Main Street	164 Roswell Street
18 Cumming Street	69 North Main Street	3 South Main Street
40 Cumming Street	101 North Main Street	9 South Main Street
112 Cumming Street	116 North Main Street	21 South Main Street
130 Cumming Street	126 North Main Street	23 South Main Street
122 Marietta Street	134 North Main Street	50 South Main Street
171 Marietta Street	1720 Old Milton Pkwy	531 South Main Street
24 Milton Avenue	1815 Old Milton Pkwy	86 School Drive
25 Milton Avenue	1835 Old Milton Pkwy	

3. The building is deemed fit for human habitation in accordance with Article III of Chapter 5 of The Code of the City of Alpharetta, Georgia; and

4. A binding legal agreement that established a program for guaranteeing maintenance of said building through a condominium association, a homeowner association, bonding, or other protective maintenance guarantees is signed by all property owners and/or their prospective successors in title and is submitted to the City of Alpharetta.
- J. When a historic building used to satisfy open space requirements in accordance with Section 3.2.4.I. is subsequently completely destroyed, the applicable open space requirements of the zoning district must be satisfied within one year unless a variance is granted by the Board of Appeals.

Sec. 3.3. - Building Types Allowed.

Building types are allowed by Downtown Zoning District as shown below.

Building Type		DT-C	DT-MU	DT-LW	DT-R
	Detached House	■	■	■	■
	Carriage House	■	■	■	■
	Cottage Court	■	■	■	■
	Semi-Detached House	■	■	■	■
	Townhouse	■	■	■	■
	Walk-Up Flat	■	■	■	
	Stacked Flat	■	■		
	Commercial House	■	■	■	

	Shopfront	■	■	■	
	Mixed-Use Building	■	■	■	
	General Building	■	■	■	
	Civic Building	■	■	■	■

Sec. 3.4. - Uses Allowed by District.

3.4.1. Allowed Use Table.

- A. In order to regulate a variety of similar uses, use categories have been established for principal uses. Use standards for both principal and accessory uses are specified in Section 2.3 and Section 2.7 of the Unified Development Code. Uses not listed may be interpreted by the Director of Community Development. When the Director of Community Development cannot determine placement, an application shall be made to the Board of Appeals for interpretation.
- B. Principal and accessory uses allowed by district are shown in the table below.

3.4.2. Use Table Key.

- A. Permitted Use (X). Indicates a use is permitted in the respective district. The use is also subject to all other applicable requirements of the Unified Development Code.
- B. Conditional Use (O). Indicates a use may be permitted in the respective district only where approved by the City Council in accordance with Section 4.2 of the Unified Development Code. Conditional uses are subject to all other applicable requirements of the Unified Development Code, including any applicable use standards, except where the use standards are expressly modified by the City Council as part of the conditional use permit approval.
- C. Use Not Permitted. An empty cell indicates that a use is not permitted in the respective district.

Key: X = Permitted Use O = Conditional Use Empty Cell = Use Not Permitted	
Use Category	Downtown Zoning Districts

Specific Use	DT-C	DT-MU	DT-LW	DT-R
Open Uses				
Community Garden	X	X	X	X
Equestrian Center				
Farmlands (including Livestock, poultry)				
Greenhouse, Nursery				
Residential Uses				
Household living (see district regulations for additional density and Conditional Use Permit requirements):				
Dwelling, 'For-Sale,' Attached	X	X	X	X
Dwelling, 'For-Sale,' Detached	X	X	X	X
Dwelling, 'For-Rent'	O	O		
Group living:				
Congregate Housing, Assisted Living Facility	O	O		
Home-Elderly, Children, Nursing	X	X		
Public/Institutional Uses				
Associations, (Clubs & Lodges)	X	X	O	O
Cemetery				
Church, Synagogue, Other Place of Worship	O	O	O	O
Country Club				

Fire Station	X	X		
Golf Course, Driving Range				
Museums & Libraries	X	X	O	
Park and Playground	X	X	X	X
Power Station				
Prison				
Public Building	X	X	O	
Sewage, Disposal Plant				
School, Academic	O	X	O	
School, Commercial (Beauty, Business)	X	X	O	
Utility Substation	O	O	O	O
Telecommunications				
Antenna Tower				
Broadcasting Studio (Radio & TV)	O	O	O	
Switching Station (Telecom)				
Commercial Uses				
Adult Entertainment Establishment				
Amphitheater	O	O	O	
Animal Hospital, Small Animal (Veterinarian)	O	O		
Animal Hospital, Large Animal		O		

Art Galleries	X	X	O	
Athletic Facilities/Fitness Studio	X	X	O	
Auditorium	O	O	O	
Auto Sales and Leasing (Trucks, Vans, Cars & Accessories)		O		
Automotive Parts	X	X		
Automotive Service		X		
Bakery (under 8,000 square feet in floor area)	X	X	O	
Bakery (8,000 square feet or more in floor area)		X		
Bank, Savings & Loan, Mortgage Company	X	X	O	
Barber Shop	X	X	O	
Beauty Shop	X	X	O	
Bed & Breakfast	X	X	O	O
Book Store or Stationery	X	X	O	
Car Wash				
Carpet and Rug Sales	O	O		
Check Cashing		O		
Clinic, Public/Private	X	X	O	
Contractor's Office (with no outside storage)	O	X	O	
Contractor's Office (with outside storage)		O		
Convenience Center (with gas pumps)		X	O	

Dance Studio	X	X	O	
Day Care Center	O	X	O	
Drug Store, Pharmacy	X	X	O	
Dry Cleaning, Pick-Up Station	X	X		
Florist, Retail (with no greenhouse)	X	X	O	
Florist, Retail (with greenhouse)		O		
Funeral Home (with no cemetery or mausoleum)	O	O	O	
Golf, Miniature		O		
Grocery Store (under 2,000 square feet in floor area, located at a street corner, and limited to one per block)	X	X	O	
Grocery Store (2,000 square feet or more in floor area)	X	X		
Hardware & Garden Supply Store (under 8,000 square feet in floor area)	X	X		
Hardware & Garden Supply Store (8,000 square feet or more in floor area)		X		
Home Improvement Store		X		
Hospital		O		
Hotel	O	O		
Indoor Shooting Range				
Kennel				
Laundry, Self-Serve, Pick-Up		X		
Liquor Store	O	O		
Massage Therapy		O		

Nail Salon	X	X	O	
Office	X	X	X	
Outdoor Recreational Facilities (Commercial) (Playfields, etc.)	O	O	O	
Parking Lot, Commercial (under 30 spaces)	O	O	O	
Parking Lot, Commercial (30 spaces or more)	O	O		
Pawn Shop				
Pet Day Care (with no overnight boarding)	X	X	O	
Pet Grooming	X	X		
Print Shop	X	X	O	
Recreation Facilities, Indoor (Health Clubs, Bowling Alley, Skating Rink, Billiards, Children's event facilities, etc.)	O	O	O	
Rental Services Establishment with no outside storage	O	X		
Restaurant (see Accessory Uses for additional drive-through requirements)	X	X	O	
Retail Establishment (with no mixed-sales)	X	X	O	
Retail Establishment (with mixed-sales)	O	O		
Service Station, Automotive		X		
Shop or Studio, Craftsman/Artist	X	X	O	
Small Appliance Repair Shop	O	O		
Spa Services	O	O	O	
Tattoo Parlor & Body Piercing				
Theater, Cinema	O	O	O	

Industrial Uses				
Asphalt Plant				
Bottle Gas Storage & Distribution				
Builder's Equipment/Material				
Carpenter Shop, Woodworking (under 8,000 square feet in floor area)	O	O		
Carpenter Shop, Woodworking (8,000 square feet or more in floor area)				
Concrete Plant				
Dry Cleaning, Plant				
Glass Fabrication (under 8,000 square feet in floor area)				
Glass Fabrication (8,000 square feet or more in floor area)	O	O		
Junk Yard				
Laboratory, Research Commercial				
Laundry, Industrial				
Locker, Frozen Food or Cold Storage				
Machine Shop				
Manufacturing, Heavy, General				
Manufacturing, Light, Limited (under 8,000 square feet in floor area)	O	O	O	
Manufacturing, Light, Limited (8,000 square feet or more in floor area)				
Mini-warehouse Storage, Conditioned or Unconditioned Space				
Pest Control Business (with or without onsite chemical storage)		O		

Recycling Center				
Rental Services Establishment with outside storage (other than auto related)				
Salvage Yards				
Sawmill				
Septic Tank, Sales, Construction				
Storage, Inside				
Storage, Outside				
Taxidermist				
Tire Retreading				
Transfer Station				
Welding Shop				
Wholesale Storage and Distribution				
Transportation Uses				
Airport, Public/Private				
Heliport, Public/Private				
Limousine Service & Taxi (with or without outside vehicle storage)		O		
Accessory Uses				
Clubhouse, swimming pool, or community recreation facilities serving a development	X	X	X	X
Drive-Through Window		O	O	
Dwelling, 'For-Sale', Accessory	X	X	X	X

Family Day Care Home	X	X	X	X
Group Home				
Home Occupation	X	X	X	X
Live-Work	X	X	X	
Parking Garage	X	X	O	
Privacy and decorative fences and walls	X	X	X	X
Retail service uses up to 25% of the floor area of an office building for services incidental to the associated office use.	X	X	O	
Retaining walls and other site improvement structures approved as part of the development permit.	X	X	X	X
Signs, subject to all of the requirements regulating signage of the district.	X	X	X	X
Special Care Home	X	X	X	X
Swimming pool, tennis court, detached garage, play house, green house, storage shed, patio, gazebo and other private recreation facilities	X	X	X	X
Vehicle access, parking and loading areas	X	X	X	X

3.4.3. Specific Use Standards.

The following principal and accessory uses must conform with the indicated use standards.

- A. **Dwelling, 'For-Sale' Accessory.** Where a Dwelling, 'For-Sale' Accessory is allowed, it is subject to the following:
1. The dwelling shall be accessory to a permitted commercial use and shall be located above or to the rear of such use to which it is accessory.
 2. The dwelling shall be attached by a common wall with the commercial or office structure to which it is accessory.
 3. The dwelling shall be occupied by a single family, a member of whom is the owner or tenant of the commercial structure to which it is accessory.
 4. The square footage of the dwelling shall not exceed 40% of the combined square footage of the commercial structure and the dwelling.

5. The dwelling and the commercial structure to which it is accessory shall be in compliance with all applicable provisions of the life safety code, the building code, and other codes of the City.

B. Live-Work. Where Live-Work is allowed, it is subject to the following:

1. Live-work is only permitted on the first floor of a dwelling unit.
2. A minimum of one person must occupy the dwelling containing the live-work use as their primary place of residence.
3. The live-work use may employ no more than two persons not living on the premises at any one time.
4. No business storage or warehousing of material, supplies or equipment is permitted outside of the dwelling containing the live-work use.
5. The nonresidential use of the live-work use is limited to a permitted or conditional use in the zoning district.
6. No equipment or process may be used in connection with the live-work use that creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses, off the premises.
7. No more than 5 customers are permitted on the premises at any one time.

Sec. 3.5. - DT-C: Downtown Core.

3.5.1. Purpose.



The purpose of this district is to provide for compact development in Alpharetta's core that is compatible with the area's historic character and includes a variety of commercial uses serving the entire city, civic uses, and residential uses.

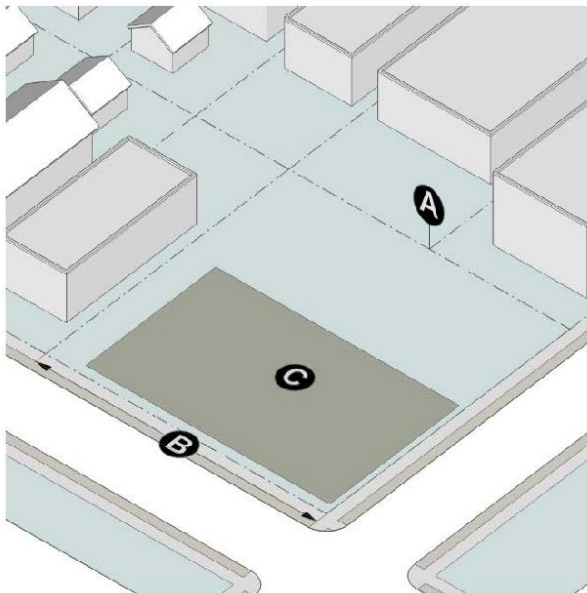
3.5.2. Building Types Allowed.

The following building types are allowed:

- A. Detached House
- B. Carriage House
- C. Semi-Detached House
- D. Townhouse

- E. Cottage Court
- F. Walk-Up Flat
- G. Stacked Flat
- H. Commercial House
- I. Shopfront
- J. Flex Building
- K. Mixed-Use Building
- L. General Building
- M. Civic Building

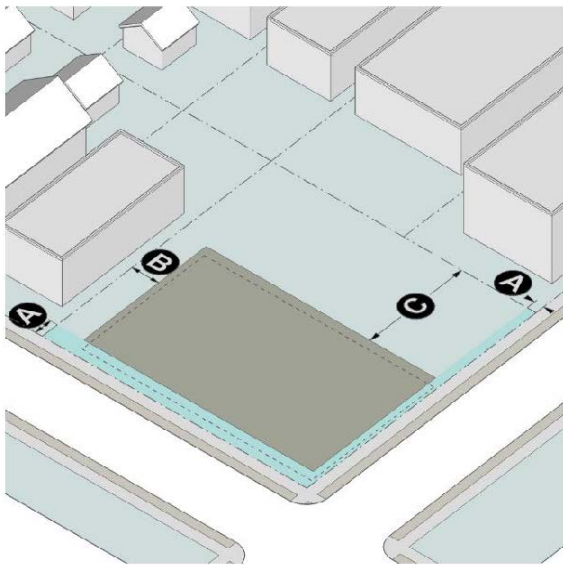
3.5.3. Dimensional Standards.



Site Standards				
Residential Density:	No Limit			
Min. Amenity Space Requirement:	5% of site (all sites)			
Min. Civic Space Requirements:	10% of site (only sites over 5 acres)			
Lot Standards	A	Area	B	Width
Detached House:	2,500 sf min.		25 ft min.	

Carriage House:		Same as principal structure	
Semi-Detached House:		2,500 sf min.	25 ft min.
Townhouse:		900 sf min.	20 ft min.
Cottage Court:		1,200 sf min.	20 ft min.
All other Building Types:		No min.	20 ft min.
Lot Coverage			
©	All Building Types:	90% max.	

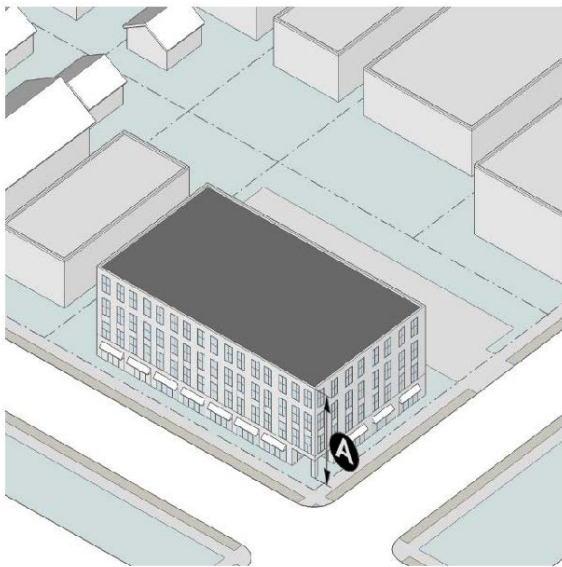
3.5.4. Building Placement.



Principal and Accessory Structure Setbacks		
Ⓐ	Front Yard:	0 ft. min., 10 ft max.
Ⓑ	Side Yard:	0 ft. min.
Ⓒ	Rear Yard (no alley):	6 ft. min.

©	Rear Yard (alley):	3 ft. min.
Greater side setbacks, greater rear setbacks, and greater building separation may be required as established by the applicable building or fire codes.		

3.5.5. Bulk and Mass.



Building Height		
Ⓐ	Min. Street-Facing Façade Height in Feet:	18 ft
Ⓐ	Max. Height in Stories:	4 stories
Ⓐ	Max. Height in Feet:	60 ft
The minimum permitted building height is wherever is more.		
The maximum permitted building height is whichever is less.		

Sec. 3.6. - DT-MU: Downtown Mixed-Use.

3.6.1. Purpose.



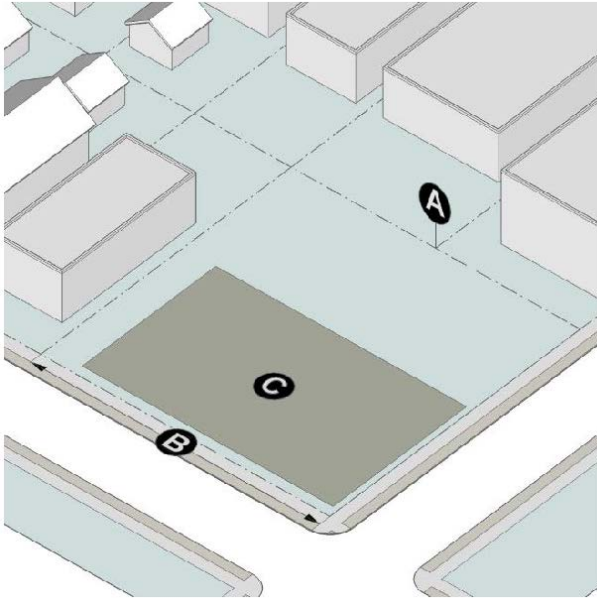
The purpose of this district is to provide for a variety of residential housing, commercial, and civic options along major corridors leading to the Downtown Core.

3.6.2. Building Types Allowed.

The following building types are allowed:

- A. Detached House
- B. Carriage House
- C. Semi-Detached House
- D. Townhouse
- E. Cottage Court
- F. Walk-Up Flat
- G. Stacked Flat
- H. Commercial House
- I. Shopfront
- J. Flex Building
- K. Mixed-Use Building
- L. General Building
- M. Civic Building

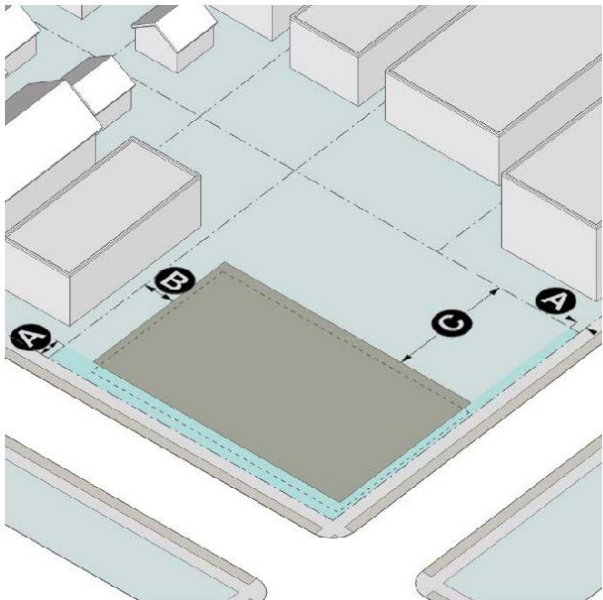
3.6.3. Dimensional Standards.



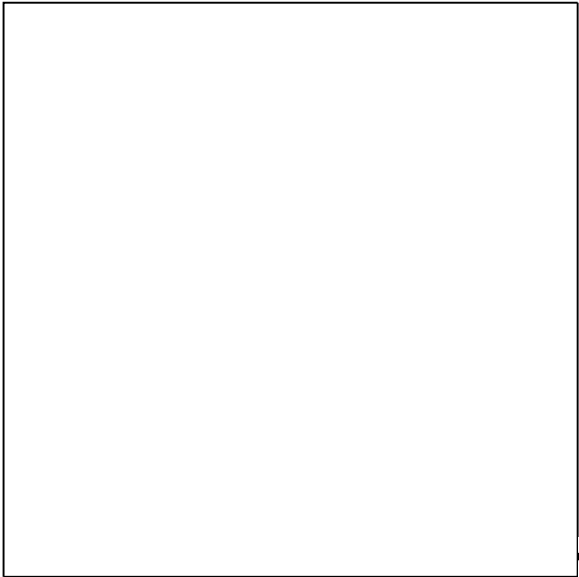
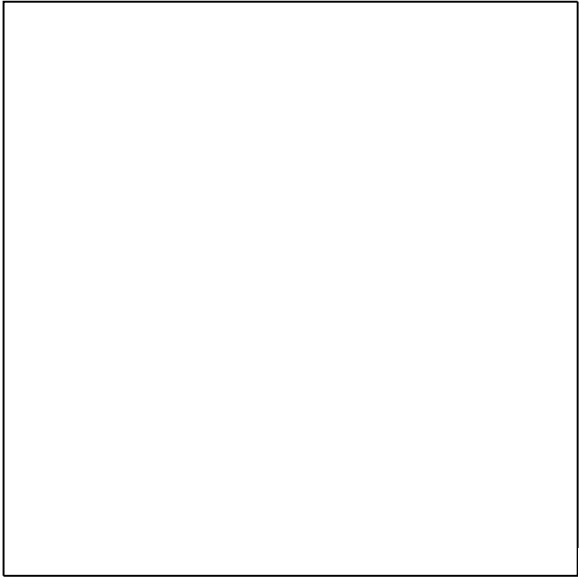
Site Standards for All Sites				
Residential Density (no Conditional Use Permit):	10 u/a			
Residential Density (with Conditional Use Permit):	As approved by City Council			
Min. Amenity Space Requirement:	10% of site			
Additional Standards for Sites Over 5 Acres				
Min. Civic Space Requirements:	10% of site			
Lot Standards	A	Area	B	Width
Detached House:		2,500 sf min.		25 ft min.
Carriage House:		Same as principal structure		
Semi-Detached House:		2,500 sf min.		25 ft min.
Townhouse:		900 sf min.		20 ft min.
Cottage Court:		1,200 sf min.		20 ft min.

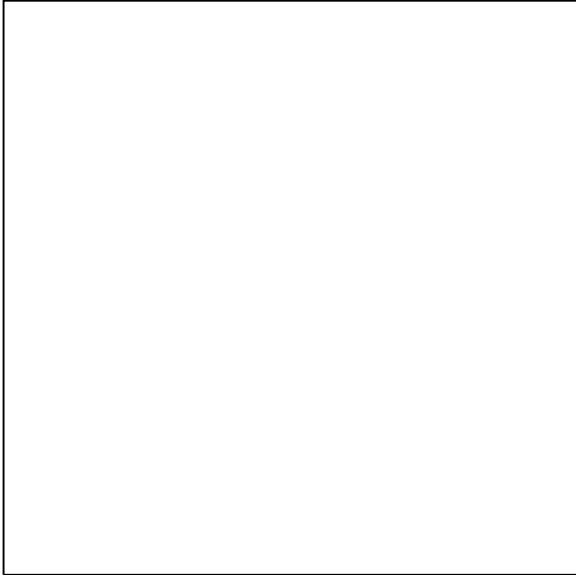
All other Building Types:		No min.	20 ft min.
Lot Coverage			
©	All Building Types:	80% max.	

3.6.4. **Building Placement.**

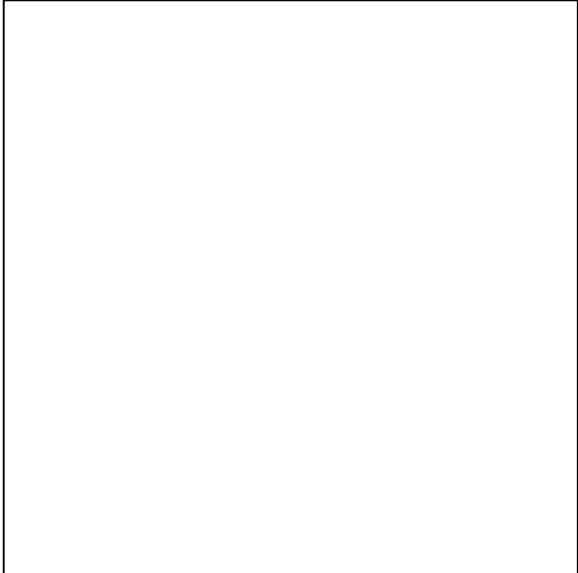
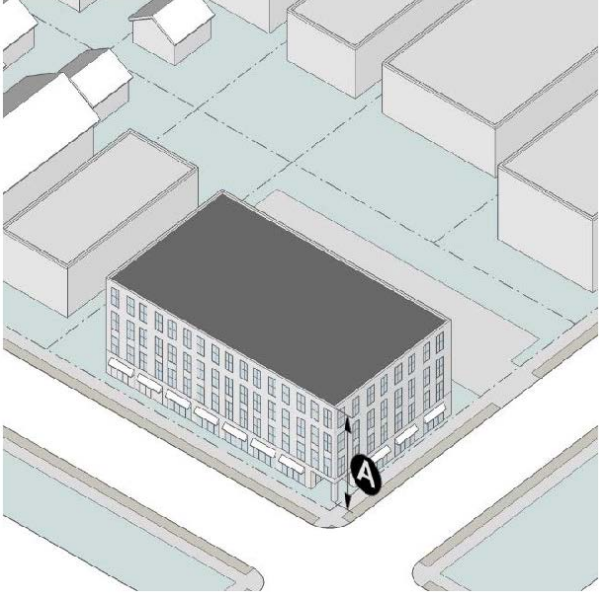


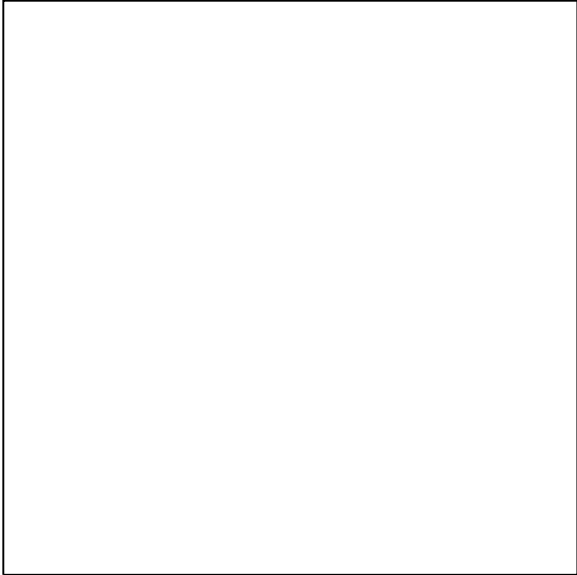
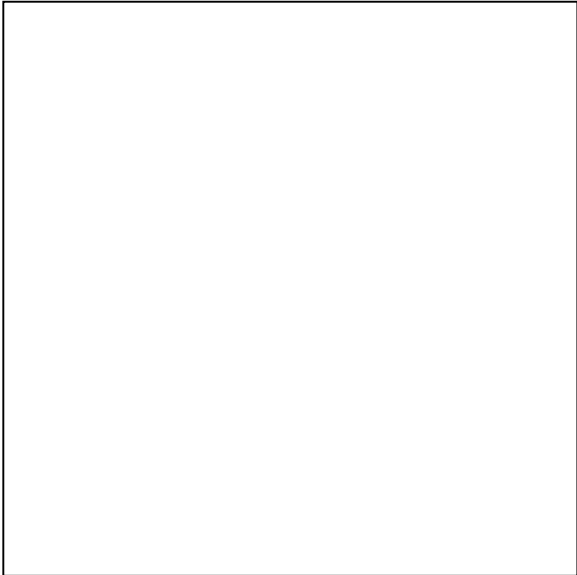
Principal and Accessory Structure Setbacks		
Ⓐ	Front Yard:	5 ft. min., 10 ft max.

	Side Yard:	0 ft. min.
	Rear Yard (no alley)	6 ft. min.

	Rear Yard (alley):	3 ft. min.
Greater side setbacks, greater rear setbacks, and greater building separation may be required as established by the applicable building or fire codes.		

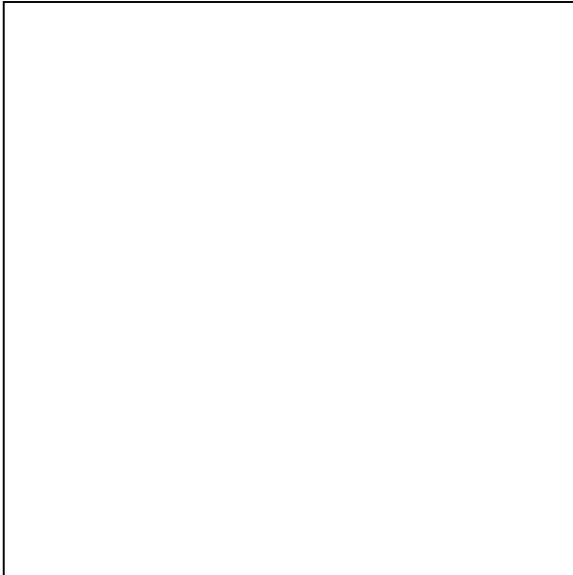
3.6.5. Bulk and Mass.

	
Building Height	

	Max. Height in Stories:	4 stories
	Max. Height in Feet:	60 ft
The maximum permitted building height is whichever is less.		

Sec. 3.7. - DT-LW: Downtown Live-Work.

3.7.1. Purpose.



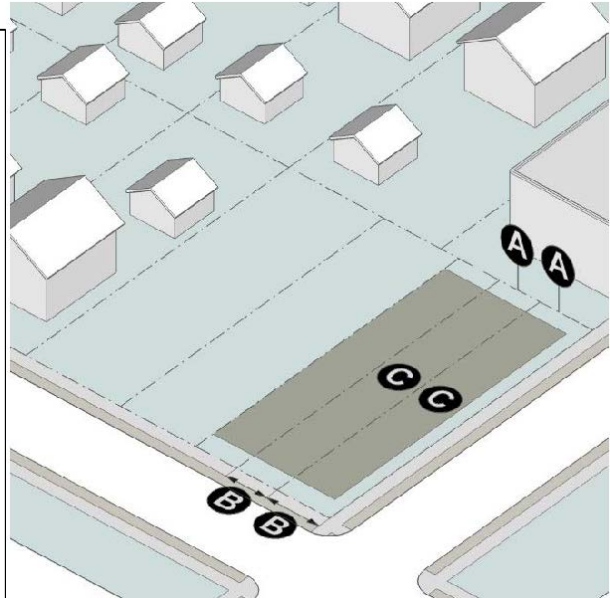
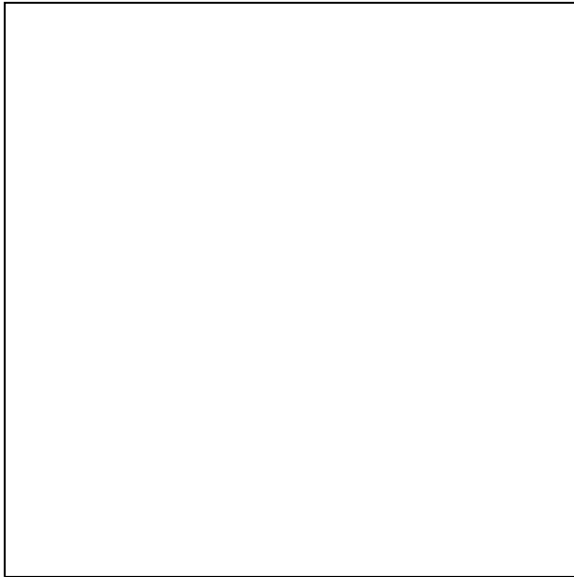
The purpose of this district is to provide for a variety of residential housing options, civic uses, and limited commercial uses and developments that are compatible with residential surroundings.

3.7.2. Building Types Allowed.

The following building types are allowed:

- A. Detached House
- B. Carriage House
- C. Semi-Detached House
- D. Townhouse
- E. Cottage Court
- F. Walk-Up Flat
- G. Commercial House
- H. Shopfront
- I. Flex Building
- J. Mixed-Use Building
- K. General Building
- L. Civic Building

3.7.3. Dimensional Standards.

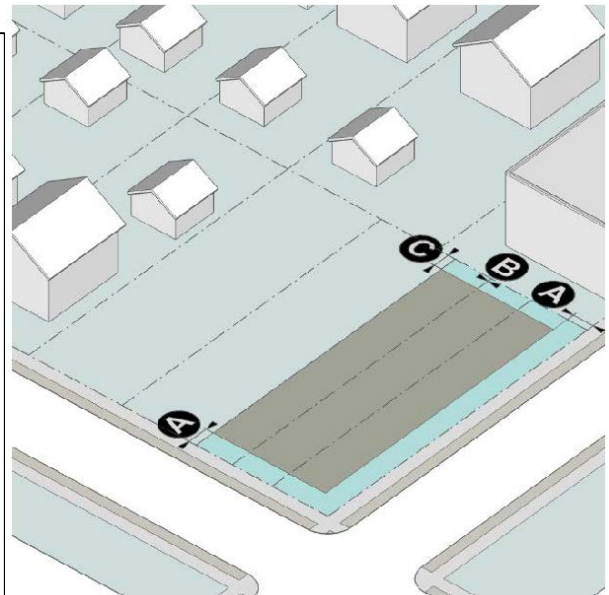
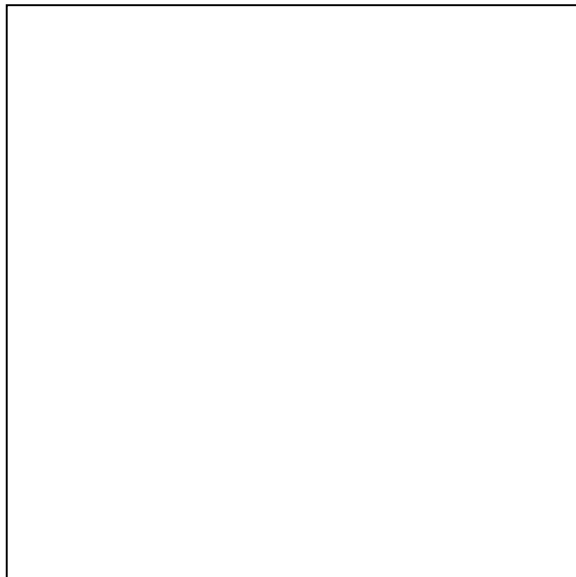


Site Standards	
Residential Density (without Conditional Use Permit):	8 u/a
Residential Density (with Conditional Use Permit):	As approved by City Council
Min. Amenity Space Requirement:	10% of site (all sites)
Min. Civic Space Requirements:	10% of site (only sites over 5 acres)

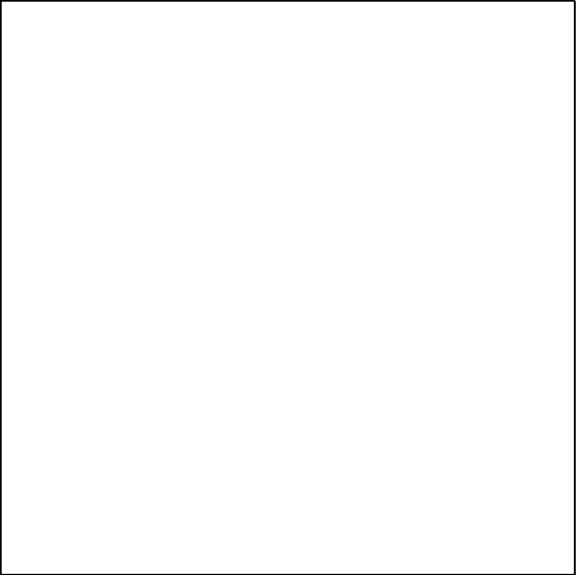
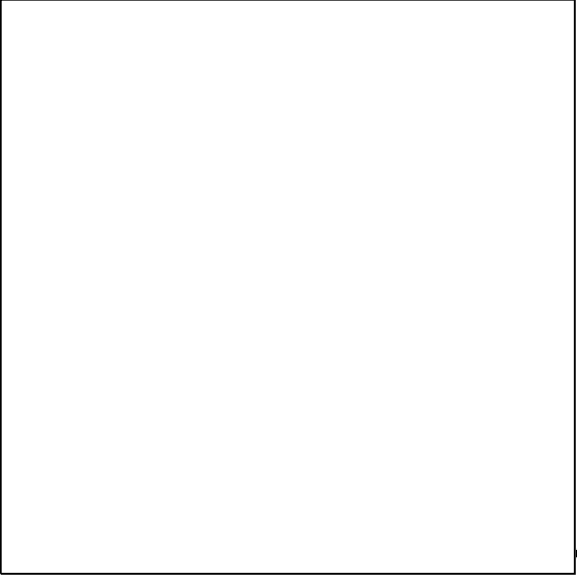
Lot Standards	Area		Width
	A	B	
Detached House:	2,500 sf	25 ft	
Carriage House:	Same as principal structure		
Semi-Detached House:	2,500 sf	25 ft	
Townhouse:	900 sf	20 ft	
Cottage Court:	1,200 sf	20 ft	
All other Building Types:	2,500 sf	20 ft	
Lot Coverage			

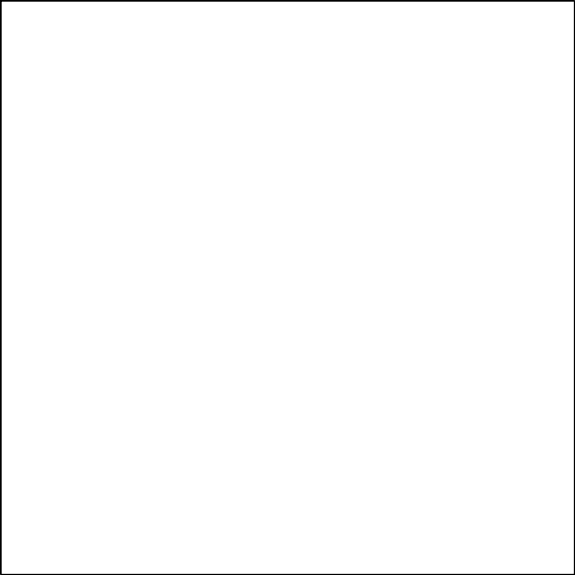
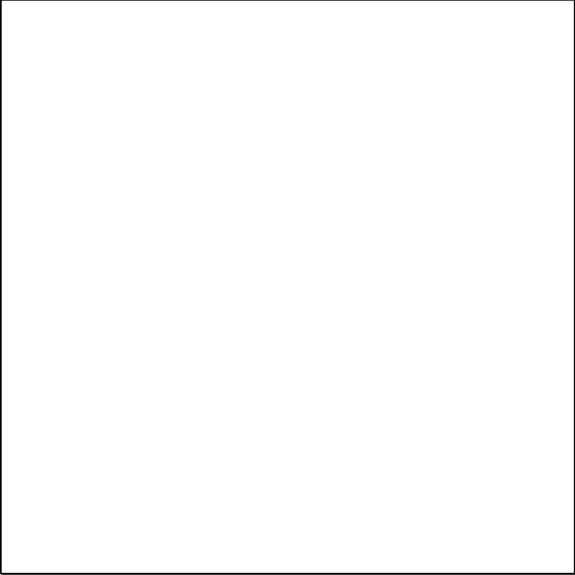
	All Building Types:	70% max.
©		

3.7.4. Building Placement.

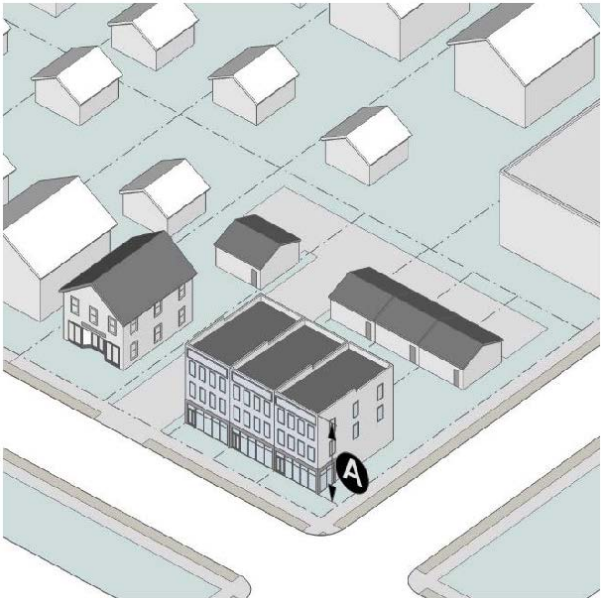
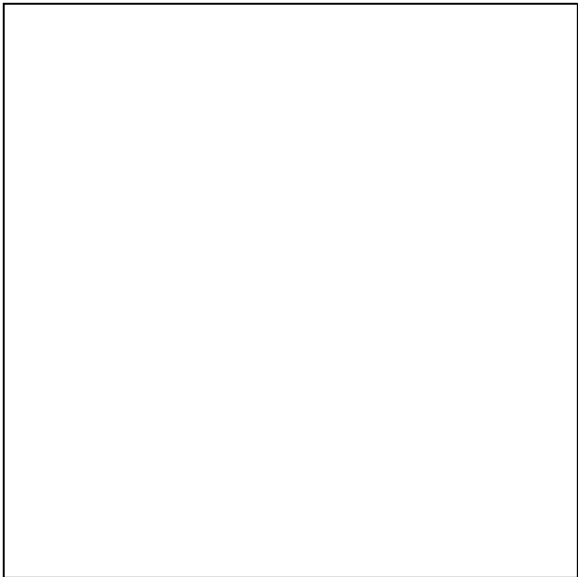


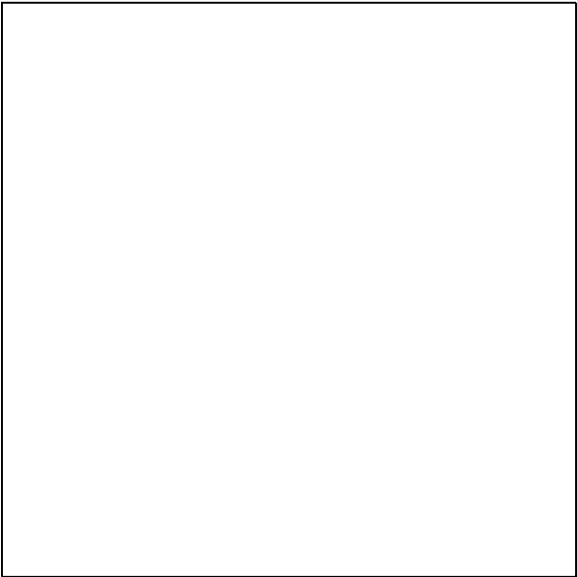
Principal and Accessory Structure Setbacks

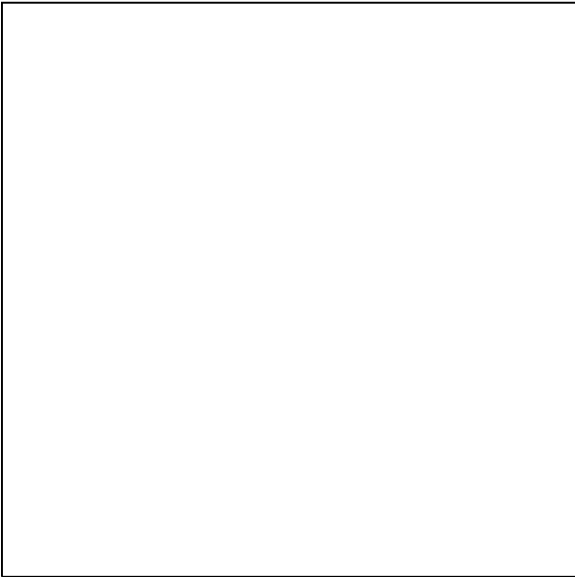
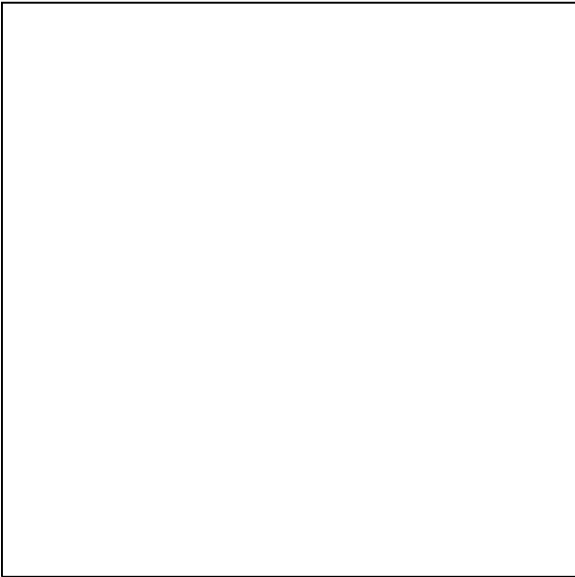
	Front Yard:	10 ft. min.
	Side Yard:	0 ft. min.

	Rear Yard (no alley)	3 ft. min.
	Rear Yard (alley):	10 ft. min.
Greater side setbacks, greater rear setbacks, and greater building separation may be required as established by the applicable building or fire codes.		

3.7.5. Bulk and Mass.



Building Height		
 A	Max. Height in Stories:	3 stories

	Max. Height in Feet:	40 ft
The maximum permitted building height is whichever is less.		
Building Size		
	Max. Building Footprint:	10,000 sf

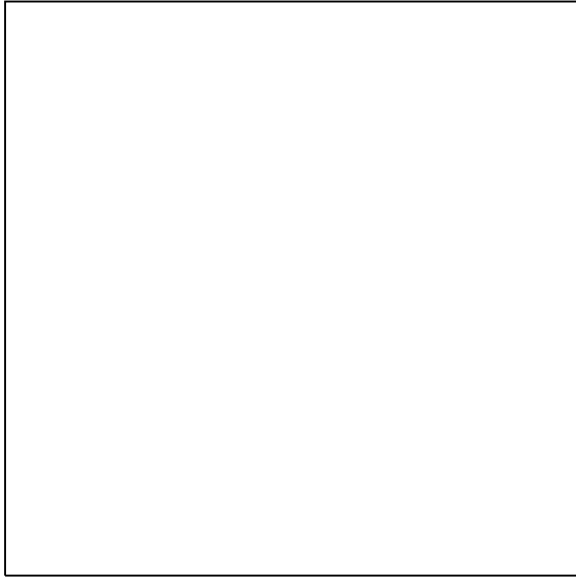
3.7.6. Commercial Parking Lot Requirements.

- A. Commercial parking lots must provide a minimum 10 feet wide landscape strip between parking bays. Such strip shall be provided in addition to the requirements of Section 2.3.5 of the Unified Development Code.

- B. The required landscape strip must be planted with a minimum of one shade tree for each 30 feet of landscape strip length or portion thereof.

Sec. 3.8. - DT-R: Downtown Residential.

3.8.1. Purpose.



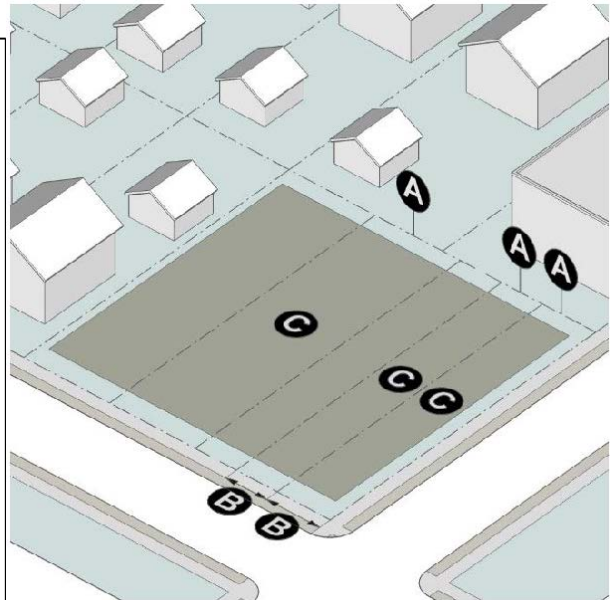
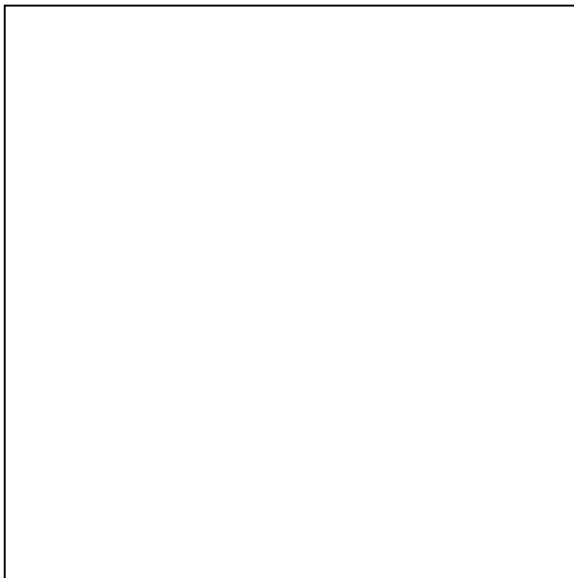
The purpose of this district is to provide for a variety of housing options in a residential setting.

3.8.2. Building Types Allowed.

The following building types are allowed:

- A. Detached House
- B. Carriage House
- C. Semi-Detached House
- D. Townhouse
- E. Cottage Court
- F. Civic Building

3.8.3. Dimensional Standards.

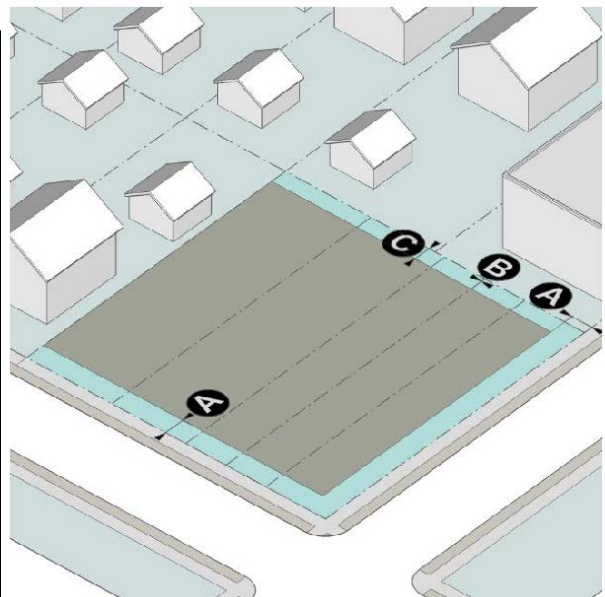
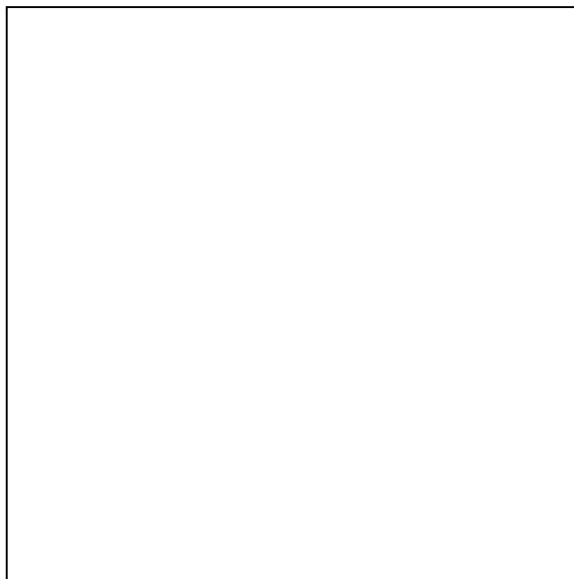


Site Standards	
Residential Density (without Conditional Use Permit):	8 u/a
Residential Density (with Conditional Use Permit):	As approved by City Council
Min. Amenity Space Requirement:	10% of site (all sites)
Min. Civic Space Requirements:	10% of site (only sites over 5 acres)

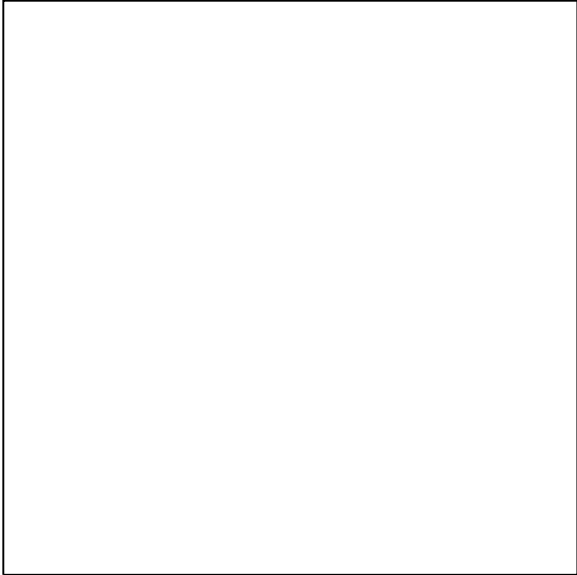
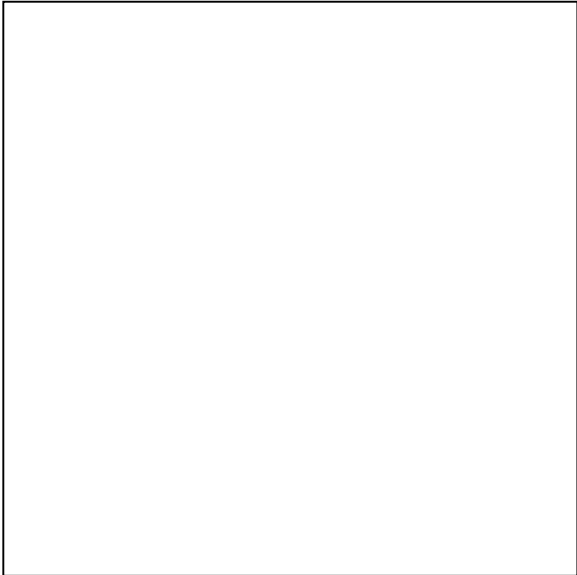
Lot Standards	Area		Width
	A	B	
Detached House:	2,500 <u>4,500</u> sf	25 ft	
Carriage House:	Same as principal structure		
Semi-Detached House:	2,500 sf	25 ft	
Townhouse:	900 sf	20 ft	
Cottage Court:	1,200 sf	20 ft	
Civic Building:	5,000 sf	50 ft	
Lot Coverage			

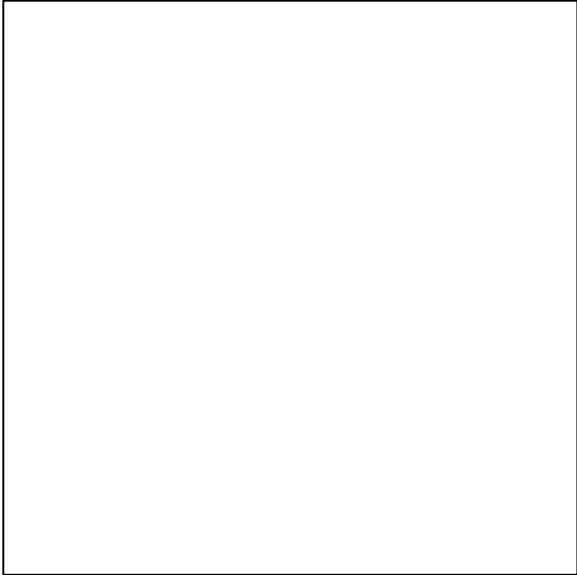
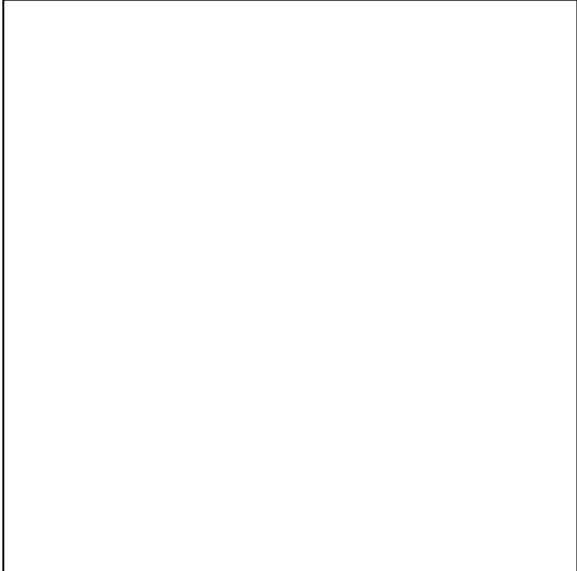
	All Building Types:	70% max.
©		

3.8.4. Building Placement.

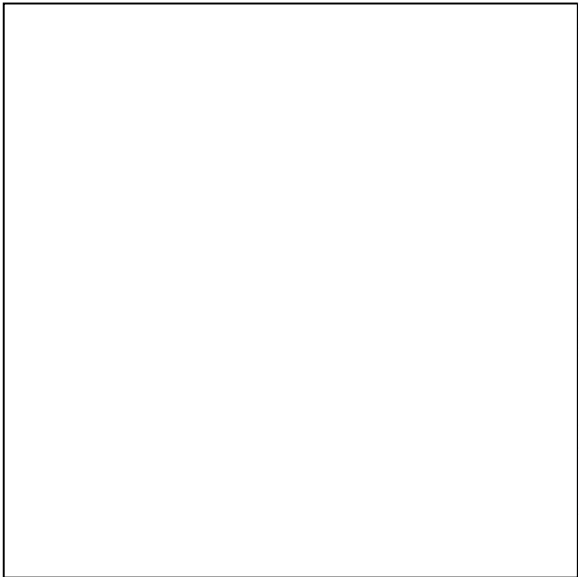


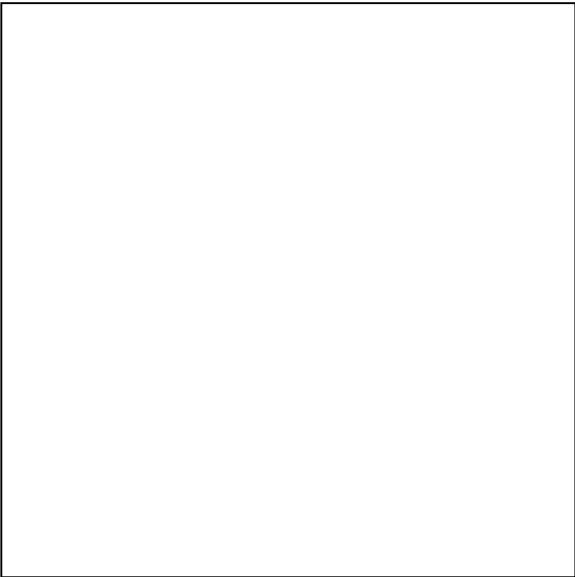
Principal and Accessory Structure Setbacks

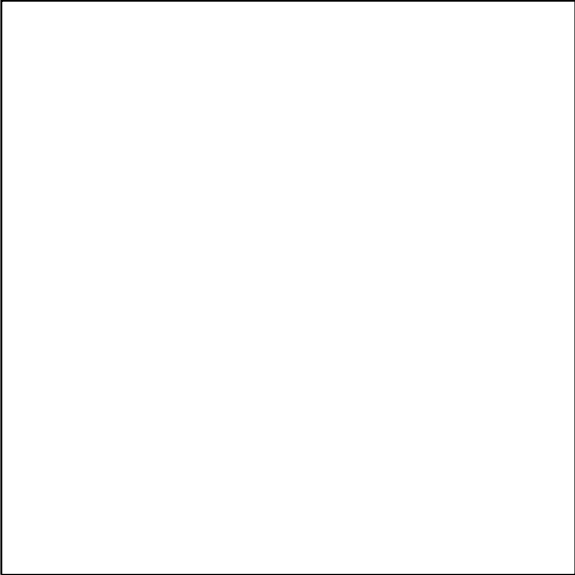
 Diagram A: A large rectangle representing a structure. A small circle with the letter 'A' is located at the bottom right corner of the rectangle.	Front Yard:	10 ft. min.
 Diagram B: A large rectangle representing a structure. A small circle with the letter 'B' is located at the bottom right corner of the rectangle.	Side Yard:	0 ft. min. <u>(10' between structures)</u>

	Rear Yard (no alley):	3 ft. min.
	Rear Yard (alley):	10 ft. min.
Greater side setbacks, greater rear setbacks, and greater building separation may be required as established by the applicable building or fire codes.		

3.8.5. Bulk and Mass.



Building Height		
 A		
	Max. Height in Stories:	3 stories

 A	Max. Height in Feet:	35 ft
The maximum permitted building height is whichever is less.		



Alpharetta Downtown Design Guidelines

June 7, 2017



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The Alpharetta Downtown Design Guidelines (The Design Guidelines) are an amendment to the Alpharetta Design Review Ordinance and Design Guidelines. These guidelines expand the area subject to the Alpharetta Design Review Ordinance and Design Guidelines to include the “Downtown Core” identified on page 70 of the adopted Alpharetta Downtown Master Plan (The Master Plan). These guidelines also provide additional standards that apply to all non-single family detached buildings, structures, sites and areas and the property on which they are located. Other applicable guidelines, regulations, and ordinances regulating development also apply. Where guidelines stated in this document are in conflict with other governing regulations, unless otherwise noted, the more restrictive shall control. Additionally, sculptures, art, and murals shall require review by the Art Commission.

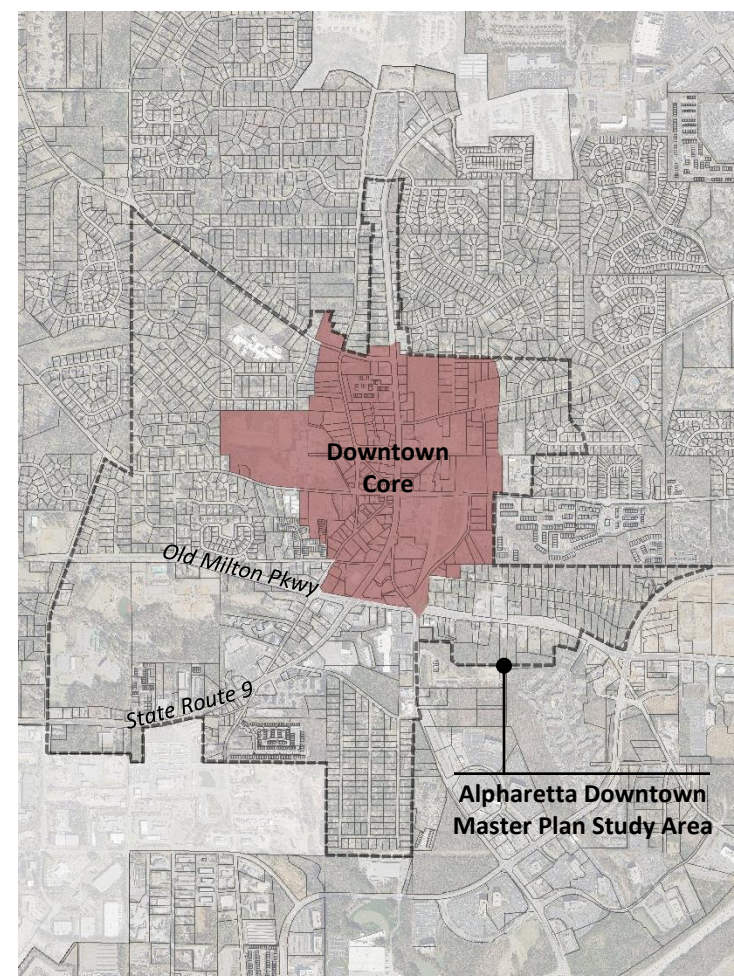
The Design Guidelines are intended to promote new development within Downtown Alpharetta that meets the goals of The Master Plan. These Guidelines include both standards (requirements that must be complied with) and recommendations (suggestions that are strongly encouraged to be complied with). Standards typically use the word “shall”, an active verb (i.e. “provide” or “install”) and/or a clear directive (“are not permitted”, or “are required”). Images and illustrations are provided of many of the issues discussed and are intended to aid developers and City Staff in the design and approval processes.

Finally, some guidelines only apply to specific building types. Definitions of these building types are established in the City of Alpharetta Downtown Overlay, which applies to the entire Downtown Core regulated by these Design Guidelines.

Master Plan Goals

Downtown Alpharetta is envisioned as a vibrant live-work-play district featuring shops and restaurants, walkable streets, a range of open spaces, civic uses, new mixed-use development, contextual housing, preserved historic resources, and much more. With its rich sense-of-place and small town scale, Downtown is intended to represent an authentic town center with programming and designs that differentiate it from other business centers in the Alpharetta area and make it a focal point for citizens of Alpharetta and nearby communities.

While the Design Guidelines are not intended to establish a single architectural design direction for Downtown Alpharetta, they do provide guidance and standards for site design, the design of buildings and streetscapes, material selections, exterior lighting, and signage design that are consistent with the design of the traditional Main Street as seen in small to medium sized towns throughout the United States, most of which were built during the 19th century up through the early part of the 20th century. The Design Guidelines are intended to be flexible and fluid in order to take advantage of future development trends, while maintaining a sense of visual cohesiveness within the downtown area.



These guidelines apply to all non-single family detached buildings, structures, sites and areas and the property on which they are located within the Downtown Core of the Alpharetta Downtown Master Plan Study Area.

Alpharetta's Downtown is intended to reinforce its established historic scale, character, and connectivity while embodying the architectural practices commonly found within the commercial centers of traditional towns built prior to World War II - commonly referred to as the traditional "Main Street". Overall planning and building arrangement should promote a compact pedestrian-scaled environment while individual buildings should be designed and detailed to reinforce the pedestrian-oriented character of Downtown.

Key Design Principles

The following Key Design Principles establish the foundation of these Design Guidelines whose purpose is to ensure the overall character of this unique environment.

- Buildings shall be located, designed, and programmed to activate open spaces, promote pedestrian activities, provide visual interest, and create an enjoyable, vibrant, and mixed- use environment.
- Building design shall utilize massing, materials, and architectural details and ornament to achieve compatibility with existing buildings within the Historic Business District and nearby areas.
- Compatibility is not meant to be achieved through uniformity or the replication of existing buildings, but through the use of variations in building elements to achieve individual building identity. Traditional Main Street buildings typically employ a variety of architectural styles, sometimes informed by the geographic location or the time period of construction.
- Avoid a pastiche of styles and competing architectural details. Traditional details, when used, should be appropriate to their style.
- Building facades should include appropriate architectural details and ornament to create variety and interest.
- Buildings shall be built to, or close to, the sidewalk with entrances oriented towards the street to promote a consistent and well-defined pedestrian environment.
- Open space that allows for community gatherings and more passive pedestrian activities is a vital component of any successful downtown environment. Rather than create smaller, disconnected spaces on a per development block basis, The Master Plan concentrates open space into larger locations with convenient public access.
- Create a sustainable environment that will be embraced by generations to come.



The historic Milton County Courthouse was built in 1877 and sat at the corner of Main and Academy Streets (razed in 1955).



Buildings and streetscape within Alpharetta's existing downtown.



An illustration of potential development.

Elements of Main Street Design

Prior to World War II, the traditional Main Street served not only as the community's primary commercial center, but also as an important part of its social life by providing a mix of uses and amenities which together activated streets and open spaces and helped define the towns' individual character. Streets, blocks, lots, and buildings were laid out and designed with both function and aesthetics in mind. Utilizing local materials and building techniques, communities were able to create a built environment that represented their individual character and future aspirations. Over time, as the community grew and evolved, additional streets and blocks were added while existing buildings and spaces were adapted or repurposed to meet current needs. The resultant is a Main Street that embodies the community not just at a single point in history, but as an authentic physical narrative of its evolution.

While one cannot ensure great buildings or places by simply copying the best historic ones, there are a number of common architectural attributes found along the traditional Main Street that, when arranged and properly utilized, will contribute to a well-proportioned, visually pleasing, and economically viable downtown neighborhood. These attributes include the size, scale, level of detail, location, and juxtaposition of buildings and individual facades and their associated architectural details. In order to establish and maintain a consistent character, it is important to be mindful of not only the design of a single building facade and its component parts but also understand how each fits into, and interacts with, neighboring buildings and spaces.

Pages 6-9 identify and illustrate key architectural attributes that characterize Main Street architecture. Alternatively, pages 10 and 11 identify and illustrate attributes of design that detract from the character of a traditional Main Street. Because Downtown Alpharetta includes both traditional Main Street areas and traditional residential streets, it is important to note that the following are intended to apply to the latter. Projects that include the preservation of historic residential buildings over 75 years old or completely consist of new residential buildings should be afforded some relief from the standards on pages 6-11.



King Street is both the commercial and social center of Old Town Alexandria, VA.



Town Green in Athens, GA.



A variety of building massings, styles and uses along with an appropriate amount of open space creates an inviting, human-scaled and viable environment.

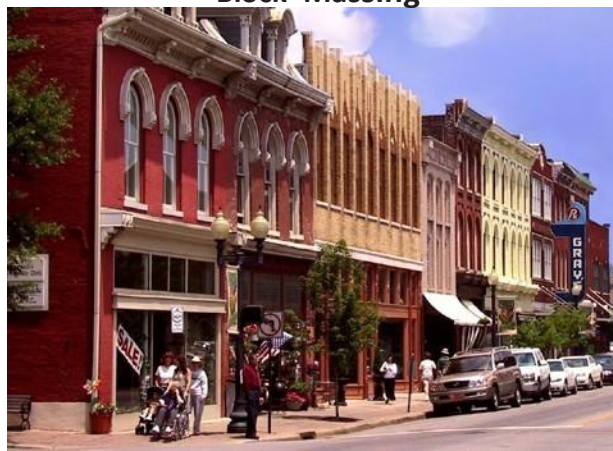
Building Location & Orientation



- Mixed-use and shopfront buildings are built to, or close to, the back of the sidewalk and establish a well-defined street edge that contributes to a greater sense of enclosure and clearly defined path.
- Mixed-use and shopfront buildings are placed close to the sidewalk to increase visibility into ground floor commercial uses.
- Street-level uses and building entries are oriented towards the street.



Block Massing



- Individual blocks are broken down into a series of buildings each with distinct facade expressions.
- Above illustrates a street that is predominately three stories in height with different roof and parapet treatments on each building used to break up the blocks' mass and provide visual interest. Below illustrates a block with more varied building height.



Building Massing



- Larger buildings that occupy a greater percentage of the block, utilize massing changes and fenestration rhythms to break down their length and relate them to smaller buildings.
- Traditional Main Street buildings are characterized by simple massing and forms.



Corner Articulation



- Simple massing and small changes in plane or height are used to emphasize certain intersections and points of interest within Downtown. Variations in massing complement, and do not compete with, other nearby design elements.
- Not all corners require massing articulation and may be treated more simply.

Building Entrances



- Building entries for upper level uses and pedestrian pass throughs may be identified via a change in massing and architectural elements that distinguish them from storefronts, as shown above. Alternately, they may be more discreetly incorporated into the ground floor fenestration, as shown below.



- While most Main Street buildings were erected prior to World War II, the inclusion of more recent styles is typical of many downtowns and brings both authenticity and a sense that a place has evolved over time.
- Variation in style can be expressed either as an element within a facade or as a facade within a block. In the above, the ground floor storefront and upper floor windows vary in style from the rest of the traditional facade. Below, the circa 1930s center building is a counterpoint to its 19th century neighbors.



Facade Design



- Ground floors consist of a high percentage of glass in order to provide a high level of visibility into and out of the commercial establishment.
- Traditional Main Street facades are characterized by distinct base, middle, and top (parapet) zones that create an attractive and comfortable human scale to buildings and blocks.
- Ground floors can be expressed as a continuation of the building's upper stories' design expression extending down to the ground (lower left) or with applied storefront elements (lower right).

Detail & Fenestration



- Architectural styles can be varied or more similar. The level of detail often is dependent on the style with some buildings more ornate and others more simple.
- Upper level fenestration is typically characterized by simple rhythms of window openings.
- As shown, buildings of similar size and with similar levels of detail can be distinguished by different storefront designs, second floor fenestration and parapet design.



- Main Street buildings are characterized by the use of traditional materials that utilize details appropriate to those materials.
- Well proportioned architectural elements that have an appropriate level of detail for the style of building they articulate provide a sense of scale and visual interest.
- Detail can be achieved through applied ornament, a change in material, building plane, color and texture.



Hierarchy of Detail & Materials



Street Fronting Facade



Entrance at Block Interior

- Not all sides of Main Street buildings are treated the same. The highest level of detail and quality of materials are used on the street fronting facades. Facades at the rear of buildings (block interior) or along alleys favor durability and cost efficiency.
- The materials and level of detail of street-facing facades typically return at corners and sides before transitioning to ones that are less detailed and more cost efficient.



Streetscape



- The streetscape, located between the building face and the curb, is comprised of street trees, accent planting, and street furniture that further promote Main Street's pedestrian activities.
- Sidewalks are sized to an appropriate width to accommodate both pedestrian and commercial uses such as seating and signage.
- Sidewalks built of durable materials and simple patterns are characteristic of traditional Main Streets.



Signage



- Signage's prime role is to provide commercial identity and branding. Done properly it adds a level of detail and visual interest to the building and the streetscape.
- Below, two examples of signage that complement the style of each building well and are integrated into their architectural elements.



Building Setback & Materials



- Buildings set back far from the back of the sidewalk degrade the street edge and do not provide the sense of enclosure that traditional Main Streets provide.
- Street facing facades with limited glass area at the ground level detract from, rather than promote, pedestrian activities.
- Buildings that incorporate an excessive number of materials risk creating a streetscape that looks busy and disjointed and are uncharacteristic of traditional Main Streets.



Massing & Scale



- Building facades composed of architectural elements that are oversized or ill-proportioned disrupt the typically consistent rhythms and proportions found along most Main Streets.
- Overly busy massing in close proximity that compete with each other for attention are uncharacteristic of Main Street.



Massing & Ground Floor Height



- Contemporary interpretations of traditional architectural styles are best executed when the design maintains the basic principles of the referenced style. In the above, the two top floor balconies create oversized, horizontal openings that erode the facade and are out of character with the building's style.
- Excessively tall ground floor-to-floor heights risk creating buildings with proportions and excessive spandrel zone depths that are not indicative of Main Street buildings.



Appropriate Details & Articulation



- Overly blank and/or unarticulated walls do little to activate the streets and spaces which they front.
- Windows set flush with the face of the facade are uncharacteristic of traditional Main Street buildings.
- Changes in color without changes in material and/or plane have a cartoonish effect that detracts from the character of Main Street.



Architectural Style & Context



- Overly thematic designs, particularly when they reference a specific style(s) or time period(s) that is not compatible to the locale, are uncharacteristic of traditional Main Streets.
- Awkward combinations of materials, details and the improper use of architectural style and scale create an inauthentic environment.



Visibility & Signage



- Ground floors that lack visual connections to the street, either through the lack of glazing, as in the above example, or the covering up of storefront with excessive signage, shown below, is a detriment to the pedestrian nature of main streets.
- Signage that is oversized, over-scaled, or blocks visibility into and out of ground floor businesses clutters the facade and does little to activate the streetscape.



The preceding principles establish the foundation for the architectural design of the future development sites within Downtown. Building upon, and reinforcing these principles, the following standards and recommendations are intended to provide guidance in the design and development of buildings and sites that achieve the City of Alpharetta's vision for its heart.

The Standards & Recommendations are broken down into a series of topics, beginning at the larger scale of the block, and successively addressing design issues at the intermediate and finally the smallest scale. In addition to the design of blocks and buildings, streetscape, landscape, signage, and lighting design are addressed owing to their importance in contributing to the character of a place.

Though not specifically called out, sustainability is an overarching goal for new development within Downtown, aspects of which are implied throughout these standards and recommendations by promoting development that is to be built for longevity and embraced by the community. To the extent practical, sustainability should be a consideration in the design, construction and operation of all buildings and spaces within Downtown.

Block Design: Location & Orientation

A city block (or simply block) is defined as a parcel or site bounded by public streets. It provides the space within the city's fabric for the placement of buildings and their associated service and support areas. The buildings, through their location relative to the street, overall massing, and height, articulate the edges of the block within which they are arranged and set the tone for the character of the public realm.

In order to create a well defined, pedestrian-oriented environment that promotes street-level activity, buildings within a block shall:

- I) Be located at the back edge of the sidewalk.
 - A. Small setbacks from the building line are generally discouraged and should be reserved for special and limited instances where specific street level uses require additional width at the sidewalk. Setbacks should be limited in both their depth and length along the block so as to maintain a well-defined street edge. Minor setbacks may occur, but with limitations, at corners of a block. (See Figure 1)
 - B. Arcades that project over the sidewalk may be permitted along specific block faces with approval of the Design Review Board (The Board). Columns that support arcades may land within the sidewalk zone provided that a minimum five foot (5') continuous path of travel is maintained. (See Figures 2A-C.)

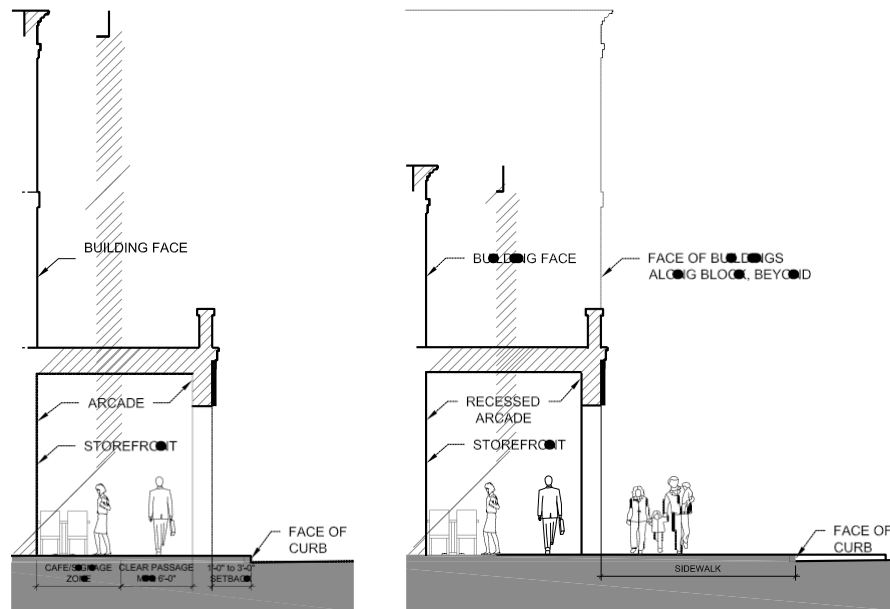


FIGURE 2A: Projecting arcades may be allowed.

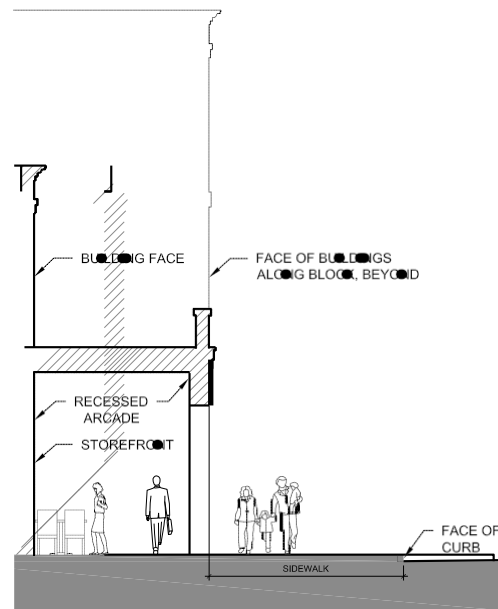


FIGURE 2B: Recessed arcades are generally discouraged.



Buildings built to the back of the sidewalk create a well-defined, pedestrian-oriented environment.

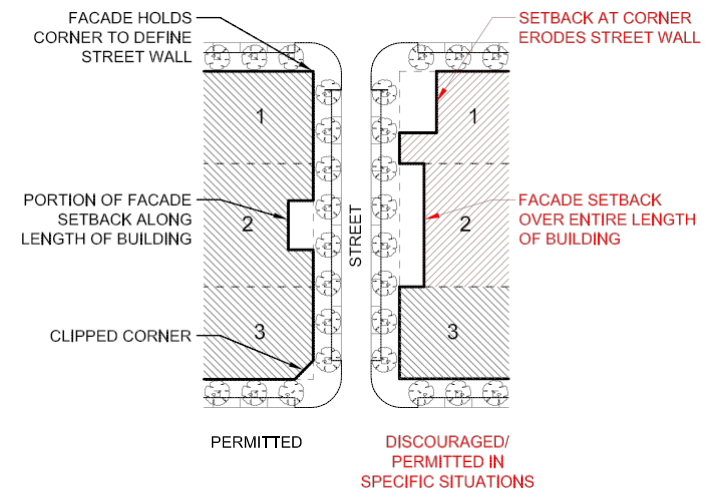


FIGURE 1: Setbacks are generally discouraged.



An arcade that projects over the sidewalk to create a covered seating area while maintaining a clear path for pedestrian travel.

Block Design: Location & Orientation

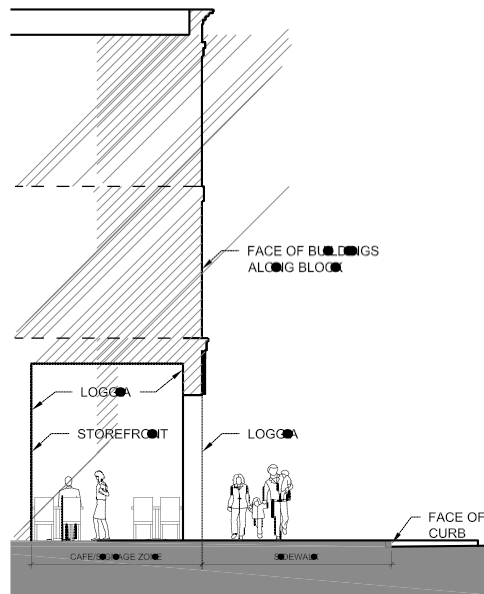


FIGURE 2C: Loggia that are recessed behind the sidewalk are allowed for dining uses only.

- C. Minor setbacks at the ground floor alone for entries, vestibules, commercial houses, or residential buildings types are permitted.
 - D. Parking is not permitted between building and the sidewalk.
 - E. Landscape or front yards between building and sidewalk is discouraged.
- II) Have primary facades and ground floor use entrances that are oriented towards the public street.
- A. Secondary entries may be located at the rear or sides of buildings provided they meet the requirements set forth within The Design Guidelines.
 - B. Entrances to upper floor uses may be located along the street front, side streets, off block breaks, or Block Interior areas.
 - C. Buildings that front multiple public streets or spaces, such as on corner or through lots, have more than one primary facade and should be designed with architectural emphasis placed on each; either hierarchically, with emphasis on the facade oriented towards the more prominent street or space, or equally with both elevations treated as primary facades.



Minor setbacks for building entrances are permitted.



Areas dedicated for dining along the sidewalk may be recessed within a loggia.



A setback from the building line for restaurant seating. Note, the above building extends back out to sidewalk at the ends of the seating area.

Block Design: Block Interior

The Block Interior consists of that portion of the block located behind buildings. It can consist of built areas, unbuilt areas, or a combination of both (See Figure 3). On smaller blocks, the building or buildings may occupy the entire block, thus eliminating the Block Interior.

- I) Uses that are appropriate to be provided for at the Block Interior include:
 - A. surface parking
 - B. service, loading and delivery areas
 - C. structured parking
 - D. open space
- II) Building facades fronting onto the Block Interior may be simpler in their design than those fronting onto public streets. Though not a requirement, their level of detail may be reduced and/or material palettes may be simplified in favor of durability over cost.

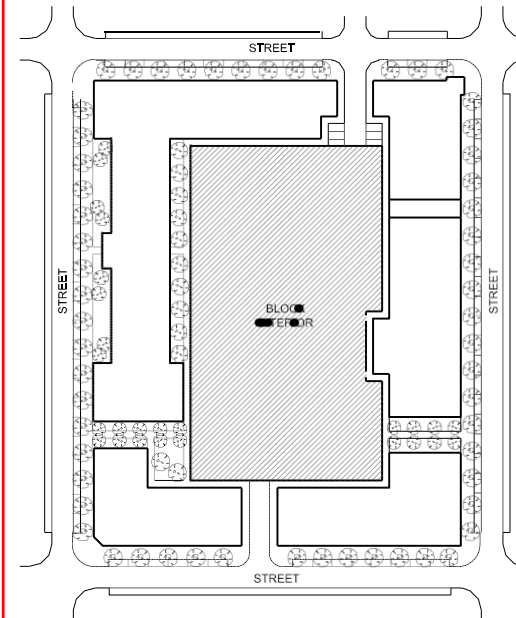


Figure 3: The Block Interior consists of the area located behind buildings.



Block Interiors serve primarily for functional uses such as parking and service. Facades fronting onto block interiors may be much simpler than their street fronting counterparts.

Block breaks provide connections, both pedestrian and vehicular, between the street and Block Interior and are particularly important in adding a level of porosity to longer blocks (See Figure 4). The number and width of these breaks should be minimized in order to screen views into the Block Interior from the street, maintain a defined street edge, and limit the number of vehicle curb cuts along the sidewalk.

- I) Vehicular block breaks:
 - A. shall be located to provide convenient access to parking and service areas within the Block Interior and facilitate efficient traffic movement across the site.
 - B. shall not occur along portions of blocks fronting the Town Green or along Street D.
 - C. should provide an appropriately sized sidewalk on at least one side of the vehicular roadway.
- II) Pedestrian block breaks:
 - A. should be located along key pedestrian routes.
 - B. are encouraged to have landscape plantings and street furniture.
 - C. may provide outdoor dining and seating areas for adjacent ground floor uses.
 - D. should, to the greatest extent possible, be activated by orienting street level openings and building entrances along their length.
- III) Portals are intermediate building breaks that occur at the first floor and allow for upper levels of the building to bridge over. Portals maintain the street edge of a block and provide opportunities for special architectural treatments.
 - A. Vehicular portals provide access for both vehicles and pedestrians to areas at the Block Interior including direct access to surface or structured parking.
 - i. The roadway and sidewalk zones are to be separated either by grade or with bollards or other physical barrier.
 - ii. A change in materials or material color between the vehicular and pedestrian path is encouraged.
 - B. Pedestrian portals provide pedestrian only access to the Block Interior.
 - i. Edges are encouraged to be activated with building entrances, dining/cafe seating, display windows, streetscape furniture, and accent planting.
 - C. Lighting of portals should be designed to provide for a safe and inviting path.
- IV) A block break used for a drive-up window is subject to Board approval.

Block Design: Block Breaks

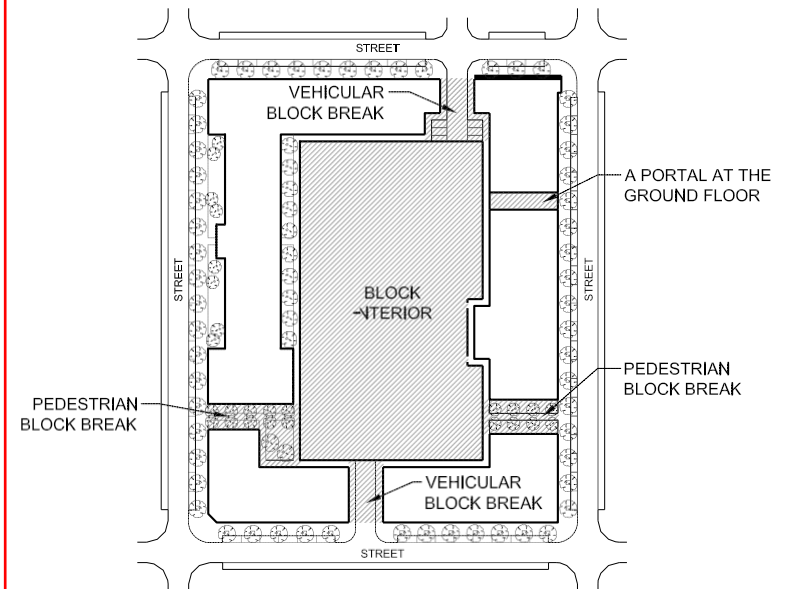
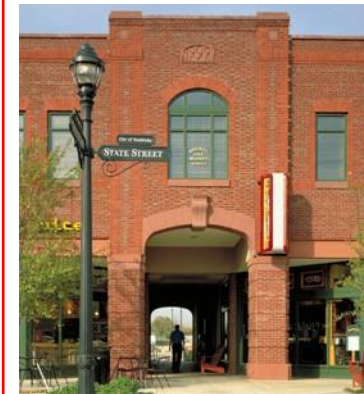


Figure 4 Identifies the access types to the Block Interior.



a Pedestrian Portal connects the street to block interior.



A Vehicular Block Break with an appropriately sized sidewalk.

A Pedestrian Block Break with a covered dining area.

Block Design: Block/Building Massing

Building massing generally refers to the shape of a building's volume. Traditional Main Street shopfront or mixed-use buildings usually have relatively simple massing; the street facades are relatively planar, have minor, if any, setbacks or projections, and are built straight up to the parapet. Setbacks, when they occur, are often reserved for the uppermost story or at the first floor at an entrance. Projections usually consist of minor facade articulations (e.g., balconies, pilasters, facade folds, and minor bays) except where more significant projections such as bays, oriel, and tower elements are used and are appropriate to the building's stylistic expression and location.

- I) A building's massing should relate to its site location, use, and architectural context.
 - A. Building massing should reinforce the massing patterns of other Downtown buildings.
 - B. Unique massing forms (e.g., towers, domes, and porticos) should be reserved for those buildings located at key points of interest or housing important civic functions.
- II) The massing of longer blocks are encouraged to be broken up by:
 - A. locating multiple buildings along any given block face. (See Figure 5)
 - B. utilizing a segmented facade treatment (see Glossary) on larger buildings. (See Figure 5)
 - i. Changes in segmented facade treatment should be planned to occur at the first floor tenant demising lines. Tenants may take up multiple, whole, segmented facade treatments.
 - ii. The widths of segmented facade treatments are encouraged to be based on a standard module similar to those found along traditional Main Streets.
 - C. breaking up of longer buildings with massing articulation.
 - D. a combination of A, B, and C above.
- III) Variations in the width, height, and rhythm of street-facing facades are encouraged along any block face.

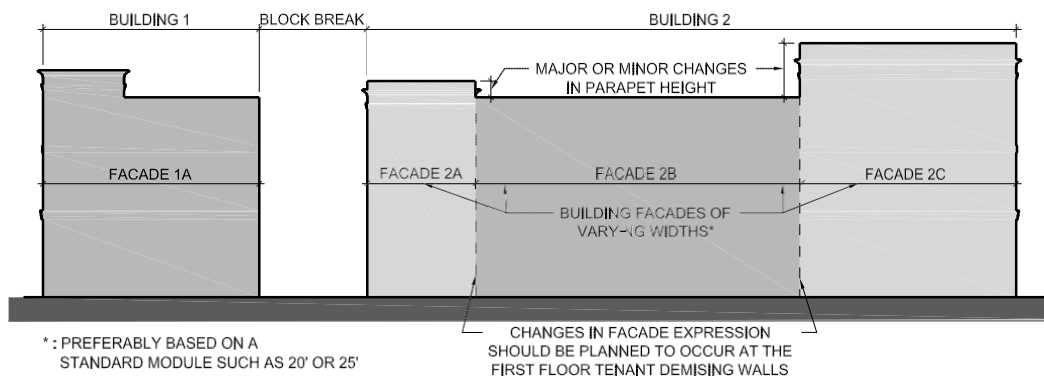


Fig. 5: Diagram of a block broken up by multiple buildings. Building 2's massing is further broken up by segmented facade treatments.



Examples of buildings that use simple massing articulations.



An example of a building that utilizes a segmented facade treatment of varying width facades to break down the perceived length of the block face.



Buildings that take up larger portions of a block, use massing articulations and fenestration rhythms that break down the scale of the block.

Block Design: Block/Building Massing

IV) Important elements such as building entrances or pedestrian portals may be reinforced with changes in massing or breaks in the predominant rhythm of the block.

V) If the opportunity exists, a building's massing should emphasize and frame or terminate important vistas. Building corners may be articulated in various ways (see Figure 6), but should not compete with other, adjacent massing articulations.

VI) Projections

Architectural elements such as balconies, bay projections, show windows, canopies, and awnings should be integrated into the design of street fronting facades to provide an added layer of variety, detail, and interest along the block face.

- A. Projections should be designed with regard to the individual building's design as well as the overall length of the block and street in terms of location, scale, rhythm, and relationship to one another.
- B. Visually unsupported and unresolved projecting architectural elements are discouraged.
- C. Projections at the ground level should be limited in their depth as to not obstruct sight lines into ground level uses. Where projections reduce the width of the sidewalk, a clear pedestrian path of five feet (5') must be maintained along the length of the building.
- D. Projections are only required in commercial house building types as appropriate to the style.

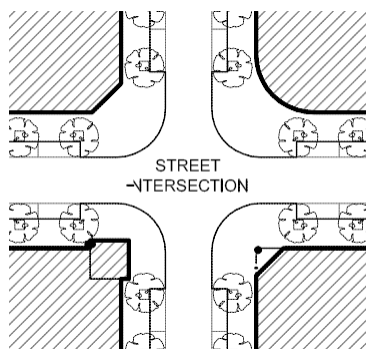


Figure 6: Diagram of building massings that emphasize corners.



Massing articulations at corners should complement plan relationships and not compete with other massing articulations.



Projections of massing or elements within traditional Main Street facades are typically minor.



More significant projections, such as balconies, bays or show windows, may be incorporated into the facade at select locations.

Block Design: Building Height

The Master Plan identifies recommended ranges for building heights (in floors) ranging in height from 1-4 stories.

- I) Buildings shall be designed to accommodate a minimum first floor finished ceiling height of twelve feet (12') to allow for retail commercial uses at the ground floor. Taller ceiling heights are allowed provided:
 - A. the height of the storefront is increased proportionately.
 - B. any increase in the height of the spandrel zone (the area between the head of openings on one floor and the sill of the openings on the above adjacent floor) between the ground and second floors is compensated through the use of architectural details that act to subdivide it into smaller areas.
 - C. a combination of A and B, above.
- II) It is encouraged, though not required, that the heights of buildings along the street vary along the length of a block.
- III) Adjoining buildings of the same story height should, where practical and not in conflict with their overall architectural expression, have offsets in their adjoining parapet or cornice heights.



A commercial main street with a large variation of facade and building heights along the block.



A street that is predominately three stories in height with different roof and parapet treatments on each building used to break up the blocks' mass and provide visual interest.

Facade Design: Facade Organization

Facade design addresses the organization, fenestration, detailing, and material composition of the exterior of a building.

- I) In order to create an attractive and comfortable human scale for buildings and blocks, the designs for all building facades (except commercial houses) that front onto public streets and spaces should express a distinct base, middle, and top (parapet). (See Figure 7)
 - A. The Base is the lowermost story of a building. It visually anchors the building to the ground. Areas of wall, piers, and pilasters, together with larger windowed areas, typically comprised of storefront and entrances makeup the majority of the Base. Though not a requirement, some type of horizontal band or belt course separates the building Base from the Middle.
 - B. The Middle is the portion of the facade between the Base and Top and comprises the building's upper floors' openings, and, depending on the building's height and facade organization, may or may not encompass the uppermost floor. On most Main Street buildings, the middle zone of the facade is characterized by simple window rhythms. Depending upon the style, the detail and articulation of openings and wall area can range from simple to ornate.
 - C. The Top of the facade, which, depending on the overall building height may or may not include the uppermost floor, visually completes the facade as it meets the sky. The Tops of Main Street facades typically consist of the building's cornice and/or parapet.
- II) Fenestration is the design and detailing of the openings within a facade. Together with massing, it is one of the primary elements that defines the design character of a building's exterior.
 - A. The fenestration at the first floor of commercial buildings should be composed of a high percentage of window area in order to promote visibility into retail and dining establishments. Upper stories, which are less likely to be occupied by retail tenants may have a smaller percentage of window opening area.
 - i. Buildings with first floor commercial uses should have ground floor openings (windows and doors inclusive of framing, dividing, and sub-dividing elements) along street-facing facades that are not less than **50%** of the first floor facade area. Facade area is measured from grade to finished floor at second level.
 - ii. Upper levels should have openings (windows and doors inclusive of framing, dividing, and sub-dividing elements) not less than **20%** of the upper level facade area. Facade area is measured from the finished floor at the second level to finished roof at the face of the facade.

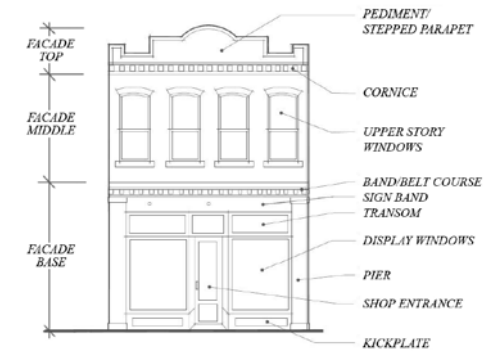


Figure 7: Illustration of a typical mixed-use building facade's organization.



Traditional Main Streets are characterized by a high percentage of glazing at the street with a smaller percentage at sides and upper floors.



An example of a facade that uses both simple fenestration rhythms and level of detail to compose an elegant facade.

- iii. Glass used to satisfy the above must be unpainted and have an external reflectance of less than 15%.
- B. Fenestration rhythm is the regular recurrence or pattern of upper level window openings along the length of a facade or block.
 - i. Facades should be composed of simple fenestration rhythms. Complex rhythms and misalignments, relative to other upper level openings as well as ground level fenestration, should be avoided.
 - ii. Variation in the fenestration rhythms within a block length are encouraged.
 - iii. For most Main Street architectural styles, upper level window openings should utilize vertical window proportions. Where horizontal proportioned openings are appropriate to the building's style, the use of divisions within the window opening to create more vertically proportioned sub-divisions of the window area are encouraged.
 - iv. To the extent practicable, the design of fenestration at upper floors should allow for the use of standardized office planning modules in order to provide the greatest flexibility for future tenant leasing.
- C. Larger window and door openings should be subdivided using both vertical and horizontal elements (e.g., pilasters, mullions, transoms) of varying dimension. Where appropriate to the building's architectural style, muntin bars may also be used to subdivide the glass area. Fenestrations that utilize large amounts of glass (e.g., continuous glazing systems, ribbon windows) may be permitted if appropriate to a building's architectural style and location within a block.
- D. Windows and doors should be recessed within their opening in the exterior wall in order to provide a sense of depth and wall mass.
 - i. Window and door frames should be recessed to the extent compatible with the building's architectural style, but not less than two and one-half inches (2 1/2") from the exterior wall plane.
 - ii. The recess depth identified in II.D.i., above, is measured from the predominant exterior wall plane and is exclusive of the depth of any applied trim or surround at the opening.
- E. Double hung and casement window types are encouraged within openings above the ground floor. Non-operable windows should have sight lines that resemble the appearance of double-hung or casement window types. Horizontal sliding type windows and doors are not permitted.



Variation in simple fenestration rhythms at the upper level along a block.



An example of two similarly sized facades which are distinguished by two different fenestration rhythm at both the ground and upper level.



Windows recessed from the face of the exterior wall provide a sense of depth to an opening and mass of the building.

- F. Storefronts allow visibility into a commercial establishment and allow businesses to display their merchandise to customers.
- i. Storefront windows should be predominantly open to the interior so that the interior of the commercial establishment is visible to customers and pedestrians from the outside.
 - ii. The design of a building's storefront areas can vary within a single building and along the length of the block, but should be consistent for any one tenant. Generally, storefront designs fall into two broad categories: integrated storefronts and applied storefronts.
 - a. Integrated storefronts are those that allow the architectural expression or style of the building to continue down to the first floor. The tenant's branding of their space is typically limited to the installation of signage and possibly awnings or canopies. The ground floor window and door openings are typically consistent with the design of the upper floor openings, though the tenant may make some modifications of the door and window framing elements within the openings.
 - b. Applied storefronts are those that apply a distinct architectural treatment at the first floor that is specific to a particular tenant space. In addition to signage, awnings or canopies, applied storefronts typically utilize architectural elements, such as pilasters, panels, frames, lintels and cornice elements that are applied to the building's ground floor façade and express the tenant's identity. Applied storefronts may interrupt or eliminate non-structural wall or pier elements in order to create larger door or window openings. Where a tenant's space ends at a mullion or pilaster "within" an opening, applied storefront is not permitted to be utilized at only the tenant's portion of the opening, and integrated storefront would need to be used at that opening.
 - iii. The design and detailing of storefront and its component parts are critical to creating attractive and pedestrian scaled ground floors.
 - a. The following attributes of storefront design are strongly encouraged.
 1. Storefronts whose design and details relate to the building's overall style.
 2. Storefront designs, when they differ in style from that of the overall building, that are well designed and detailed and do not detract from or compete with the building's design.
 3. Storefronts that introduce subdivisions into larger glass areas. These can be in the form of pilasters, mullions, horizontal divisions, and muntin bars. These elements, when appropriate to the building's style,



Variation in the treatment and architectural style of storefront along a block face provides for a visually diverse streetscape.



Integrated storefront expresses the building's overall design and architectural style as it continues down to the first floor.



The above illustrate storefront that is applied as a base element to the facade.

Facade Design: Entrances

should utilize recessed and/or raised profiles to further break down and articulate their surface areas.

4. Storefronts that introduce depth into the window framing and window subdivision elements. This can be achieved with trim elements that are added onto the window framing system, examples which include brick moulds, panning, and other applied trim at the face of the window frame.

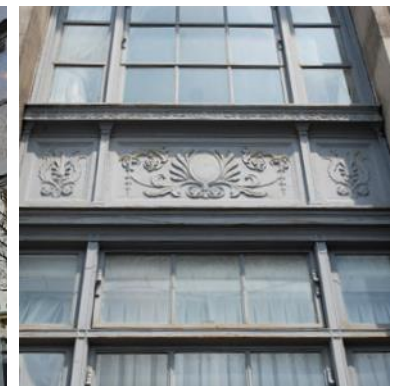
- b. Further, the following attributes of storefront design are strongly discouraged.

1. The use of dark or heavily tinted glass.
2. The use of translucent, frosted, or film-backed glass (unless in front of service areas that cannot be located to sides or rear of a building).
3. Aluminum storefront framing systems ("storefront systems") with unarticulated frame faces wider than one and one-half inches (1-1/2"). Systems with frame members whose outer face is wider than one and one-half inches (1-1/2") should employ applied trims and panning extrusions to articulate the face of the frame.

- G. The location and design of entrances to both street level and upper floor tenants are important to pedestrian wayfinding and supporting a viable retail environment.
 - i. All entrances shall be easily identifiable as primary points of access.
 - ii. To the extent practicable, the design of the building's facade at the ground floor should allow for the flexible location of commercial tenant entrances.
 - iii. Building entrances for upper floor tenants should be integrated into the design of the overall building facade and should be distinguished from tenant entrances.
 - iv. Building entrances for upper floor tenants may be defined by an articulation of the building's massing and/or the use of architectural elements that provide emphasis to the entrance (e.g., lintels, pediments, pilasters, columns, porticos, porches, and canopies). The details should be compatible with the building's overall architectural style in terms of scale, materials, colors, signage, and lighting.
 - v. The number of secondary access doors (e.g., egress, service, etc.) located within a public street-facing facade should be minimized. If their location requires their placement within a public street-facing facade, the design of such entrances should be incorporated into that facade's design.



Examples of storefront that are composed of well-proportioned and detailed pilasters, mullions, and cornice trim.



Larger glass areas are subdivided using elements of various width and amount of projection to provide a level of hierarchy within the opening.



Building entries may be identified via a change in massing and architectural details that distinguish them from tenant entrances as shown at left. Alternatively they may be incorporated into the ground floor treatment as illustrated above.

Building facades fronting onto public streets and open spaces should utilize architectural details and ornament that are consistent in their design and scale with each building's style and scale in order to provide visual interest and help to create a human scale. Architectural details include, but are not limited to, such elements as base courses, water tables, pilasters, sills, lintels, band courses, spandrel panels, cornices, and parapets and can be applied to a facade or achieved through a change in materials, plane, color, and texture.

- I) Architectural details should be designed to the appropriate scale, proportions, and complexity of detail of a building's architectural style.
- II) Architectural details should further articulate a building's massing to provide a sense of scale, texture, and visual interest along the street that is appropriate to each building's architectural style.
- III) Architectural details that reinforce the retail character of the ground floor and help to define the pedestrian environment, such as canopies, awnings, overhangs, and well-detailed storefronts, are encouraged and should be integrated into the architecture of the building.
- IV) Oversized architectural details should be avoided.
- V) All buildings are not required to have the same level of detail. Traditional Main Streets are characterized with buildings of varying levels of detail.
- VI) Details that take advantage of the inherent properties of a material are encouraged.



Architectural details that are consistent in their design and scale with the overall facade and adjacent buildings promote a cohesive environment.



Variation in the architectural style and level of detail of facades along a block adds visual interest and provides the sense a place has evolved over time.



Details such as polychrome (left) or corbelled (right) brick patterns take advantage of the inherent properties of brick to cost efficiently add interest and texture.

Exterior building materials should consist of those that have been traditionally used in Main Street architecture. In addition, certain non-traditional materials that emulate traditional materials and provide advantages relative to maintenance, durability, and cost will be permitted as indicated below.

- I) Materials should be selected based on their visual characteristics, quality, and durability.
- II) The sustainability of a material should be considered in the selection and specification of exterior building materials and finishes.
- III) Exterior building materials visible from a street or public open space should be selected from the following:

Brick

Manufactured stone,

Natural stone

Cement-based siding

Hard coat stucco

Fiber reinforced plastic (FRP) – used for exterior details and architectural elements, including but not limited to: cornice and entablature elements, decorative columns and pilasters, storefront trim, railings and balustrades, spandrel panels, and similar elements.

Painted steel and aluminum, cast iron, brass, bronze, copper.

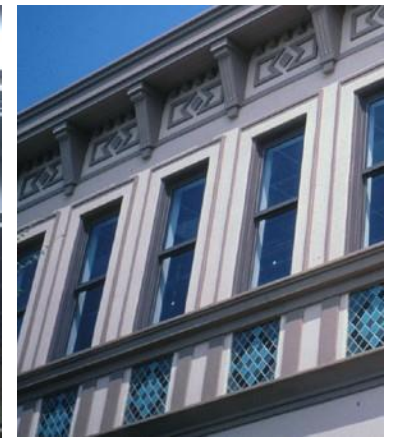
Wood when used as part of a storefront finish or on a residential building or commercial house only. Must be a species recommended for exterior exposure by AWWPA (American Wood Protection Association) or equivalent standards.

Roofing materials (visible from any public right of way): copper, factory finished painted metal, slate, synthetic slate, terra cotta, cement tile, glass fiber shingles.

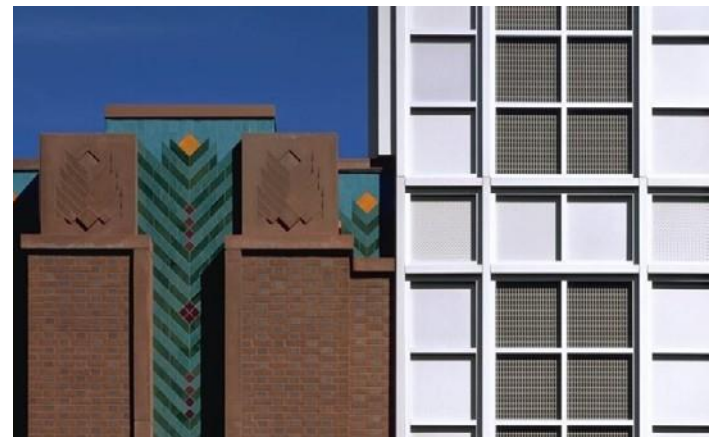
Materials other than those discussed above may be appropriate for architectural trim and accent applications including but not limited to: cornices and decorative brackets, frieze panels, decorative lintels, shutters, and porch or balcony railings.



Materials should be selected with consideration of durability and aesthetics.



The scale of materials should be appropriate to their location on the facade.



Materials of varying color, texture and size can be used to create visual contrast.

IV) Including the materials listed on the previous page, the following additional materials may be used on facades that are not visible from the street or public open space:

Split face concrete masonry units

Exterior insulation finishing systems (EIFS) with Board approval.

V) Building facades should be constructed of a minimum number of primary materials. Additional materials may be used as trim or accent materials, however, the use of an excessive number of materials risks creating a building that is inconsistent with the intended character for Downtown.

VI) Building materials are permitted to vary from the primary facades not fronting onto a public street, right-of-way, or public open space. On secondary and rear-facing facades (i.e., those facades not fronting onto a public street, right-of-way or public open space) the building materials are permitted to vary from the primary facades.

- A. Facades fronting onto alleys, block breaks, and the Block Interior may be designed with additional materials noted above and a reduced level of detail, reflecting the reduced level of importance of the areas they front.
- B. Street facing facade materials and details should return at least one architectural bay along an alley or block break before transitioning to additional materials and details.



Street facing facades use the highest level of detail and quality materials.



Facades fronting onto a block interior, parking and service area employing a simplified level of detail.



Street facing facade materials and details return one bay along an alley or block break.

While the preceding standards and recommendations are style-neutral and apply to all buildings, architectural styles are still critical to establishing a strong sense of place in Downtown Alpharetta. The community takes pride in its historic buildings and recognizes the importance of traditional architecture in reinforcing the local identity and civic pride. The new City Hall and Library are but one demonstration of this and seek to set the standard for new private development in the greater Downtown area.

At its simplest, “architectural style” refers to the way that doors, windows, and building details are designed and organization on a façade. It is different from “building type” and can, in fact, be applied to almost any building.

In order to ensure a cohesive and orderly townscape in Alpharetta, all new buildings should be designed in one of the following architectural styles:

- Georgian
- Neoclassical
- Stick
- Shingle
- Romanesque
- Federal/Adam
- Greek Revival
- Queen Anne
- Folk Victorian
- Italianate
- Tudor Eclectic
- Mercantile/Mill

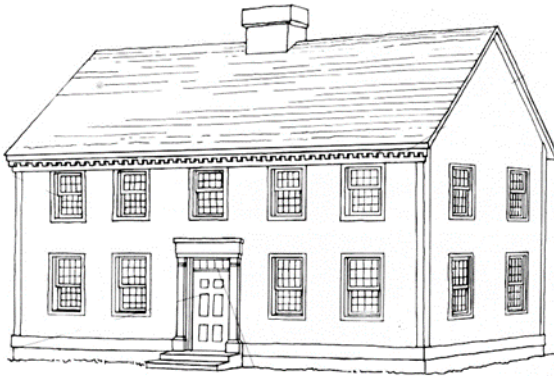
Specific features of these styles are summarized on the following pages. More detail can be found on the in *A Field Guide to American Houses* by Virginia Savage McAlester or *Residential Architectural Styles in Georgia* by the Historic Preservation Division of the Georgia Department of Natural Resources.

The following pages also identify appropriate building types for each style. The application of these styles to individual buildings can and should vary by building type. Smaller residential buildings should reflect the most “pure” interpretation of the style, while shopfront or mixed-use buildings may incorporate the style through the application of architectural details to simple building forms as described on page 31.



On larger buildings, such as shopfront and mixed-use buildings, architectural styles should be achieved through the application of architectural details to simple building masses.

Georgian



Source: *A Field Guide to American Houses* by Virginia Savage McAlester

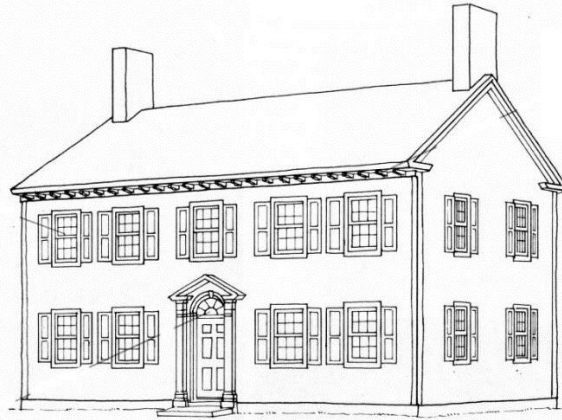
Elements of the Georgian style are as follows:

- Front facades are always symmetrical and usually five windows wide. Narrower buildings are sometimes three windows wide and larger buildings are sometimes seven windows wide. There is never an even number of windows across the front façade.
- Front doors are paneled, centered, and topped with a decorative crown support by decorative pilasters. There is also usually a row of small rectangular glass panes beneath the crown, either within the door or in a transom.
- Windows have double-hung sashes, typically with nine or twelve small panes per sash. Windows are never in adjacent pairs.
- The cornice is usually emphasized with tooth-like dentils or other decorative molding.

Appropriate building types:

- All building types

Federal/Adam



Source: *A Field Guide to American Houses* by Virginia Savage McAlester

Elements of the Federal/Adam style are as follows:

- Front facades are always symmetrical and usually five windows wide. Narrower buildings are sometimes three windows wide and larger buildings are sometimes seven windows wide. There is never an even number of windows across the front façade.
- Front doors are paneled, centered, and topped with a semi-circular or elliptical fanlight. There are also usually sidelights, an elaborate crown and surround, and/or an extended small entry porch.
- Windows have double-hung sashes, typically with six panes per sash. Windows are never in adjacent pairs.
- The cornice is usually emphasized with tooth-like dentils or other decorative molding.

Appropriate building types:

- All building types

Greek Revival



Source: *A Field Guide to American Houses* by Virginia Savage McAlester

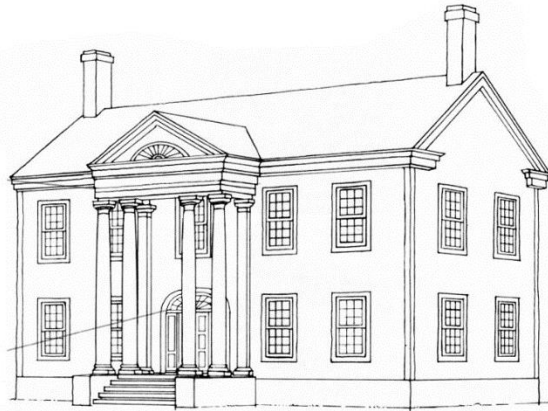
Elements of the Greek Revival style are as follows:

- Front facades of the principal building mass are usually symmetrical. Exceptions to this are limited to off-centered doors, which may be located at one side of the structure, especially in narrower townhouse or mixed-use building types.
- Front doors include a narrow line of transom and sidelight windows, usually incorporated into an elaborate door surround.
- Front entry porches or full-width porches are usually provided. Porch roofs are always supported by square or rounded columns of one of the Classical Orders.
- The cornice is emphasized with a wide, divided band of trim.
- The roof is usually gabled or hipped with a low pitch.

Appropriate building types:

- All building types

Neoclassical



Source: *A Field Guide to American Houses* by Virginia Savage McAlester

Elements of the Neoclassical style are as follows:

- Front facades are always symmetrical and usually five windows wide. Narrower buildings are sometimes three windows wide and larger buildings are sometimes seven windows wide. There is never an even number of windows across the front façade.
- Front facades are usually dominated by a full-height entry porch with a triangular gable above supported by four columns with shallow square bases.
- Front doors are paneled, centered, and topped with a semi-circular or elliptical fanlight.
- Windows have double-hung sashes.

Appropriate building types:

- All building types

Stick



Source: *A Field Guide to American Houses* by Virginia Savage McAlester

Elements of the Stick style are as follows, although it's rare for one building to have all elements:

- Front facades are usually asymmetrical and include horizontal and vertical bands raised from the wall surface for emphasis.
- Front porches or stoops are always provided and include diagonal or curving support braces.
- Roofs are usually steeply pitched, but may be hidden behind a parapet wall on townhouse or mixed-use building types.
- When roof gables are provided they include decorative trusses. Cross gables are common.

Appropriate building types:

- Semi-detached house
- Townhouse
- Walk-up flat and stacked flat
- Commercial house

Queen Anne



Source: *A Field Guide to American Houses* by Virginia Savage McAlester

Elements of the Queen Anne style are as follows:

- Front facades of the principal building mass are usually asymmetrical. Exceptions to this are when the Queen Anne style is used on a shopfront or mixed-use building types.
- All facades often include textured shingles or other devices to avoid a smooth-walled appearance.
- Front facades include a partial- or full-width porch and extend along one or both side walls.
- Roofs are usually steeply pitched, but may be hidden behind a parapet wall on townhouse or mixed-use building types.

Appropriate building types:

- All building types

Shingle



Source: *A Field Guide to American Houses* by Virginia Savage McAlester

Elements of the Shingle style are as follows:

- Front facades are always asymmetrical.
- Front porches are almost always present.
- Irregular, steeply pitched roof line, usually with cross gables and multi-level eaves.
- Wall cladding and roof of continuous wood shingles.
- Shingled walls without interruption at corners.

Appropriate building types:

- Semi-detached house
- Walk-up flat and stacked flat
- Commercial house

Folk Victoria



Source: *A Field Guide to American Houses* by Virginia Savage McAlester

Elements of the Folk Victorian style are as follows:

- Front facades are always symmetrical except when a front gable or wing is provided.
- Front porches with spindlework detailing.
- Roofs are usually gabled and with very simple massing.
- Brackets under roof eaves.

Appropriate building types:

- Semi-detached house
- Commercial house



Source: *A Field Guide to American Houses* by Virginia Savage McAlester

Elements of the Romanesque style are as follows:

- Front facades of the principal building mass are usually asymmetrical. Exceptions to this are when the style is used on shopfront or mixed-use building types.
- Masonry walls.
- Round top arches over windows or entrances.
- Conical roofs on towers, when such are provided.

Appropriate building types:

- Walk-up flat and stacked flat
- Shopfront
- Mixed-use building
- General building
- Civic building

Italianate



Source: *A Field Guide to American Houses* by Virginia Savage McAlester

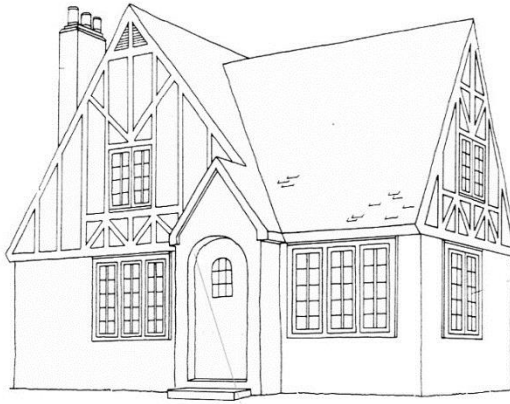
Elements of the Italianate style are as follows:

- Front facades of the principal building mass are usually asymmetrical. Exceptions to this are when the style is used on shopfront or mixed-use building types.
- Masonry walls.
- Round top arches over windows or entrances.
- Conical roofs on towers, when such are provided.

Appropriate building types:

- Walk-up flat and stacked flat
- Shopfront
- Mixed-use building
- General building
- Civic building

Tudor Eclectic



Source: *A Field Guide to American Houses* by Virginia Savage McAlester

Elements of the Tudor Eclectic Style are as follows:

- Steeply pitched roof, usually side-gabled
- Façade dominated by one or more prominent front-facing gables, usually steep pitched
- Tall, narrow windows, usually in multiple groups, with multi-pane glazing
- Massive and prominent chimneys, usually capped with decorative clay pots
- Front door and/or entry porch with round or Tudor arch
- Decorative half-timbering, but not present on all examples

Appropriate building types:

- Semi-detached house
- Walk-up flat and stacked flat
- Commercial house



Styles on Shopfront and Mixed-Use Buildings

Several of the architectural styles identified are appropriate for shopfront or mixed-use building types. Traditionally, such buildings were simple and relatively small rectangular or box forms which, when placed side by side, created a “Main Street.” As new “Main Street” style shopfront and mixed-use buildings are constructed in Downtown Alpharetta, architectural styles should be applied to them in a manner consistent with these traditional patterns.

Elements of the appropriate application of architectural styles to shopfront and mixed-use buildings are as follows:

- Front facades of large buildings should be broken up into smaller façade units to create the appearance of several smaller buildings (as established in other parts these guidelines).
- No more than one architectural style may be applied per building, although large facades broken up into several smaller units may incorporate different styles on different units to create the appearance of adjacent buildings.
- Architectural style shall be achieved through the addition of key elements of the style to the building façade. This may include architectural details, cornice treatments, roof shapes, window designs, and similar features.

Shopfront and mixed-use buildings may also incorporate sculpture, murals, and additional public art that are not specifically associated or consistent with the building’s architectural style. Traditionally, such features were usually found on the sides and rears of buildings, but not always. These features require review by the Art Commission.



This image shows the application of the Romanesque style to a shopfront building (at left) and the application of the Queen Anne style to a mixed-use building at right.

Mercantile/Mill (For specific building types)

To further spawn creativity by developers and architects within the downtown fabric, an additional style is allowed for commercial mixed-use or mercantile type buildings. Nineteenth and early 20th century urban mills and/or warehouses are included in this “style” which is characterized by primarily brick/masonry construction and minimal ornamentation with flat (but not always) roofs. Windows were usually metal and varied in size, depending on the historic use of the facility; and many featured large, storefront window elements at street level. Brick surfaces should vary in color and texture to demonstrate age. Indigenous & vernacular stone details are encouraged and would be appropriate if historic precedent details are presented to DRB.

Although remaining historic (agrarian based) structures of this type may not remain in the area, this “Mercantile” aesthetic is charming, appropriate and desired especially when such structures are redeveloped into modern uses. Elevations are usually multi-storied with stairs/elevators pronounced in tower elements, and former “loading dock” areas are apparent. Overall facades should comply with other restrictions in these Guidelines, and minimize large city block masses...and instead, feature smaller elevation blocks that appear to have been built over longer periods of time by different architects and developers.



The streetscape is comprised of the public space located between opposing blocks and encompasses all portions of the street including pedestrian and vehicular areas. Landscape elements such as street trees, accent planting, and street furniture provide scale, texture, and color to the pedestrian environment. Design and detailing of the streetscape shall accommodate the following elements:

I) Sidewalks

Sidewalks will be the predominant element with which pedestrians will be continuously in contact; they should be well constructed of durable materials to provide a practical and long-lasting surface.

- A. Sidewalks along streets are to be provided per the City of Alpharetta Downtown Overlay requirements.
- B. Walkways extending along block breaks and at the Block Interior should be built of durable materials that are attractive, maintainable, and comply with all regulatory requirements.
- C. Special paving applications should be reserved for seating or landscaped areas located off the primary pedestrian zone or in parks.
- D. Elaborate paving patterns should be avoided except where they may be warranted by location (e.g., an interior courtyard, the area surrounding a public fountain)
- E. Pedestrian crosswalks shall be clearly designated and provided at all key street intersections.

II) Street Trees

Street trees are to be provided as per the City of Alpharetta Downtown Overlay and any other applicable regulations, ordinances or guidelines.

- A. To add to the sense of a cohesive environment, trees should have similar characteristics on both sides of the street.
- B. Utilities and street furnishings should be located so as to not interfere with the placement and growth of street trees.

III) Accent Planting

Accent planting should be located in such areas as tree wells (if ungrated) or beds near intersections where additional sidewalk area may be available. Decorative pots or more formal raised planters may be appropriate in specific locations (i.e., to facilitate grade differences). A consistent application of accent planting can be used



An example of a well detailed streetscape incorporating durable materials, landscape elements and street furniture.



Durable materials (brick within the left image, brushed and smooth concrete on the right) of simple patterns are characteristic of Main Streets.



Street trees and accent planting provide shade and soften the edges of the streetscape.

to distinguish specific areas, such as important streets, the area surrounding a park or square, or an entire neighborhood.

- A. Retail and restaurant tenants may provide supplemental accent planting in the form of planters located within thirty inches (30") of their storefront.
 - i. Planters may be made of terra cotta, cast materials (GFRC, cast stone), metal, or plastics.
 - ii. Planters located adjacent to storefront should not exceed a height of twenty-four inches (24").
- B. Along deeper sidewalks, where an outdoor dining cafe is provided, planters may be utilized as part of an outdoor cafe railing, provided the planter(s) does not restrict pedestrian movements along traveled portion of sidewalk.

IV) Street Furniture

Street furniture which includes street lamps, benches, and trash receptacles should be provided for both safety and convenience.

- A. Street furnishings shall be located to maintain a continuous minimum 5-foot walking path along the sidewalk and no closer than 30 inches to the curb.
- B. Outdoor dining furniture on public sidewalks shall be of quality design and workmanship and made of metal in black or a color approved by the DRB. Decorative items on public sidewalks such as planters or sculpture shall be made of metal, concrete, terra cotta, or other material approved by the DRB. Menu boards may be made of wood; however, all plastic, fiberglass, or resin-type products are prohibited on public sidewalks. All street furnishing designs must complement the surrounding architecture.
- C. With the exception of outdoor dining areas, street furnishings should be permanently secured to the paved surface for safety and to avoid vandalism.
- D. Bicycle racks are to be provided at various locations along sidewalks or within parking areas behind buildings in order to provide convenient and safe parking for cyclists yet maintain safe separation between pedestrian and cyclist. Locations shall not interfere with pedestrian circulation.
- E. Trash receptacles should be provided only at key points or intersections along paths and streets that are easily accessible for both pedestrian use and trash collection. Trash receptacles shall be in accordance the specifications established by the City of Alpharetta.
- F. Street lights must be provided as per the City of Alpharetta Downtown Overlay and other applicable regulations, ordinances, or guidelines.



Planters with accent plantings may be used to define a sidewalk dining area.



Accent planting and street furniture, both along streets and within open spaces, contribute to providing a pedestrian-oriented environment.



Street furniture such as benches, trash receptacles and bike racks are located at convenient points outside of the pedestrian path of travel.

G. Benches are encouraged to be provided at locations along the sidewalk and paths and oriented towards interesting features such as storefronts or pedestrians paths. Benches shall be made of painted metal, weather and rot resistant wood species (e.g., redwood, teak) or synthetic wood materials.

H. Seating/Cafes

- i. Outdoor dining and seating may occur on any portion of the paved sidewalk provided a minimum path of travel of five feet (5') is maintained.
- ii. Table and chairs shall be made of attractive, yet durable materials that are intended for continuous, year-long, outdoor use.
- iii. Cafe railings and planters shall be made of attractive, yet durable materials with a weather resistant finish.

V) Open Space

Open space within Downtown should provide a number of amenities for the community and visitors alike.

A. Open green space, when provided, at the Block Interior shall be designed to complement and not compete with the open space provided along the streets or within the public spaces of Downtown. It shall consist of:

- i. plantings, including trees, ground cover, lawn area and accent planting, provided at-grade, within wells or raised planters or a combination of each. Plantings that screen or provide a buffer between public and more private uses that are at similar grades are encouraged.
- ii. hardscape areas, including paths and walkways, made of durable materials and connect seating and amenity areas to building access points. Access to the public street, if provided, should be via a block break or portal.
- iii. seating areas with furniture that is made of attractive, yet durable materials that are intended for continuous, year-long, outdoor use.
- iv. lighting with intensities and orientations that avoid excess light spillage and glare directed into buildings and areas that front the open space.

B. Structures, railings, and furniture associated with open space provided at the roof of buildings shall be located or screened to minimize or eliminate their visibility from the adjacent streets or public spaces, or integrated into the building design if visible. (See *Screening - Section I*)



Benches along the pedestrian path provide convenient seating.



The sidewalk may accommodate both pedestrian and dining seating without additional setback of the building face along the block.



The streetscape extends the open space provided within dedicated park areas.

The appropriate location of, and access to, parking and service areas are critical components in creating a successful environment for pedestrians and vehicles alike (See Figure 8). Where feasible access to parking and service areas should be through shared circulation routes.

I) On-street parking

As established by The Master Plan, on-street parking provides convenience, enhanced viability for street-level businesses, and a physical buffer between pedestrians and moving vehicles. Parallel and diagonal, on-street parking shall be permitted within Downtown as specified in The Master Plan.

II) Off-street parking

- A. Off-street parking shall be located behind buildings, within the Block Interior, and accessed via intermediate block breaks at key points.
- B. Structured parking garages shall:
 - i. respect the build-to line.
 - ii. have visible facades designed to be compatible with adjacent buildings where parking garage facades abut or portions are visible from a street or public right-of-way. (See Figure 9)
 - iii. not exceed a height of adjacent buildings.

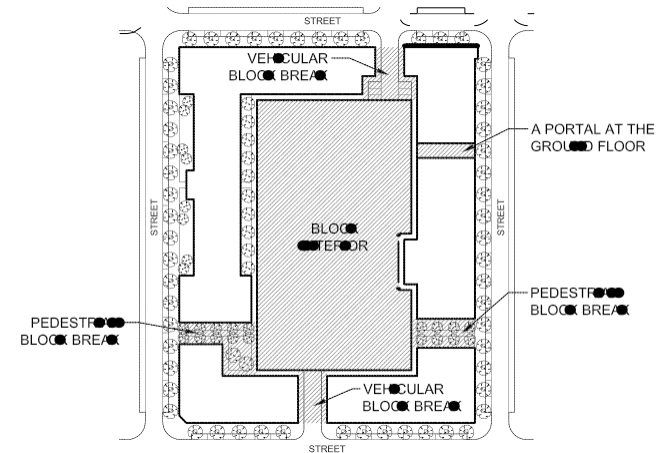


Figure 8: Diagram of permitted access types to the block interior.

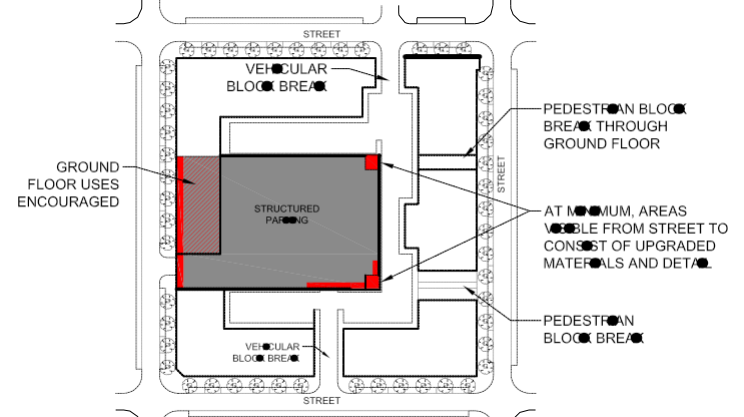


Figure 9: Diagram of structured parking garage with visibility from/on the street.



Example of a parking garage facade that fronts a street that is not permitted.



Garages at rear of buildings, but with portions of facade visible from the street are upgraded in detail and material.



An example of a well-detailed parking structure exposed to the street.

- C. Areas of surface parking within the Block Interior should incorporate landscaping in order to provide visual relief from large expanses of pavement.
- D. When project phasing requires surface parking lots to be exposed to the street, interim surface lots (See Figure 10) may be allowed provided that:
 - i. wheel stops behind a minimum five feet (5') wide, planted landscape buffer with minimum thirty inch (30") high (at maturity) plantings are provided between the sidewalk and interim parking areas, in order to shield pedestrians from bumpers and glare from headlights.
 - ii. they do not front onto an open space.

III) Drop-off areas shall be provided either within the off-street parking areas or within the on-street parking lane.

IV) Service & Loading

Service and loading areas, including but not limited to electrical transformers, mechanical equipment, trash collection, and storage and staging areas, are necessary functions for the viability of any development, yet their aesthetics and uses typically do not contribute positively to the pedestrian-oriented nature of the street.

- A. Service and loading areas shall be located behind buildings, such that they are not visible from the street, and accessed via block breaks at key points. Access that is shared with those provided for parking areas is strongly encouraged.
- B. Where block and building configurations necessitate the location of loading docks with access directly from the street, they may be permitted provided they:
 - i. are not located along those portions of streets bordering an open space.
 - ii. may be completely closed off from the pedestrian sidewalk via a door(s) that is compatible in design and color with the facade in which it is located.

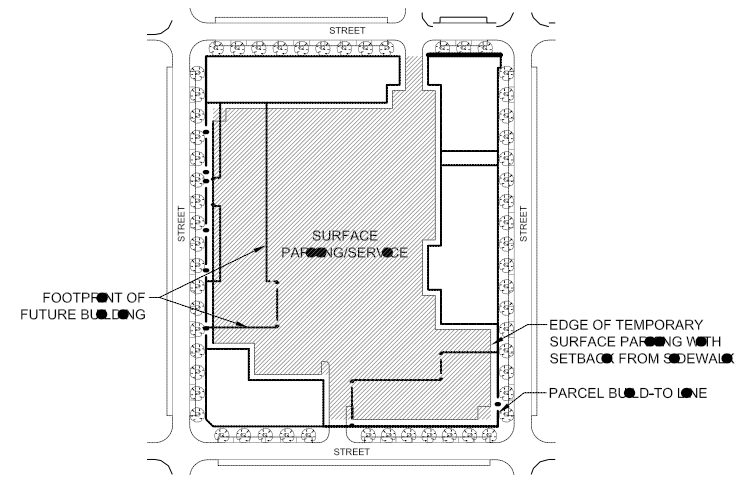


Figure 10: Diagram of permitted interim surfaced parking for phased blocks.



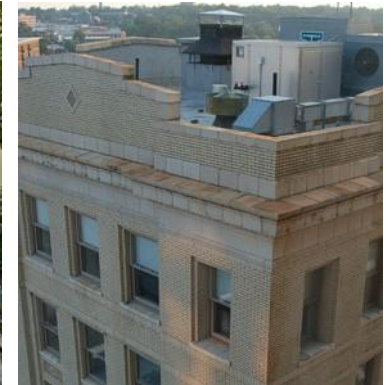
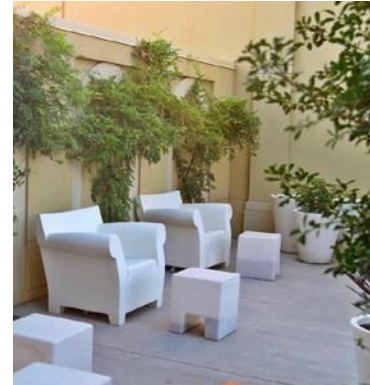
Interim parking along a street is separated from the pedestrian sidewalk by a landscaped buffer of low plantings and trees.



The block interior provides uses for parking, service and loading.

While building systems such as HVAC, generators, transformers or solar panels are necessary for the functional viability of a building, their associated service and equipment areas typically do not contribute positively to the aesthetics of the built environment. As such, screening of these types of elements should adhere to the following in order to limit adverse sight lines.

- I) Electrical transformers, mechanical equipment, and other building service equipment shall be located on roofs or at the rear of buildings.
 - A. When located on roofs, equipment should be setback sufficiently from the street face of the facade in order to eliminate visibility from the adjacent streets or public spaces.
 - B. In cases where the size or placement of rooftop equipment requires they are visible from adjacent streets or public space, screen walls or equipment screening panels should be provided to a height necessary to shield views of equipment.
 - C. Where roofs are visible from adjacent developments, roof top equipment should be as unobtrusive as possible. Screening and/or painting to match other roof materials is encouraged.
- II) Building service areas located within the Block Interior shall be screened from public view through the use of landscaping elements, fencing or a combination of the two.
- III) The use of vegetation in combination with screen walls is encouraged in shielding ground mounted equipment from public view.



A detailed wall, setback from the sidewalk, screens a loading area and encloses a landscaped seating zone (Right). Rooftop equipment is set back from the parapet to screen its visibility from the public street (Left).



A tower element is incorporated into the above facade at the building entrance in order to screen the elevator penthouse.



Landscaping along a pedestrian block break is used to screen utilities and soften the less architecturally detailed sides of a building.

Exterior lighting that serves the street and pedestrian or accents a building, facade element, or landscaping feature contributes significantly to the night time character and perception of safety within the downtown environment. Done well, lighting reinforces the architecture of a building or space creating an inviting streetscape.

- I) The size, design, and lumen output of outdoor lighting fixtures shall be appropriate to its location.
- II) Along public streets, street lights should be located toward the curb side of the pedestrian clear path and spaced in coordination with street trees to provide a minimum ambient level of lighting at the sidewalk. The style of street light shall be as specified in the Alpharetta Design Review Board Ordinance and Design Guidelines. Future, additional street lights shall match the style and size of these specified fixtures.
- III) Lighting intensities and orientation shall be controlled to ensure that excessive light spillage and glare are not directed toward neighboring areas, motorists or into the night sky. Light levels shall be designed to avoid extreme contrasts between light and shadow.
- IV) Supplemental lighting at entrances to lobbies serving upper floor tenants is encouraged.
- V) Illumination of a building's architectural features is permitted, however, such building accent lighting should only be used where such illumination does not distract from the overall character of the Downtown.
- VI) The design and scale of exterior building lighting fixtures shall be appropriate to the building's architectural style, material, and color.



Lighting that is integrated in the building's architectural style and use.



Pedestrian street lighting provides a minimal ambient level of lighting at the sidewalk as to not overwhelm the light spilling out from shop fronts.



Building accent lighting is used to accentuate the steps within the parapet and the major pilaster divisions along the facade.

Signage's prime role is commercial identity and branding. Well-designed signage will enhance the pedestrian-oriented character of Downtown and contribute to the activity and vitality of the area. The following signage guidelines are intended to compliment regulations set forth within Alpharetta's Unified Development Code (Section 2.6) for development within Downtown. Where the below standards conflict with those stated within the UDC, the following shall prevail.

- I) Other than building address or building name identification signage, signs are limited to the portions of buildings containing commercial uses.
 - A. Commercial tenant signage shall be located no higher on the building than the spandrel zone between the first and second floor openings and shall not be located any closer than eight inches (8") of the window sill at the second floor, except for:
 - i. the horizontal arm supporting a banner sign may extend above the above described height.
 - ii. a blade sign may extend above this height.
 - B. Second floor office tenants may have a stenciled window sign (black, silver, or gold lettering) with a maximum font size of four inches (4") and a maximum area of 15% of the area of glass pane in with it is located.
 - C. A tenant with awnings above all of their storefront may have additional wall signage mounted below the awning (not a window sign) within the transom area of their storefront, not in excess of a total of 0.4 square feet per lineal foot of tenant frontage.
- II) The size of signage shall be appropriate to the downtown location where buildings are close to the street and signs are viewed from shorter distances. The maximum letter height on a sign is eighteen inches (18").
- III) Signage should not obscure or conflict with significant architectural details on a building.
- IV) Signage should complement the architectural character of the building or façade and not detract from it of the overall character of Downtown.
- V) Variety in signage type that is also compatible with the building's architectural style is encouraged including blade signs, wall, awning, window, neon (or similar-looking), and banner signage. Businesses are encouraged to provide individually designed signage that is unique to their establishment.
- VI) The following signage is prohibited:
 - A. Internally lit signs
 - B. Internally illuminated lettering



Signs should not conflict with, but enhance the architectural details of buildings.



Signage provides both wayfinding and visual interest for day and night use.



Variety in signage that is compatible with a building's architectural style.

Glossary of Terms

The following terms are used throughout The Design Guidelines and should be construed thus:

Block: A parcel or site surrounded by public streets or right-of-ways.

Block Break: A separation between two adjacent buildings on the same block that allows for pedestrian or vehicular access to the interior of a block.

Block Face: The building facades fronting the street along one side of a Block.

Block Interior: The center or middle of a block at the rear of buildings.

Building Massing: The exterior volume of a building.

Facade: An exterior side of a building.

Facade Height: The vertical distance measured from the point of average grade along the face of the facade to the upper most point of its parapet or roof element.

Fenestration: Design and detailing of the openings within a building's facade.

Portals: Intermediate building breaks that occur only at the ground floor and allow for upper level uses to bridge over.

Rhythm: Pattern created by the regular recurrence or alternation of an architectural element (e.g., bays, windows, pilasters, columns, etc.).

Scale: The relationship of a building's overall size and architectural elements with adjacent buildings, spaces and people.

Segmented Facade Treatment: The breaking up of a building's facade, along any given side of the building, such that it appears as several different buildings.

Spandrel Zone: The area between the head of openings on one floor and the sill of the openings of the above, adjacent floor.

Streetscape: The public space located between opposing blocks and includes the roadway, sidewalk, street trees, street furniture, and open space.

Sec. 2.8. - Building Design.

2.8.7. Architectural Style Requirements.

A. Applicability.

1. This section only applies to detached houses, cottage courts, and carriages houses that are accessory to a detached house or cottage court. All other building types must comply with the requirements and procedures found in the Downtown Alpharetta Design Guidelines amendment to the Alpharetta Design Review Ordinance and Design Guidelines.
2. This section is further limited to not apply to parcels zoned R-12 or R-15 when such parcels are located within a recorded subdivision that existed on the date of adoption of this ordinance.
3. This section is further limited to only apply to new construction, modification, addition, alteration, moving, destruction or demolition which would affect the exterior appearance of any structure, building, land, site or other object, as follows:
 - a. The demolition of any building, structure or object.
 - b. The moving or relocation of any building, structure or object.
 - c. Except housecleaning, any material work on the exterior appearance of existing buildings by additions, reconstruction, rehabilitation, alteration or any maintenance (including exterior color), or any exterior material changes.
 - d. Any new construction of a principal building or accessory building or structure subject to view from a street or public way.

B. Administration.

1. Conformance with this section is determined by the Director of Community Development. The Director of Community Development may grant relief from one or more requirement when:
 - a. The requirement is unique to this section and is not otherwise required by the Unified Development Ordinance, another section of the Downtown Overlay, a Downtown District, or any other applicable local, State, or Federal regulation; and
 - b. The relief does not cause substantial detriment to the public good or impair the purpose and intent of this Overlay.
2. Appeals of a decision by the Director of Community Development shall be made to the Board of Appeals for interpretation.

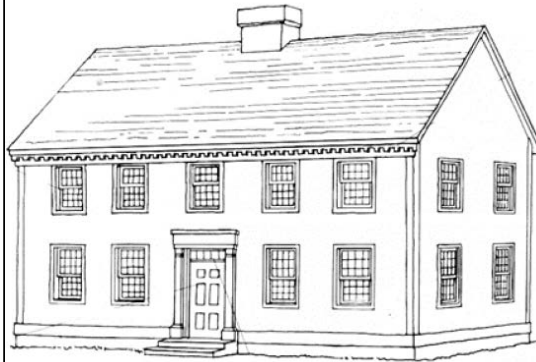
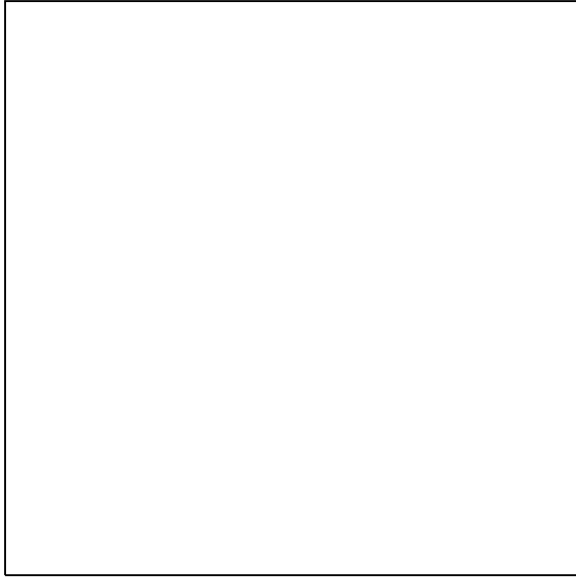
C. General Requirements.

1. All buildings must be designed in one of the following architectural styles:
 - a. Georgian
 - b. Federal/Adam
 - c. Greek Revival
 - d. Neoclassical
 - e. Stick
 - f. Queen Anne
 - g. Shingle
 - h. Folk Victorian
 - i. Romanesque
 - j. Italianate

k. Tudor Eclectic

2. Specific elements of the required styles are identified in Section 2.8.7.D through M. More information on each style can be found in A Field Guide to American Houses by Virginia Savage McAlester, Residential Architectural Styles in Georgia by the Historic Preservation Division of the Georgia Department of Natural Resources, or other architectural resources.

D. **Georgian.** Elements of the Georgian style are as follows:

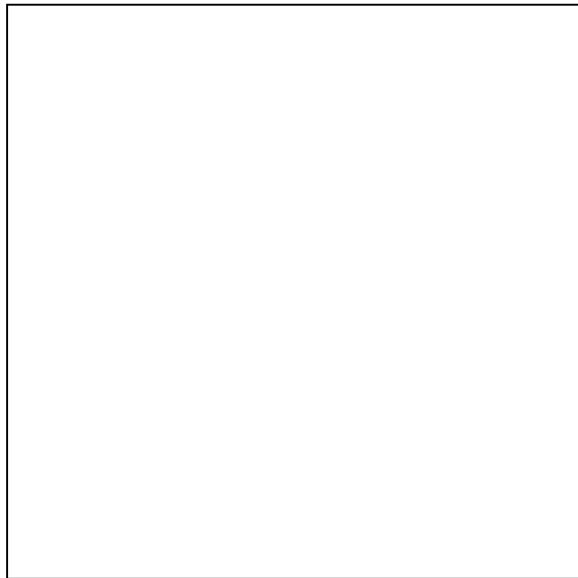


Source: A Field Guide to American Houses by Virginia Savage McAlester

Façade Composition
Front facades are always symmetrical and usually five windows wide. Narrower houses are sometimes three windows wide and larger houses are sometimes seven windows wide. There is never an even number of windows across the front façade.
Front Doors
Front doors are paneled, centered, and topped with a decorative crown support by decorative pilasters. There is also usually a row of small rectangular glass panes beneath the crown, either within the door or in a transom.
Windows (visible from a street or civic space only)
Windows have double-hung sashes, typically with nine or twelve small panes per sash.
Windows are never in adjacent pairs.

Cornices
The cornice is usually emphasized with tooth-like dentils or other decorative molding.

E. **Federal/Adam.** Elements of the Federal/Adam style are as follows:

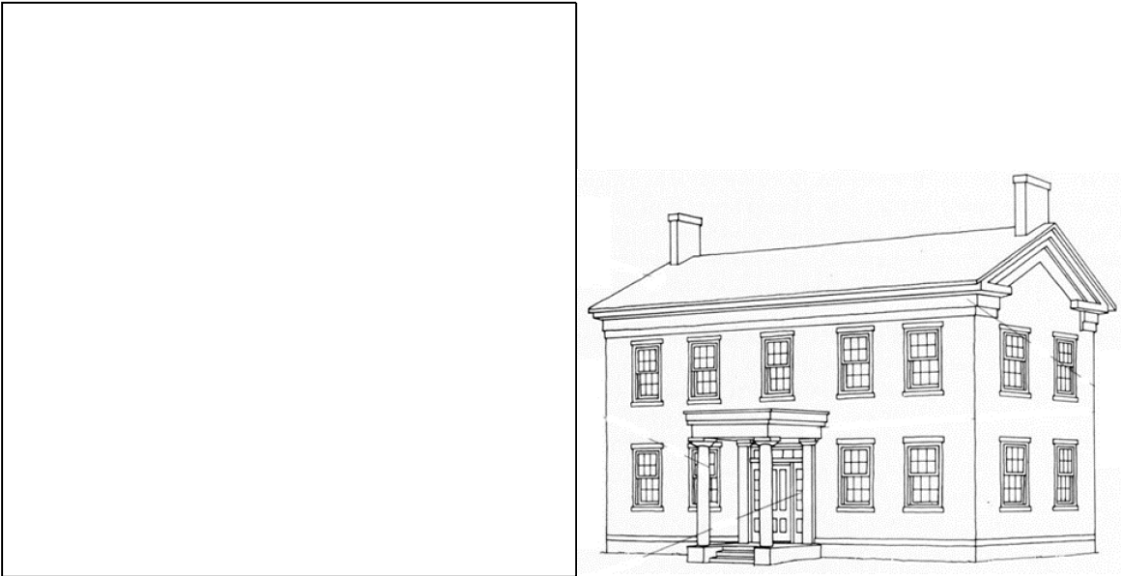


Source: A Field Guide to American Houses by Virginia Savage McAlester

Façade Composition
Front facades are always symmetrical and usually five windows wide. Narrower houses are sometimes three windows wide and larger houses are sometimes seven windows wide. There is never an even number of windows across the front façade.
Front Doors
Front doors are paneled, centered, and topped with a semi-circular or elliptical fanlight. There are also usually sidelights, an elaborate crown and surround, and/or an extended small entry porch.
Windows (visible from a street or civic space only)
Windows have double-hung sashes, typically with six panes per sash.
Windows are never in adjacent pairs.

Cornices
The cornice is usually emphasized with tooth-like dentils or other decorative molding.

F. **Greek Revival.** Elements of the Greek Revival style are as follows:



Source: A Field Guide to American Houses by Virginia Savage McAlester

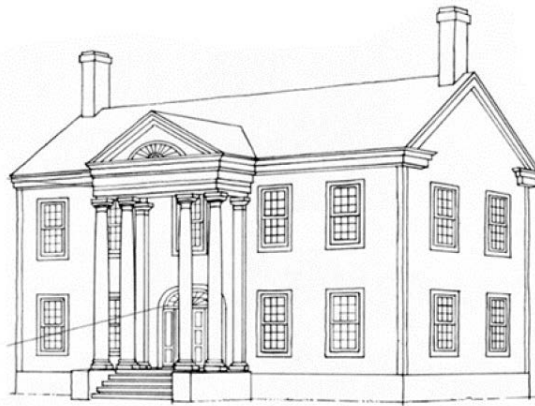
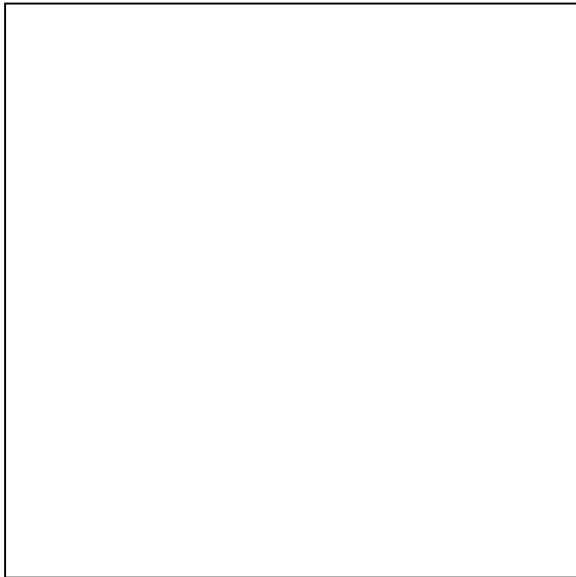
Façade Composition
Front facades of the principal building mass are usually symmetrical. Exceptions to this are limited to off-centered doors, which may be located at one side of the structure, especially in narrower detached houses.
Front Doors
Front doors include a narrow line of transom and sidelight windows, usually incorporated into an elaborate door surround.
Front entry porches or full-width porches are usually provided. Porch roofs are always supported by square or rounded columns of one of the Classical Orders.
Cornices

The cornice is emphasized with a wide, divided band of trim.

Roof

The roof is usually gabled or hipped with a low pitch.

G. **Neoclassical.** Elements of the Neoclassical style are as follows:



Source: A Field Guide to American Houses by Virginia Savage McAlester

Façade Composition

Front facades are always symmetrical and usually five windows wide. Narrower houses are sometimes three windows wide and larger houses are sometimes seven windows wide. There is never an even number of windows across the front façade.

Front facades are usually dominated by a full-height entry porch with a triangular gable above supported by four columns with shallow square bases.

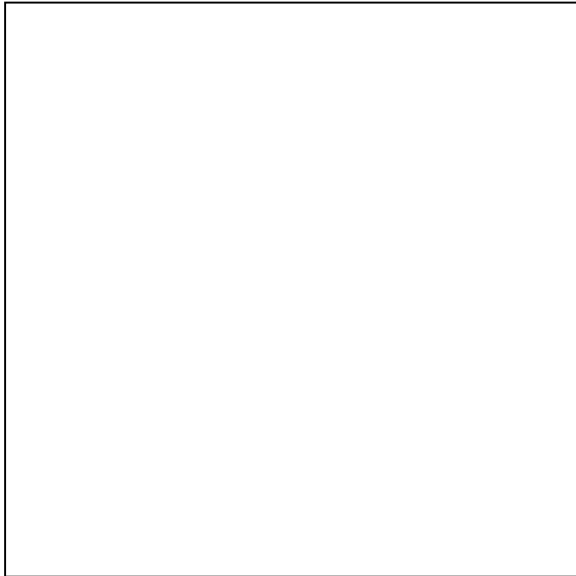
Front Doors

Front doors are paneled, centered, and topped with a semi-circular or elliptical fanlight.

Windows

Windows have double-hung sashes.

;l0; H.\ **Stick.** Elements of the Stick style are as follows, although it's rare for one building to have all elements:



Source: A Field Guide to American Houses by Virginia Savage McAlester

Façade Composition

Front facades are usually asymmetrical and include horizontal and vertical bands raised from the wall surface for emphasis.

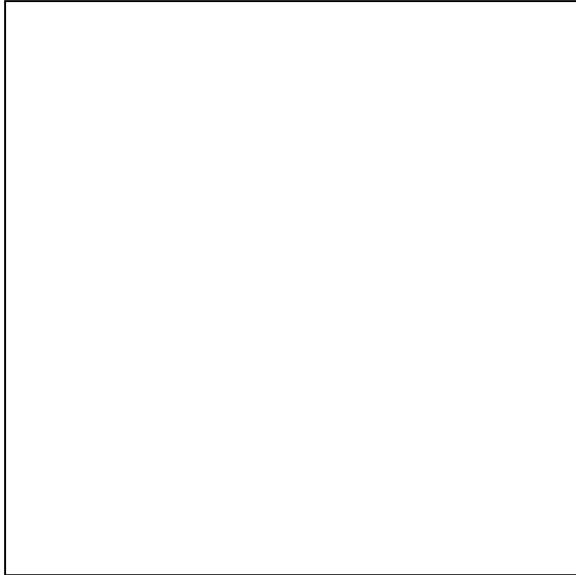
Front porches or stoops are always provided and include diagonal or curving support braces.

Roofs

Roofs are steeply pitched.

When roof gables are provided they include decorative trusses. Cross gables are common.

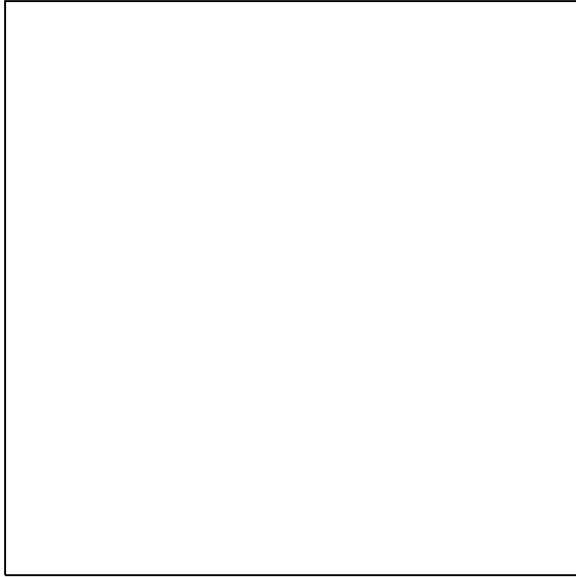
I. **Queen Anne.** Elements of the Queen Anne style are as follows:



Source: A Field Guide to American Houses by Virginia Savage McAlester

Façade Composition
Front facades of the principal building mass are usually asymmetrical.
Front facades include a partial- or full-width porch and extend along one or both side walls.
All facades often include textured shingles or other devices to avoid a smooth-walled appearance.
Roofs
Roofs are steeply pitched.

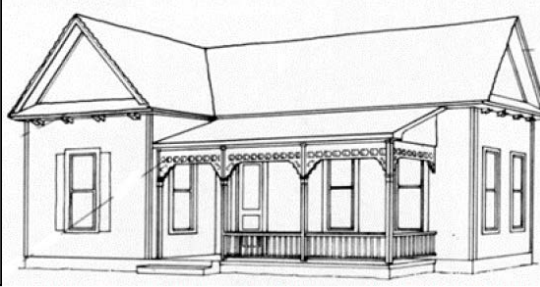
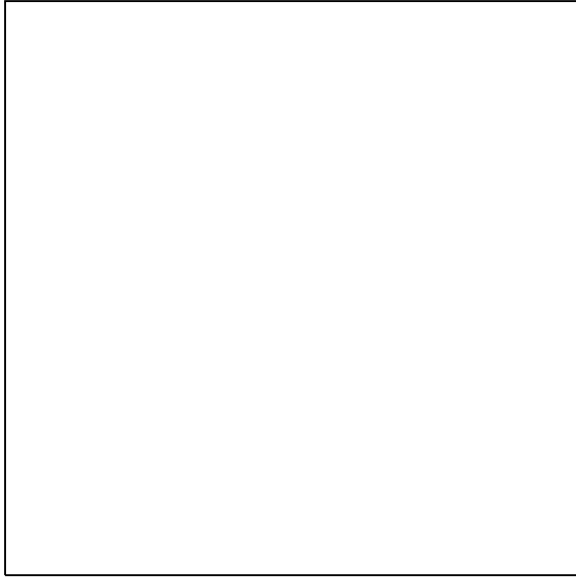
J. **Shingle.** Elements of the Shingle style are as follows:



Source: A Field Guide to American Houses by Virginia Savage McAlester

Façade Composition
Front facades are always asymmetrical.
Front porches are almost always present.
Wall cladding and roofs are of continuous wood shingles.
Shingled walls turn corners without interruption.
Roofs
Roofs have irregular, steeply pitched roof lines, usually with cross gables and multi-level eaves.

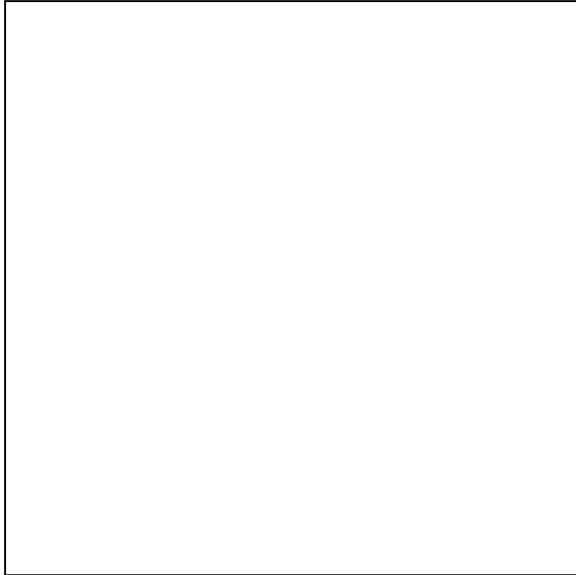
K. **Folk Victorian.** Elements of the Folk Victorian style are as follows:



Source: A Field Guide to American Houses by Virginia Savage McAlester

Façade Composition
Front facades are always symmetrical, except when a front gable or wing is provided.
Front porches are provided and have spindlework detailing.
Roofs
Roofs are usually gabled and with very simple massing.
Roofs include brackets under eaves.

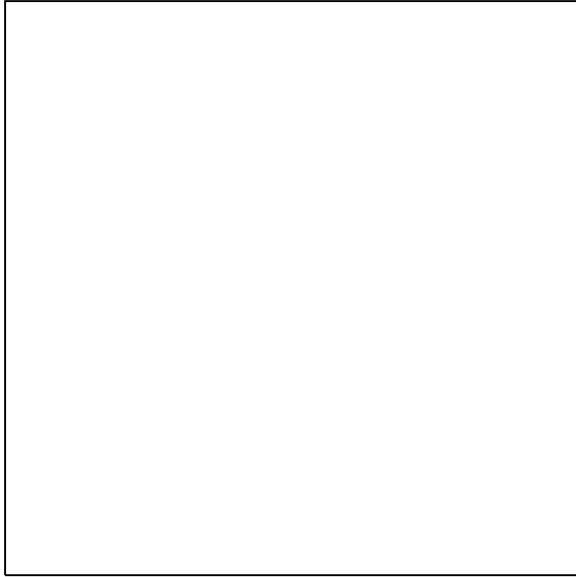
L. **Romanesque.** Elements of the Romanesque style are as follows:



Source: A Field Guide to American Houses by Virginia Savage McAlester

Façade Composition
Front facades of the principal building mass are usually asymmetrical.
Walls are of masonry.
Round top arches are provided over windows or entrances.
Roofs
Roofs shapes vary, but there are conical roofs on towers, when such are provided.

M. **Italianate.** Elements of the Italianate style are as follows:



Source: A Field Guide to American Houses by Virginia Savage McAlester

Façade Composition
Facades are usually two or three stories.
Windows
Windows often have elaborate crowns, usually of an inverted U-shape.
Windows are tall, narrow, and often arched above.
Roofs
Roofs are low pitched with widely overhanging eaves supported by decorative brackets.
Roofs often include a square cupola or tower.

N. **Tudor Eclectic.** Elements of the Tudor Eclectic style are as follows:



Source: A Field Guide to American Houses by Virginia Savage McAlester

<u>Façade Composition</u>
<u>Facades dominated by one or more prominent front-facing gables, usually steeply pitched.</u>
<u>Front door and/or entry porch with round or Tudor arch.</u>
<u>Decorative half-timbering, but not present on all examples.</u>
<u>Windows</u>
<u>Tall, narrow windows, usually in multiple groups, with multi-pane glazing.</u>
<u>Roofs</u>
<u>Steeply pitched roof, usually side-gabled.</u>
<u>Massive and prominent chimneys, usually capped with decorative clay pots.</u>

2.8.8. Storefront Street Requirements.

- A. **Applicability.** These regulations apply to the portions of sites abutting the street segments designated in the Downtown Alpharetta Storefront Street Table.

Downtown Alpharetta Storefront Street Table

Street	Street Segment		Side of Street
	From:	To:	
Milton Avenue	A point 400 feet west of the intersection with Canton Street (centerline)	State Route 9/Main Street	Both sides
Academy Street	State Route 9/Main Street	Manning Street	Both sides
State Route 9/Main Street	A point 200 feet north of the intersection with Milton Avenue/Academy Street	Marietta Street	Both sides

- B. **Building Type Restrictions.** Buildings abutting a street segment identified in the Downtown Alpharetta Shopfront Table are limited to Mixed-Use Buildings or Shopfronts. Additional building types may be provided to the rear of a conforming Mixed-Use Building or Shopfront.



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: PH-17-21 UNIFIED DEVELOPMENT CODE TEXT AMENDMENTS – MU DISTRICT, OPEN SPACE, LANDSCAPE STRIP & DOWNTOWN ZONING DISTRICTS

PLANNING COMMISSION: AUGUST 3, 2017

CITY COUNCIL: AUGUST 28, 2017

II. RECOMMENDATION:

Approve text amendments to the Unified Development Code related to the MU Zoning District, Open Space, Landscape Strip and Downtown Zoning Districts.

III. REPORT IN BRIEF:

Consideration of text amendments to Unified Development Code (UDC) Section 1.4 Definitions and Section 3.2 Tree Conservation, Landscape and Buffer Requirements to modify the definitions of 'Landscape Strip' and 'Open Space', UDC Subsection 2.2.20 MU Mixed Use District to modify development standards and UDC Appendix A: Alpharetta Downtown Code, Sections 3.5 DT-C Downtown Core, 3.6 DT-MU Downtown Mixed-Use, 3.7 DT-LW Downtown Live-Work and 3.8 DT-R Downtown Residential to require a proportionate share of civic and amenity space as it relates to density.

MU (Mixed-Use) Development Standards:

Text amendments are proposed to the MU (Mixed-Use) zoning district development standards to change 'Park Space' to 'Open Space'.

Open Space:

Modifications are proposed to the definition of 'Open Space' to exclude sidewalks, building setbacks, buffers, landscape strips or other similar requirements.

Landscape Strip:

Modifications are proposed to the definitions of 'Landscape Strip' in UDC Section 1.4 and Section 3.2 to prohibit utilities within a landscape strip.

Downtown Zoning Districts:

Modifications are proposed to each of the four (4) Downtown zoning districts requiring a proportionate share of civic space and amenity space for requests above 10 dwelling units per acre in the DT-C and DT-MU districts and for requests above 8 dwelling units per acre in the DT-LW and DT-R districts.

All proposed text amendments have been reviewed by the City Attorney.

IV. ATTACHMENTS:

- UDC Strike Through and Underline Edits

1.4.2 Defined terms.

Landscape Strip. A portion of a lot required to be reserved for, installed with, and maintained with vegetation. Such a strip may or may not be required to be of a linear form. No utilities or parking shall be allowed within a required landscape strip.

Open Space. A privately owned area on the grounds of a premises outside of any principal building or parking area, which is open to the sky and set aside and intended for the outdoor enjoyment of occupants or visitors to the property, and which may but is not required to include such pedestrian oriented improvements as landscaping, sidewalks, walkway paths, pergolas, gazebos, bikeways, exercise or play equipment, and benches, and which may further include up to 20% of its area in water bodies or areas inappropriate for pedestrian use. Open space shall not include any other required open areas such as required building setbacks, buffers, landscape strips or other similar requirements of this ordinance.

2.2.20 MU mixed use district.

This district is intended to allow for the development of a mix of uses within the framework of a master plan. The district regulations are intended to allow greater design flexibility in order to accommodate a pedestrian focused environment that provides opportunities for living, working, shopping, recreation and entertainment.

A. *Applicability.* This zoning district is applicable to properties located within:

1. Areas that are primarily non-residential in character; or
2. Along major roadways that are primarily commercial in character; or
3. Historic Downtown Alpharetta; or
4. As noted in the Comprehensive Land Use Plan.

B. *Permitted Principal Uses.* A property in the MU district may be used only for those uses approved as part of the conditions of approval of the MU zoning on the property and as further limited below.

1. *Dwelling, attached or detached:* At least 25% of the MU development shall be utilized as residential dwellings. Land use calculations shall utilize gross floor area for vertical mix of uses and land area for horizontal mix of uses.

Dwelling, 'For-Rent' units shall require conditional use approval.

3. *Commercial:* At least 25% of the MU development shall be utilized as commercial uses (as approved in the MU master plan). Land use calculations shall utilize gross floor area for vertical mix of uses and land area for horizontal mix of uses.
4. *Public Space:* A minimum of 10% of the gross land area must be designed for public use as recreation, entertainment and/or civic space.
5. *Office/Institutional:* At least 25% of the MU development shall be utilized for office buildings. Land use calculations shall utilize gross floor area for vertical mix of uses and land area for horizontal mix of uses.
6. *~~Park Space~~ Open Space:* Each MU development shall ~~set a goal to~~ provide a minimum of one acre of open space ~~park land~~/100 population generated by residential uses. Household size shall be calculated using the most current US Census data for the City of Alpharetta. Required park open space and public space shall be achieved on-site and exclusive from each other.

As determined by City staff, uses shall be calculated using one of the following methods:

Horizontal Mixed Use: Land Use Land Area (acres)/Total MU Land Area (acres) = % Land Use of MU Development

Example: 25 acres of Residential Land Use/100 acres of MU Land Area = 25% Residential Land Use of MU Development

Vertical Mixed Use: Land Use Gross Floor Area (square feet)/Total Gross Floor Area of All MU Development (square feet) = % Land Use of MU Development

Example: 25,000 SF of Commercial Land Use/100,000 SF for All Vertical Development = 25% Commercial Land Use of MU Development

Combination of Horizontal and Vertical Mixed Use:

Land Use Gross Floor Area (square feet)/Total Gross Floor Area of All MU Vertical and Horizontal Development (square feet) = % Land Use of MU Development

Example: [25,000 SF of Vertical Commercial Land Use + 25,000 SF of Horizontal Commercial Development]/200,000 SF for All Vertical and Horizontal Development = 25% Commercial Land Use of MU Development

- C. *Conditional Uses.* A property in the MU district may be used for those uses listed below and in Table 2.1, as well as, any additional uses included in the conditions of approval for the MU zoning on the property. Conditional uses not included in the master plan shall require a public hearing by the Planning Commission and approval by the City Council.

1. *Residential Uses:*

- a. Dwelling, Group (assisted living facility, progressive care facility).
- b. Dwelling, 'For-Rent'.
- c. Bed and Breakfast.

2. *Commercial Uses:*

- a. Bank, Savings & Loan.
- b. Contractor's Office (no on site storage).
- c. Day Care Center.
- d. Entertainment Venue (jazz club, comedy club, dinner theater, etc.).
- e. Hotel/Motel.
- f. Liquor Store.
- g. Outdoor/Indoor Recreation Facilities.
- h. Religious Institution.
- i. School, Commercial.
- j. Spa Services.
- k. Theater, Cinema.

3. *Semipublic Uses, Utilities:*

- a. Athletic Facilities.
- b. Public Building.

c. School, Academic.

D. *District Regulations.*

Minimum Lot Size: The minimum area permitted to be zoned for an MU development is 25 acres.

Maximum Density of Dwelling Units: The MU master plan shall establish maximum density for each area within the development. Density for all residential units combined shall not exceed eight (8) dwelling units/acre. Density shall be calculated based on the gross acreage of the entire MU master plan.

Development Standards: Regulations governing lot size, lot width, setbacks, principal building coverage, floor area of dwelling unit, and height shall be established for each area within the MU master plan and approved through the public hearing process.

Maximum Impervious Area: 80% for the entire MU development.

Public Space: Each MU development shall have a minimum of 10% of the gross land area designed for public use. Public space shall be used for recreation, entertainment or civic purposes and may include plazas, outdoor theaters, sculpture gardens, parks, playground, community gardens or any other spaces where people can gather. Business kiosks shall be located outside of public space. Sidewalks and residential amenities may not be included within the public space requirement.

~~Park~~ Open Space: ~~Park~~ Open space may include residential recreational amenities. However, at least 50% of the required ~~park~~ open space shall be provided in passive-~~park~~ land area(s).

E. *Review Criteria.* The MU district is intended to promote specific objectives. Therefore, the following shall be considered when reviewing an MU master plan:

1. Retail at ground level.
2. Pedestrian connectivity to all uses.
3. Large parking areas below grade, in decks or screened. Design efforts to provide shared parking will also be considered.
4. Accommodations for public transportation.
5. Buildings that face or appear to face public roadways.
6. Appearance standards for buildings and structured parking.
7. Limitations on uninterrupted building elevations.
8. Creation of vistas and view corridors within development.
9. Focal point features at prominent locations and ends of vistas.
10. Incorporation of natural site features
11. Block lengths conducive to pedestrian traffic.
12. Detention and retention facilities designed to be aesthetically pleasing.
13. Creative methods for stormwater management to provide additional open space.
14. Attractive and usable street furniture in public spaces.
15. Emphasis on a high quality landscape plan.
16. Number of office jobs internally captured on-site.

F. *Time Linkage.* In order to ensure that the objectives of MU district are met and development occurs which incorporates a mix of uses, a development phasing strategy or time line shall be established for each MU project. When reviewing the phasing strategy or timeline, the City

Council may link the issuance of permits and/or certificates of occupancy for a portion of the development with the completion of other portions of the development.

([Ord. No. 702, § 1\(Exh. A\), 3-2-2015](#))

3.2.2 Definitions.

Landscape Strip. A portion of a lot required to be reserved for, installed with, and maintained with vegetation. Such a strip may or may not be required to be of a linear form. No utilities or parking ~~will~~ shall be allowed within a required landscape strip.

Appendix A. Alpharetta Downtown Code.

3.5.3. DT-C, Dimensional Standards.

The minimum required civic space and amenity space shall be proportionally increased for densities above 10 dwelling units per acre.

3.6.3. DT-MU, Dimensional Standards.

The minimum required civic space and amenity space shall be proportionally increased for densities above 10 dwelling units per acre.

3.7.3. DT-LW, Dimensional Standards.

The minimum required civic space and amenity space shall be proportionally increased for densities above 8 dwelling units per acre.

3.8.3. DT-R, Dimensional Standards.

The minimum required civic space and amenity space shall be proportionally increased for densities above 8 dwelling units per acre.