



City Council Meeting and Public
Hearing
OCTOBER 26, 2015

ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA
7:30 PM

- I. CALL TO ORDER
- II. ROLL CALL
- III. PROCLAMATIONS AND PRESENTATIONS
 - A. Presentation to Mike Tomy
- IV. PLEDGE TO THE FLAG
- V. CONSENT AGENDA
 - A. Council Meeting Minutes (Meeting of 10/19/2015)
- VI. PROJECT UPDATES
 - A. Convention Center
 - B. City Center - Public Development
 - C. City Center - Private Development
- VII. PUBLIC HEARING
 - A. CU-15-07/PH-15-11/V-15-19 Chick-fil-A/Avalon (*Deferred to the 12/7/2015 Public Hearing*)
 - B. CLUP-15-04/Z-15-06/V-15-07 Thompson St. Investments, LLC
 - C. PH-15-20 Art Committee Ordinance (*Deferred to the 11/16/15 Public Hearing*)
- VIII. OLD BUSINESS
 - A. Historic Preservation Commission Appointments
- IX. NEW BUSINESS
 - A. Memorandum of Agreement to Update to the North Fulton Comprehensive Transportation Plan Among the Cities of Alpharetta, Johns Creek, Milton, Roswell, and Sandy Springs
- X. WORKSHOP
 - A. Discussion and Public Input on Bond Referendum - Recreation and Parks
 - B. Discussion and Public Input on Capital Project Financing Options
 - C. Alpharetta Bike Share Program
 - D. PH- 15-24 UDC Changes-Sign Ordinance

- XI. PUBLIC COMMENT**
- XII. REPORTS**
- XIII. ADJOURNMENT**



OFFICIAL MINUTES OF
CITY COUNCIL MEETING
October 19, 2015
COUNCIL CHAMBERS
2 PARK PLAZA
7:30 PM

Official Minutes

The public is advised that the following minutes are not a verbatim transcription of business presented at the Council Meeting of the date shown; but are a synopsis of pertinent information. The public is further advised that the tapes recorded at said meeting are a matter of public record and are available to be heard at the City of Alpharetta's Clerk's office during normal business hours.

I. CALL TO ORDER

❖ *Mayor Belle Isle called the meeting to order at 7:30 p.m.*

II. ROLL CALL

Present:

Mayor Belle Isle, Mayor Pro Tem Aiken, Council Members Mitchell, Cross (*arrived at 7:50.m.), Gilvin, Owens and Kennedy

Members Absent:

None

Staff Present:

City Administrator Bob Regus, Assistant City Administrator James Drinkard, City Attorney Sam Thomas, City Clerk Coty Thigpen, Director of Community Development Kathi Cook, Director of Public Works Pete Sewczwicz, Director of Finance Tom Harris, Director of Economic Development Peter Tokar

III. PLEDGE TO THE FLAG

IV. PROCLAMATIONS AND PRESENTATIONS

A. Project Open Hand Proclamation

V. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 10/05/2015)

❖ *Council Member Gilvin offered a motion to approve the Consent Agenda*

- *The motion was seconded by Council Member Owens*
- *Motion approved (6-0)*

VI. PROJECT UPDATES

A. Convention Center

1. Schematic Design - Fred Bautista (Jones, Lang, LaSalle)
 - Fred Baustista, of Jones, Lang, LaSalle, reported that he has reviewed the schematic design and found it to be in compliance with the conceptual design in the Master Development Agreement.
 - Jim Stormont with Stormont Hospitality came forward to provide a brief project update on the Convention Center progress.

B. City Center - Public

1. Contract with Astra Group for Construction of Bandstand in Brook Street Park (\$338,000)

Public Comment

- Don Nahser, 305 Karen Dr, Alpharetta, GA came forward to speak on this item
 - ❖ *Council Member Owens offered a motion to approve the contract with Astra Group in an amount not to exceed \$338,000 in order to construct a bandstand east of City Hall as presented by City Administrator*
 - *The motion was seconded by Council Member Mitchell*
 - *Motion approved (7-0)*

C. City Center - Private

- Mr. Regus reported that City staff and Mid-City are close to finalizing documents for the private portion of the City Center development

Public Comment

- Alexander Williamson, 12535 Wexcroft Lane, Alpharetta, GA, came forward to speak on City Center

VII. WORKSHOP

A. Discussion and Public Input on Bond Referendum - Public Works (Kimball Bridge Road/Rucker Road)

- Director of Public Works, Pete Sewczwicz came forward to present this item on behalf of staff

- Mr. Sewczwicz presented 5 potential plans for improvements to Kimball Bridge Road

Public Comment

- Phillip Hanson, 3525 Curitiba Ct, Alpharetta, GA came forward to speak on this topic
- Guru Patel, 3450 Curitiba Ct, Alpharetta, GA came forward to speak on this topic
- Victor Hawa, 4150 Park Brooke Rd, Alpharetta, GA came forward to speak on this topic
- Pujan Roka, 10916 Waters Rd, Alpharetta, GA came forward to speak on this topic
- Rajesh Shivakumar, 10904 Waters Rd, Alpharetta, GA came forward to speak on this topic
- Vijay Shinde, 10936 Waters Rd, Alpharetta, GA came forward to speak on this topic
- Barbara Kirshenbaum, 11015 Kimball Crest Dr, Alpharetta, GA came forward to speak on this topic
- Brad Sturgeon, 780 Sheridan Ridge Ct, Alpharetta, GA came forward to speak on this topic

VIII. NEW BUSINESS

A. Regional Traffic Operations Program Corridors - S.R. 9 and S.R. 120 Corridors

- Director of Public Works, Pete Sewczwicz came forward to present this item on behalf of staff
- Staff requests the authorization to execute the Agreement between Department of Transportation, State of Georgia and City of Alpharetta for SR 9 and SR 120 to be included in GDOT's Regional Traffic Operations Program (RTOP). In addition, authorize the Department of Public Works to spend up to \$95,000 for the purchase and installation of vehicle sensors and associated traffic operations equipment along SR 9 and SR 120 and the necessary side streets.
- Traffic volume on SR 9 and SR 120 corridors has been increasing over time and it is projected to continue the climbing trend. Additionally, there has been more pedestrian activities along these two corridors especially in the downtown area. To address growing traffic demand in the City and fulfill the goal of providing *right solution at the right time*, the City requested Georgia Department of Transportation (GDOT) to include SR 9 and SR 120 under the Regional Traffic Operations Program (RTOP).

- In order to increase travel throughout by minimizing congestion and reducing delays along regional commuter corridors, GDOT initiated the RTOP program. With this program, GDOT is responsible for corridors signal timing, preventive/routine maintenance, repair of loop detectors, communication, and cameras, and actively manage and monitor corridors during the peak commuting hours and also special events at no cost to the City. The City will be involved in after hours/emergency response and major repairs and will provide feedback to GDOT about the operations along the corridors. Based on the City's feedback, side street intersections adjacent to SR 9 and SR 120 may also be added to the RTOP program.
- Currently, traffic signals along SR 9 and SR 120 utilize time-of-day (TOD) timing plan that is according to a predetermined time schedule regardless of the real time traffic conditions. TOD mode can provide good performance when traffic patterns are predictable as when and where they occur. However, for networks in which traffic demands shift with time, the TOD mode can cause the signal system to implement plans that are inappropriate for the actual traffic patterns. Another major drawback of the TOD mode is that timing plans need to continually be updated so that the plans match the actual traffic demand.
- Under the RTOP program, the existing signal controllers along SR 120 will be furnished with a new software, traffic-responsive-plan-selection (TRPS). In the TRPS mode, traffic signal is able to select timing plans in real time in response to changes in traffic demand. According to GDOT, TRPS will be installed on SR 120 in the first quarter of 2016. The City and GDOT will monitor traffic movement on SR 120 and adjacent signals. If TRPS performance on SR 120 is acceptable it will be installed on SR 9. However, if TRPS is found to not perform as expected, GDOT will revert SR 120 back to original TOD plan and install another system called Max-Adapt on SR 9. Max-Adapt is an adaptive signal control technology that GDOT would like to test it on a state road. Max-Adapt can determine when and how long lights should be green, by receiving and processing data from sensors.
- The City doesn't have to pay for anything associated with TRPS. Regarding Max-Adapt, GDOT will assist with database programming, but will likely require that the City to assist with licensing fees and detector mapping. Intersections on SR 9 already have wireless detectors, Sensys, originally used for SCOOT. Max-Adapt will use the existing Sensys pucks and loop detectors, but may require additional sensors to be installed.
- The \$95,000 requested by the Department of Public Works is the costs associated with Max-Adapt. Additional funds may be necessary depending on how many additional side streets the City selects to include in the Max-Adapt system.

Public Comment

None

- ❖ *Council Member Owens offered a motion to authorize the Mayor to execute an agreement between Georgia Department of Transportation (GDOT) and City of Alpharetta for State Route 9 and 120 to be included in GDOT's Regional Traffic Operations Program and also authorize the department of public works to spend*

up to \$95,000 for the purchase and installation of traffic equipment to support the initiative on an as needed basis

- *The motion was seconded by Mayor Pro Tem Aiken*
- *Motion approved (7-0)*

B. Appointments To Historic Preservation Commission

Appointments:

- Council Member Mitchell –Connie Mashburn
- Council Member Kennedy – Bonnie Stedman
- Council Member Owens – Sue Rainwater
- Mayor Pro Tem Aiken – Larry Garmon

IX. WORKSHOP

A. Discussion and Public Input on Capital Project Financing Options

- Director of Finance, Tom Harris, came forward to provide a brief update on this item

Public Comment

None

X. PUBLIC COMMENT

None

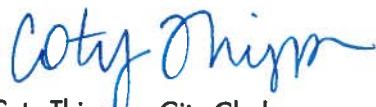
XI. REPORTS

None

XII. ADJOURNMENT TO EXECUTIVE SESSION

- ❖ *Council Member Cross offered a motion to adjourn into Executive Session*
- *The motion was seconded by Council Member Mitchell*
- *Motion approved (6-0)*

Respectfully Submitted,



Coty Thigpen, City Clerk



COUNCIL AGENDA REPORT

FROM: Kathi Cook, Community Development Director
Prepared by: Richard McLeod, Senior Planner

SUBJECT: CLUP-15-04/Z-15-06/V-15-07 Thompson Street
Investments LLC/Thompson Street

CITY COUNCIL: October 26, 2015

PLANNING COMMISSION:

This item was heard at the October 1, 2015 Planning Commission meeting. One resident spoke in favor of the request. After discussion the Planning Commission voted unanimously to recommend approval of the request.

RECOMMENDATION:

Approve CLUP-15-04/Z-15-06/V-15-07 Thompson Street Investments LLC /Thompson Street subject to the following conditions:

- 1. The property to be rezoned shall have a “DT-LW” zoning classification. The Land Use classification shall be “Mixed Use Live-Work”.**
- 2. Property shall be developed substantially in accordance with submitted plan by Planners and Engineers Collaborative dated 4/24/2015 and as revised and presented on 10/1/15. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.**
- 3. The greenspace amenity area between units 8-9 and between units 33-34 shall link to the greenway from Thompson Street through a pedestrian trail and trail in front of units along eastern property line. Specimen trees shall be incorporated into the amenity areas. The second trail may cross the eastern property line as shown on the site plan with permission from the owners; if an acceptable agreement is not reached then the path shall be developed entirely within the applicant’s property and located with the least impact to specimen trees. The trail shall be a minimum of 6’ wide and incorporated within a 10’ pedestrian access easement. The greenspace amenity shall be dedicated to the City. Decorative entrance signage and/or arch approved by Staff shall be provided in order to delineate public use**

- of Thompson Linear Park system. Design to be approved by Staff in order to ensure uniform design.
4. The applicant shall build a 10' wide creek side greenway path from the west side property line to the eastern property line and shall remove undergrowth from the stream buffers and replant sections to create a maintained park setting with native ornamental understory trees and shrubs to be approved by Staff. Replanted trees shall be counted towards Applicant's recompense. The trails shall be constructed with the least impact to specimen trees and such impacts will not be counted against Applicant towards recompense.
 5. Development shall augment street connectivity with bike and pedestrian facilities throughout common areas. Pedestrian lighting and signage shall be incorporated throughout the development with Staff approval to ensure Thompson Linear Park maintains a unified design. Maintenance of the lighting outside of the public right-of-way shall be the responsibility of the property owner's association.
 6. Thompson Street shall generally be improved as follows: 36 foot half width right-of-way to incorporate 12 foot walkway, 6 foot planting area, 8 foot on-street parking, and 10 foot travel lane with final approval by Staff. Final Roadway configuration to match concurrent zonings as approved by Senior Transportation Engineer.
 7. Minimum setbacks shall be as followed:
 - 10' Front setback (With variance for front porch encroachment)
 - 0' Side setback (10' heavily planted side setback along western property line.
 - 10' Rear setback
 8. All homes that face Thompson Street or the east property line shall be rear loaded.
 9. Thompson Street homes shall include courtyards with low stacked stone and/or brick walls between sidewalk and home with final approval by Staff. Under ledge lighting of wall shall be required in order to enhance multiuse trail.
 10. Roadways with on-street parking shall incorporate curb extensions at intersections. The main entrance to the community shall be constructed with decorative pavers approved by Staff.
 11. Provide internal sidewalks to the front of units.
 12. Development shall not be gated.
 13. Provide a residential design for the landscaping along Thompson Street to screen the internal streets. Include a mix of evergreens and deciduous trees, shrubs, and ground covers of varying heights, textures and colors.
 14. Applicant shall make an effort to determine if any existing landscaping (ornamental trees and shrubs) can be spaded and relocated on site to enhance the maturity level of landscaping at time of project completion.

15. **Architecture shall be substantially similar to submitted elevations and shall be 4-sided architecture to include brick or stone. Cedar shakes and/or board & batten may be used for accents only. Each elevation shall be different fronting Thompson Street with final approval by Staff.**
16. **Amenity areas shall be improved with hardscape and landscape, as well as decorative directional signage with final approval by Staff.**
17. **Detention Pond shall be heavily landscaped and retaining walls shall be faced with brick or stone where visible from public right of way with final approval by Staff.**
18. **The developer will procure and install an 8 foot high Ameristar Montage Plus steel fence with 3/4 inch pickets and 2 1/2 inch posts. This fence is to be installed 1-3 feet in to Academy Park property along the common southern border of Academy Park (northern border for applicant). This fence is to be connected to the similar fence planning to be installed by Old Milton Holdings at the common border with Academy Park at 218 Thompson Street. There may be one secured gate required to be installed to the fence providing Academy Park residents access to the City requested bicycle path. Location of the gate, and type, will be mutually agreed upon between Applicant and Academy Park HOA.**

REPORT-IN-BRIEF

The applicant, Thompson Street Investments LLC is requesting to rezone R-12 property to DT-LW in order to build 40 single family attached townhomes and a change to the Comprehensive Land Use Plan from “Professional Business Office” to “Mixed Use – Live-Work”. The property is 5.85 acres in size.

DISCUSSION

The submitted request, if approved, will allow Thompson Street Investments LLC to build 40 single-family attached “for sale” townhomes. The property is 5.85 acres with a requested density of 6.83 units per acre.

The property is currently zoned R-12 which requires 12,000 square foot lots and is located within the Downtown Master Plan area and designated as Downtown-Live/Work within the Future Land Use Plan. The DT-LW (Downtown-Live/Work) zoning is being requested which permits consideration of up to 8 units per acre subject to site conditions. The request is for 40 attached ‘for-sale’ dwellings.

The property to the north is Academy Park and is zoned R-4A. The parcel to the east is a detention and park area that will be dedicated to the City and was rezoned MU in 2015. The property the west is zoned O-P and the properties to the south are O-P and R-12.

There are 8 single family homes existing on the property which were built around the 1950s. These houses would be removed and replaced with the proposed 40 single family attached townhomes.

Results from the Downtown Master Plan study show residential demand over the next five years within the downtown area as follows:

- Townhomes: 185 – 210 units;

The following townhome projects are currently under construction, received zoning approval, or are in the pre-construction land disturbance permit process:

- | | |
|---|----------|
| 1. The Georgian (under construction) | 54 units |
| 2. Windsong Townhomes (land disturbance) | 28 units |
| 3. Olmstead Park Townhomes (land disturbance) | 21 units |
| 4. Stonewalk Mayfield Corners (rezoned) | 20 units |
| 5. Canton Street Townhomes (rezoned) | 40 units |
| 6. Appen Townhomes (rezoned) | 17 units |

7. Old Milton Holdings (rezoned) 104 units

8. Academy Tract (rezoned) 42 units

Total New Townhomes Units (approved since adoption of plan) – 146 units

Since the adoption of the Downtown Master Plan 146 townhome units have been approved and there are 180 either under construction or approved several years ago but not constructed. The applicant could revise the plan to provide detached single family lots fronting Thompson Street however they have stated that isn't feasible due to the depth of the property and the stream located along the northern property line.

There are 1.7 acres of stream buffer that the applicant proposes to construct a hard path recreational trail that will tie into the trail going east/west. If approved, the path will be field located with final approval by Staff.

The applicant requests a variance to encroach into the 75 foot impervious stream buffer in two places. One is in the northwest corner and it encroaches 6.23 feet or 58 square feet; the other is the north section in the middle where they are requesting 12.75 feet or 1,022 square feet in to the impervious buffer. The buffer encroachment includes an existing structure which will be removed and the buffer will be restored adjacent to the encroachment.

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 distinguish

the number of children that a residential development will generate. The following chart outlines these figures:

**FULTON COUNTY SCHOOLS
AVERAGE SCHOOL AGE CHILDREN PER HOUSEHOLD
BASED ON HOUSING TYPE**

Single Family Townhome Average # 40	
Manning Oaks Elementary School	3 - 10
Hopewell Middle School	1 - 4
Alpharetta High School	2 - 6

Based on the total figure for all three-school levels, it can be assumed that the proposed development could house approximately 6 - 20 school age children. Alpharetta High can meet demand however; Manning Oaks Elementary and Hopewell Middle School are shown to be 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.

The zoning will allow a use that is compatible with recent rezonings which include the Hedgewood detached product at the corner of Thompson Street and Haynes Bridge and the recently approved attached and detached site plan approved southeast of this site.

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

The proposal should not impact adjacent property, however heavy landscape screening should be installed to along the western property line adjacent to OP parcel.

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

The proposal could impact the natural environment if the applicant is not required to incorporate specimen trees onsite as well as offsite trees. The applicant's plan includes tree save within the stream buffer and additional tree save which provides a connection to the rear greenway. However, there is grading shown within the CRZ's of offsite specimens to the east that should be minimized.

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

The property is currently zoned R-12 permitting the construction of 12,000 square foot lots. The newly adopted Downtown Master Plan contemplates a greater density that is also sensitive to the environment and helps to promote the Thompson Linear Park system. Density should not be granted where sites do not contribute to the proposed linear park.

- 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.

This use will add 6-20 students to the school system.

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

The proposal is supported by new or changing conditions. The passage of the Downtown Master Plan acknowledges the changes.

- 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.

The request to rezoning from R-12 to DT-LW reflects a reasonable balance. However the units should be reduced in order to avoid grading within the CRZ of offsite trees and provide a larger amenity space for the Thompson Linear Park.

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

The current zoning would permit the construction of for-sale residential on 12,000 square foot lots.

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

Property does meet the Comprehensive Land Use plan.

COMPREHENSIVE LAND USE PLAN

The Unified Development Code Section 4.1.3 STANDARDS FOR CLUP AMENDMENT APPROVAL provides criteria for consideration when evaluating a request for a CLUP amendment as listed below:

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

There has been a change in the development opportunities with the Old Milton Holdings site and the Hedgewood site on each end of Thompson Street.

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

The Comprehensive Land Use Plan discusses the goal which assures that at the very beginning of the design process, consideration is given to the natural environment (topography, tree preservation, creek), and accommodations and made for amenities (sidewalks, lighting, open spaces) in order to support a high quality residential product.

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

The designation would not require changes to public facilities and services. The applicant will be responsible for constructing additional roadway improvements to provide on street parking as well as a 12' multiuse trail along the front, 10' greenway within the stream buffer and several small pocket amenity spaces.

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

The proposal would not impact the public health, safety and welfare.

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

Not Applicable

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

The Downtown Master Plan demand analysis results show 5 year projects of Single Family attached townhomes as 185-210 units.

VARIANCE REQUIREMENTS

The City of Alpharetta Unified Development Code Article IV, Section 4.5.3 outlines the criteria set forth for granting a hardship 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

The stream which runs from east to west and the applicable buffers cover almost half of the property.

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

The applicant is providing the greenway path which is exempt from variance requirements. Additionally the applicant has requested encroachment for their front porches which should be accommodated.

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

There are no conditions which adversely affect its reasonable use or usability as currently zoned.

- (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,

The variance request should not cause substantial detriment to the public good or impair the purpose and intent of the City of Alpharetta.

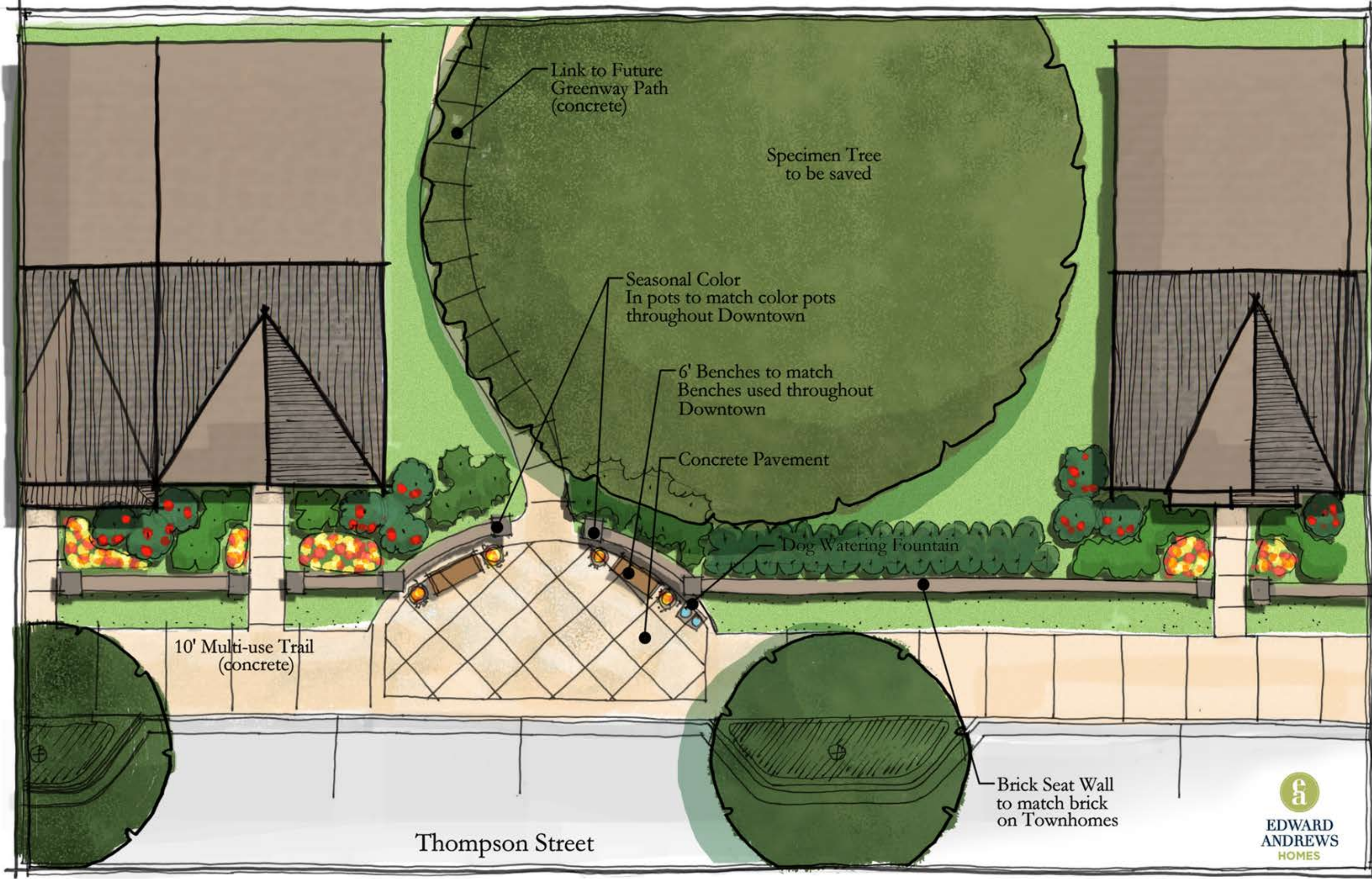
CONCURRENCES

Staff's analysis finds that the requested rezoning can be supported if the applicant revises the plan to reduce the impact to critical root zones of off-site adjacent trees to the east; provide a heavy landscape strip along the western property line and landscape and hardscape all amenity areas and provide links to the Thompson Linear Park system. This parcel located along Thompson Street is part of an important link between Avalon and the Downtown. The linear park additions should be substantial and every effort should be made to include existing tree coverage and limit impacts.

Attachments

Site Plan

Architectural Drawings



Link to Future
Greenway Path
(concrete)

Specimen Tree
to be saved

Seasonal Color
In pots to match color pots
throughout Downtown

6' Benches to match
Benches used throughout
Downtown

Concrete Pavement

Dog Watering Fountain

10' Multi-use Trail
(concrete)

Brick Seat Wall
to match brick
on Townhomes

Thompson Street



EDWARD
ANDREWS
HOMES

THOMPSON STREET



EDWARD ANDREWS HOMES
2303 CUMBERLAND PKWY SE
ATLANTA, GEORGIA 30339
PHONE: 770 541-5264

 PLANNERS AND ENGINEERS
COLLABORATIVE

THOMPSON STREET POCKET PARK



PLANNERS & ENGINEERS
COLLABORATIVE
EST. 1964

THOMPSON STREET POCKET PARK



PLANNERS & ENGINEERS
COLLABORATIVE

EST. 1964

THOMPSON STREET POCKET PARK



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COLLABORATIVE

EST. 1964

CITY OF ALPHARETT

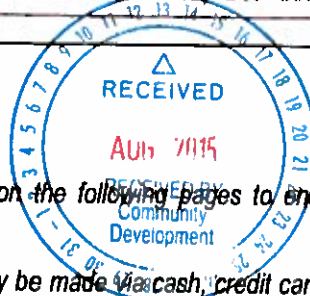
PUBLIC HEARING APPLICATION

CLUP-15-04/Z-15-06/V-15-07
THOMPSON ST INVESTMENTS LLC

☐ Fee Paid

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 in 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: Kelley Rhino

Telephone: (404) 210-4872

Address: 2303 Cumberland Pkwy

Suite:

City Atlanta

State: GA

Zip: 30339

Fax: (770) 541-5251

Mobile Tel: (404) 210-4872

Email: k.rhino@eahomes.com

Subject Property Information:

Address: 122, 144, 154, 164, 174, 184, 194, 204 Thompson Street

Current Zoning: R-12

District: 1

Section: 2

Land Lot: 748 & 749

Parcel ID: See Attached Schedule

Proposed Zoning: ~~DTLW~~ **DTLW**

Current Use: Detached single family homes

This Application For (Check All That Apply):

☐ Conditional Use

☐ Master Plan Amendment

☒ Rezoning

☐ Master Plan Review

☒ Variance

☐ Public Hearing

☒ Comprehensive Plan Amendment

☐ Other (Specify):

APPLICANT REQUEST AND INTENT

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

We are proposing to redevelop the property into a forty (40) lot townhome community comprising consisting of forty one 28ft rear entry town home lots.

Applicant's Request *(Please itemize the proposal)*:

1) Rezone the Property from R-12 to DTLW to allow for 40 attached townhomes.

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

Redevelop a blighted strip of residential homes built in the 1950's into a new town home community. Thompson Street serves as a gateway between Avalon and the proposed City Center in downtown Alpharetta. We are proposing a 40-home community consisting of 28ft rear entry lots. The area along Thompson Street would include a 10' multi-use trail and 8' bioswale/planter area. Along the north boundary of the Property, we would build a future greenway path with connectivity points to future adjacent development. We hope that the redevelopment of this portion of Thompson Street will spur further redevelopment on the street creating a walkable community connecting Avalon and Downtown Alpharetta.

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

Thompson Street is comprised of approximately 50 single-family homes built in the 1950's, many of which are in various stages of disrepair. The proposed development is consistent with the objectives of the Future Land Use Plan for the Downtown Activity Center including vehicular access from private driveways, green space via a pedestrian park, and pedestrian and bicycle connectivity along street scape.

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

The proposed development will include well-designed homes that fit within the character of the area and the site. The proposed development will enhance the value of surrounding properties and spur additional redevelopment along Thompson Street enabling pedestrian connectivity between Avalon and the proposed City Center development.

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

The Property is currently zoned R-12, which requires residential lots of no less than 12,000 sf. The property cannot be developed for a reasonable economic use as currently zoned. One driver of the inability to redevelop under the existing zoning classification is the value or cost of the property relative to what could be built under the current zoning. Additionally, a redevelopment under the existing zoning classification would be inconsistent with the intent of the 2030 Comprehensive Plan and future land use designation.

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

The proposed development would replace 8 single-family homes with 40 newly constructed town homes. The proposed homes would cater to an empty-nester target market. Both the population and traffic would increase; however, the intent of the proposed project is create a walkable community where residents are more inclined to walk to Avalon or City Center than utilize their car.

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

Given that we are targeting empty-nester demographic, we believe the impact on local schools will be limited and may result in very little, if any increase in the number of students. We have confirmed with all local utilities that adequate capacity exists to service the proposed development.

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

The Future Land Use Map designates this area as Professional/Business Office and the proposed project is within the Downtown Activity Center. The proposed development reflects a lower density designation than the future land use map, but is more consistent with the residential nature of Thompson Street. The proposed development is consistent with the characteristics of the Downtown Activity Center including vehicle access from alley and private driveways, high lot coverage, green space along the northern boundary connecting a pedestrian greenway, and pedestrian and bicycle connectivity.

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

Thompson Street serves as a key connectivity artery from Avalon to Downtown Alpharetta and the proposed City Center development. The existing condition of many of the homes on the street and the desire to create the aforementioned connectivity support the proposed request. The challenge of assembling multiple parcels in order to develop a meaningful development further supports the proposed request.

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

BOARD OF ZONING APPEALS REVIEW CRITERIA

Please respond to the following ONLY if you are applying for a zoning variance.

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

We are asking for a front porch encroachment in to the front set back along Thompson St we need this to facilitate the linear park with porches, lighting and low seat walls. The green street is about blending the private realm with the public realm and allowing the porches into the setback helps this goal of the city. We are asking for a buffer averaging variance to the 75' impervious buffer to allow for walls and sidewalks. The rear loaded product requirement has forced the front access into the buffer. We have plenty of areas to accommodate the approximate 1,100 sf buffer averaging. Also note that the impacted buffer area also has 1200 sf of existing structures in the buffer. This area is a good opportunity to remove the existing structure and restore the buffer adjacent to our encroachment. A creek runs parallel to the northern boundary of the property and extends into a portion of 122 Thompson, 164 Thompson, 174 Thompson, 194 Thompson, and 204 Thompson Street. The residential lots on the proposed plan do not impact the required 25' State or the 50' City buffer. Another reason for the variance request is we have worked with our engineer and staff to try and save some existing trees on the property.

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

No unnecessary hardship is created by the zoning code standards.

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

The topography on certain sections of the subject property drops by 25' - 30' from the street to the rear of the existing lots. In addition, an creek impacts the northern boundary of 122 Thompson, 164 Thompson, 174 Thompson, 194 Thompson, and 204 Thompson Street.

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.

Relief, if granted, would not cause detriment to the public good and would not impair the purpose and intent of the Zoning code.

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

SIGN VARIANCE REVIEW CRITERIA

Are there exceptional conditions pertaining to the property where the sign is to be located as a result of the property size, shape, or topography which are not applicable to other lands or structures in the area? If "yes," please explain.

☐ Yes

☒ No

Would the applicant be deprived of rights that are commonly enjoyed by others similarly situated? If "yes," please explain.

☐ Yes

☒ No

Would granting the variance confer on the applicant any significant privileges which are denied to others similarly situated? If "yes," please explain.

☐ Yes

☒ No

Are the exceptional circumstances the result of actions of the applicant or the applicant's representatives? If "yes," please explain.

☐ Yes

☒ No

Is the requested variance the minimum necessary to allow the applicant to enjoy rights commonly enjoyed by others similarly situated? If "no," please explain.

☐ Yes

☒ No

Would granting of the variance violate more than one standard of the Unified Development Code? If "yes," please explain.

☐ Yes

☒ No

Would granting the variance result in allowing a sign that interferes with road or highway visibility or obstruct or otherwise interfere with the safe and orderly movement of traffic? On a separate sheet or sheets, please defend your response.

☐ Yes

☒ No

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: Thompson Street Investment Partners, LLC

Subject Public Hearing Case Rezoning Application - 122, 144, 154, 164, 174, 184, 194, & 204 Thompson Street

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: _____ 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

Date:

6-12-2015

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: Thompson Street Townhomes

Contact Name: Kelley Rhino

Telephone: (404) 210-4872

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.

See Attached Schedule

This image shows a blank sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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.

These individuals will receive a letter via certified mail detailing the proposed project including a site plan. We will request a meeting or several meetings, if necessary, to meet with all of the neighboring property owners to seek their feedback.

LINDA L & DOUGLAS AVREN or current property owner
205 HEMBREE PARK TERR ROSWELL GA 30076

ELVIN AYCOCK or current property owner
185 THOMPSON ST ALPHARETTA GA 30004
12 270407490212

SCOTT GILKEY or current property owner of 165 THOMPSON ST
2095 WILLSHIRE GLN ALPHARETTA GA 30009
12 270407490238

JAMES T JONES or current property owner of 155 THOMPSON ST
2305 DINSMORE RD ALPHARETTA GA 30004
12 270407490659

NARDEN KALDANI or current property owner
145 THOMPSON ST ALPHARETTA GA 30004
12 270407490667

HAROLD A & PEGGY STEPHENS or current property owner
319 CANTON ST ALPHARETTA GA 30009
12 270407490188

MYRON I STRAIN or current property owner of 175 THOMPSON ST
233 FIELDS CHAPEL RD CANTON GA 30114
12 270407490220

ALBERT K TURNER or current property owner
145 PARK ST ALPHARETTA GA 30004 1720
12 270407490626

UNITED STATES POSTAL SERVICE or current property owner of 2400 OLD MILTON PKY
1735 NORTH BROWN RD SUITE 200 LAWRENCEVILLE GA 30043 8153
12 270307480800

KYLE A ROBINSON PROPERTIES II LLC or current property owner of 218 THOMPSON ST
918 HOLCOMB BRIDGE RD SUITE 100 ROSWELL GA 30076
12 270407490493

RHONDA MOSS & LESLIE MOSS or current property owner
112 THOMPSON ST ALPHARETTA GA 30004
12 270307480776

ACADEMY PARK NEIGHBORHOOD ASSOCIATION INC
0 ACADEMY ST
P O BOX 87363 ATLANTA GA 30337
22 498312670284

ACADEMY PARK NEIGHBORHOOD ASSOCIATION INC
1465 NORTHSIDE DR NW STE 128 ATLANTA GA 30318 4244
22 514212670503

DREYFUS PROPERTIES LLC or current property owner of 72 THOMPSON ST
6094 ODELL ST CUMMING, GA 30040
12 270307480396

CITY OF ALPHARETTA
2 S MAIN ST ALPHARETTA, GA 30009
22 498412680720

JOSEPH H & KIMBERLY A RODDY or current property owner of 11925 HAYNES BRIDGE RD
284 CANTON ST ALPHARETTA, GA 30004-1339
22 498412680381

TIFFANY SQUARE HOMEOWNERS ASSOCIATION INC or current property owner
4004 TIFFANY SQ ALPHARETTA, GA 30009-3768

TAD D RANSOPHER or current property owner
82 THOMPSON ST ALPHARETTA, GA 30004

DOUGLAS AVREN or current property owner of 252 THOMPSON ST
205 HEMBREE PARK TERR ROSWELL, GA 30076
12 270407490105

RICHARD Q ZHOU or current owner of 262 THOMPSON ST
205 ASCALON CT ALPHARETTA, GA 30005
12 270407490113

UNIVERSITY OF NORTH GEORGIA FOUNDATION INC
60 W MAIN ST FLOOR 3RD DAHLONEGA, GA 30533

JOHN D BETHEA & XIAOLING ZHANG or current owner of 157 Park Street
139 PARK POINTE WAY SUWANEE, GA 30024

DAVID PORTER or current owner of 2440 OLD MILTON PKY
376 AIR ACRES WAY WOODSTOCK, GA 30188-2910

JAMES & CATHERINE JONES or current property owner of 155 THOMPSON ST
2305 DINSMORE RD ALPHARETTA, GA 30004

FULTON CONCRETE COMPANY INC or current property owner of 2410 OLD MILTON PKY
1200 URBAN CENTER DR BIRMINGHAM, AL 35242-2545

STATE BANK & TRUST COMPANY or current property owner of 2380 OLD MILTON PKWY
4219 FORSYTH RD MACON, GA 31208

BEVERLY SULLIVAN or current property owner of 83 THOMPSON ST
138 MOSSLAND DR PERRY, GA 31069-9213

STATURE PROPERTIES LLC or current property owner of 2300 OLD MILTON PKY
675 SEMINOLE AVE SUITE 301 ATLANTA, GA 30307

BERT L & JOYCE BLACKWELL or current property owner
71 THOMPSON ST ALPHARETTA, GA 30004-1723

CAROLYN S MC KNIGHT or current property owner of 2270 OLD MILTON PKY
4040 DUNAGAN RD GAINESVILLE, GA 30507-8089

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name Keith Jones Telephone: 678-393-9025
Address 122 Thompson Street 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 <u> </u> |

Identify Authorized Applicant:

Name of Authorized Applicant Thompson Street Investment Partners, LLC Telephone: (404) 459-6079
Address 5775 Glenridge Drive, Bldg B Suite 100
City Atlanta State GA Zip 30328

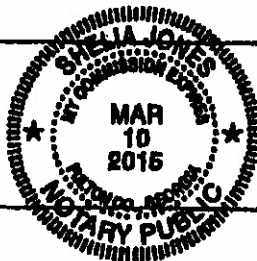
So Sworn and Attested:

Owner Signature Keith Jones

Date 2/27/15

Notary:

Notary Signature Shelia Jones



Date 2/27/2015

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Peggy + Harold Stephens ELP Telephone: 770 475 5359

Address: 144 Thompson St Suite: _____

City: Alpharetta Ga. State: Ga. Zip: 30004

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:

Name of Authorized Applicant: Thompson Street Investment Partners, LLC Telephone: (404) 459-6073

Address: 5775 Glenridge Drive, Bldg. B Suite: 100

City: Atlanta State: GA Zip: 30328

So Sworn and Attested:

Owner Signature: Peggy Stephens Date: Feb. 27, 15
Harold H. Stephens

Notary:

Notary Signature: [Signature] Date: 2/27/15



PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Thomas Fuqua

Telephone: (770) 595-7225

Address: 154 Thompson Street

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:

Name of Authorized Applicant: Thompson Street Investment Partners, LLC

Telephone: (404) 468-6073

Address: 5775 Glenridge Drive, Building B

Suite: 100

City Atlanta

State: GA

Zip: 30328

-

So Sworn and Attested:

Owner Signature: _____

Date: 2/27/15

Notary:

Notary Signature: _____

Date: 2/27/15



PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Anca Bell

Telephone: _____

Address: 164 Thompson Street

Suite: _____

City Alpharetta

State: GA

Zip: 30009

Owner Mailing Address: PO Box 201962
Denver, CO 80220

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

A.K. ☒ Rezoning

☐ Conditional Use

A.B. ☒ Variance

☐ Master Plan

☐ Land Use Application

☐ Other _____

Identify Authorized Applicant:

Name of Authorized Applicant: Thompson Street Investment Partners, LLC

Telephone: (404) 459-8073

Address: 5775 Glenridge Drive, Building B

Suite: 100

City Atlanta

State: GA

Zip: 30328

So Sworn and Attested:

Owner Signature: _____

ANCA BELL

Date: _____

12 Feb. 27/2015

Notary:

Notary Signature: _____

SPENCER HAMILTON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184088646
MY COMMISSION EXPIRES NOVEMBER 04, 2017

Date: _____

2.27.15

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Jackie J. Wade Telephone: 770-425-5264

Address: 174 Thompson St. 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:

Name of Authorized Applicant: Thompson Street Investment Partners LLC Telephone: (404) 459-6073

Address: 5775 Glenridge Drive, Bldg B Suite: 100

City: Atlanta State: GA Zip: 30328

So Sworn and Attested:

X Owner Signature: Jackie J. Wade Date: 2/27/15

Notary:

Notary Signature: Laron C. Sells Date: 2/27/15



PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Jackie J. Wade Telephone: 770-475-5864
Address: 184 Thompson St. 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:

Name of Authorized Applicant: Thompson Street Development Partners, LLC Telephone: (404) 459-6073
Address: 5775 Glenridge Drive, Bldg B Suite: 100
City: Atlanta State: GA Zip: 30328

So Sworn and Attested:

X Owner Signature: Jackie J. Wade Date: 2/27/15
Dorothy J. Wade

Notary:

Notary Signature: Laura C. Sills

Date: 2/27/15



PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Peggy + Harold Stephens E.L.P. Telephone: 570 475 5319
Address: 194 Thompson St. Suite: _____
City: Alpharetta State: GA Zip: 30004

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: Thompson Street Townhome Partners, LLC Telephone: (404) 459-6073
Address: 5775 Glenridge Drive, Bldg. B Suite: 100
City: Atlanta State: GA Zip: 30328

So Sworn and Attested:

Owner Signature: Peggy Stephens Date: Feb. 27, 15
Harold Stephens

Notary:

Notary Signature: [Signature] Date: 2/27/15



PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Logg + Harold Stephens F.L.P Telephone: 770 475 5359
Address: 204 Thompson St. Suite: _____
City: Alpharetta State: GA Zip: 30004

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: Thompson Street Investment Partners, LLC Telephone: (404) 459-6073
Address: 5775 Glenridge Drive, Bldg. B Suite: 100
City: Atlanta State: GA Zip: 30328

So Sworn and Attested:

Owner Signature: [Signature] Date: Feb. 27, 2015

Notary:

Notary Signature:

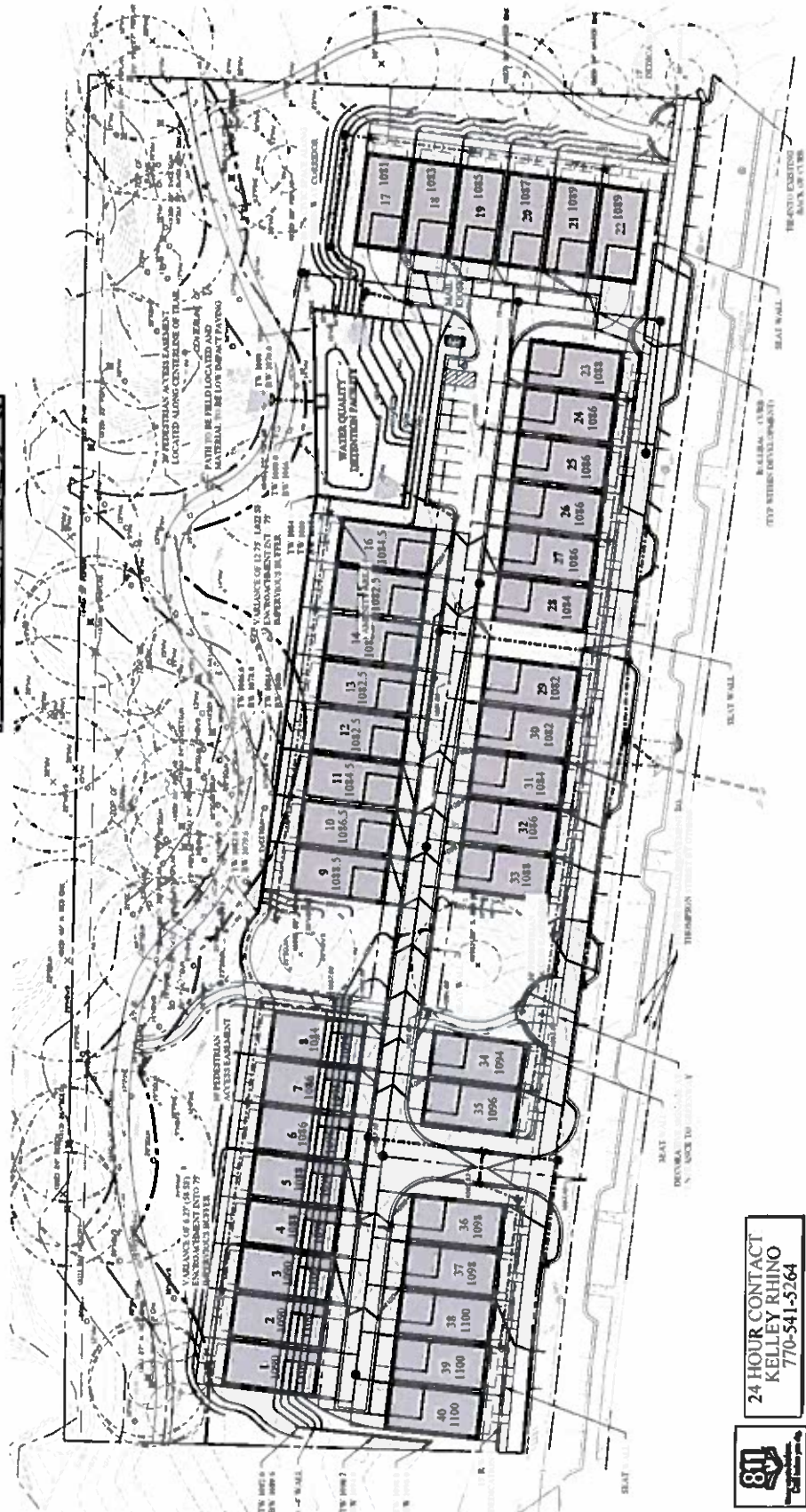
Date: 2/27/15



[illegible]

Specimen	True to be removed	Specimen True to be saved
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2	☐	☐
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99	☐	☐
100	☐	☐

TYPICAL LOT LAYOUT:

[illegible]

SCALE 1" = 30'
DATE APRIL 5, 2015
PROJECT I-130A



Z2



**24 HOUR CONTACT
KELLEY RHINO
770-541-5264**





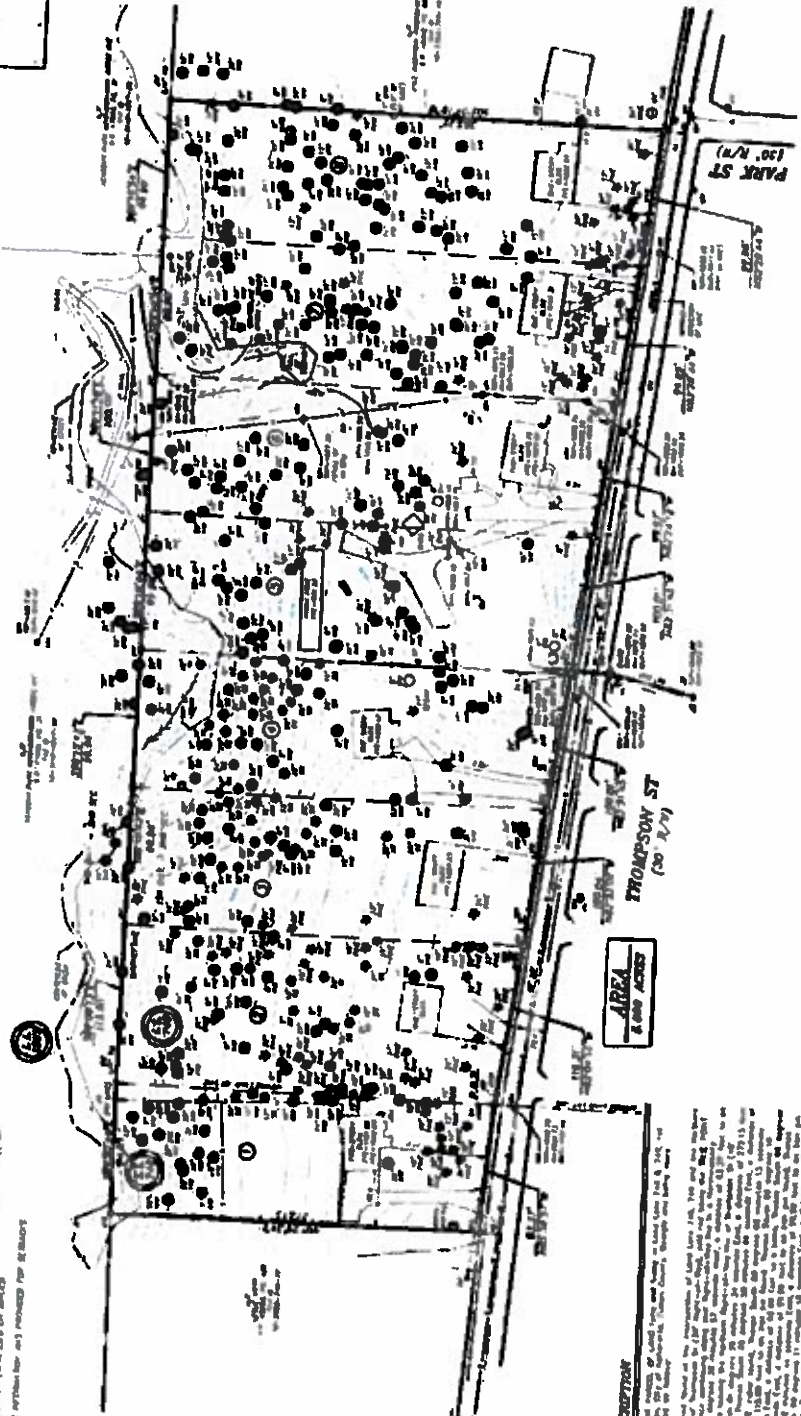
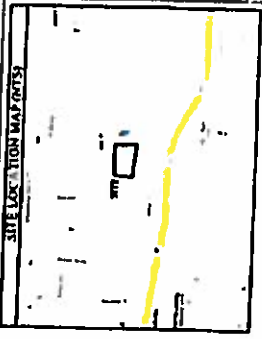


LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 748 & 749, 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

Beginning at a 1" rod found at the intersection of Land Lots 748, 749 and the Northern Right-of-Way line of Thompson St (30' Right-of-Way), said rod being the TRUE POINT OF BEGINNING; Thence continuing along said Right-of-Way line in a Northwesterly direction, North 85 degrees 38 minutes 57 seconds West, a distance of 93.37 feet to an iron pin set; Thence leaving the Northern Right-of-Way line of Thompson St (40' Right-of-Way), North 01 degrees 26 minutes 34 seconds East, a distance of 272.15 feet to an iron pin set; Thence South 89 degrees 50 minutes 44 seconds East, a distance of 94.85 feet to a 5/8" rebar found; Thence South 89 degrees 08 minutes 13 seconds East, a distance of 115.00 feet to an iron pin found; Thence South 89 degrees 10 minutes 42 seconds East, a distance of 99.96 feet to a point; Thence South 89 degrees 10 minutes 42 seconds East, a distance of 99.96 feet to an iron pin found; Thence South 89 degrees 10 minutes 44 seconds East, a distance of 99.98 feet to an iron pin found; Thence South 89 degrees 11 minutes 18 seconds East, a distance of 100.00 feet to an iron pin found; Thence South 89 degrees 10 minutes 54 seconds East, a distance of 99.90 feet to a point; Thence South 89 degrees 10 minutes 54 seconds East, a distance of 99.90 feet to a 5/8" rebar found; Thence South 02 degrees 07 minutes 19 seconds West, a distance of 363.22 feet to a 1" rod found on the Northern Right-of-Way line of Thompson St (30' Right-of-Way); Thence continuing along said Right-of-Way in a Northwesterly direction, North 82 degrees 28 minutes 44 seconds West, a distance of 99.86 feet to a point; Thence continuing along said Right-of-Way, North 82 degrees 28 minutes 44 seconds West, a distance of 99.85 feet to an iron pin found; Thence continuing along said Right-of-Way, North 82 degrees 24 minutes 12 seconds West, a distance of 99.97 feet to an iron pin found; Thence continuing along said Right-of-Way, North 82 degrees 31 minutes 45 seconds West, a distance of 100.01 feet to a point; Thence continuing along said Right-of-Way, North 82 degrees 31 minutes 45 seconds West, a distance of 100.01 feet to an iron pin found; Thence continuing along said Right-of-Way, North 82 degrees 33 minutes 00 seconds West, a distance of 100.04 feet to an iron pin found; Thence continuing along said Right-of-Way, North 82 degrees 04 minutes 10 seconds West, a distance of 116.31 feet to a 1" rod found, said rod being the TRUE POINT OF BEGINNING.

Said tract containing 5.860 acres.

[illegible][illegible]

1. The first step is to identify the problem. In this case, the problem is that the system is not working properly. The user has reported that the system is not working properly, and the user has provided some information about the problem. The first step is to identify the problem, and the second step is to determine the cause of the problem. The third step is to develop a solution to the problem, and the fourth step is to implement the solution. The fifth step is to evaluate the solution, and the sixth step is to document the solution. The seventh step is to communicate the solution to the user, and the eighth step is to provide ongoing support to the user. The ninth step is to monitor the system, and the tenth step is to update the system as needed. The eleventh step is to provide training to the user, and the twelfth step is to provide documentation to the user. 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NOTES

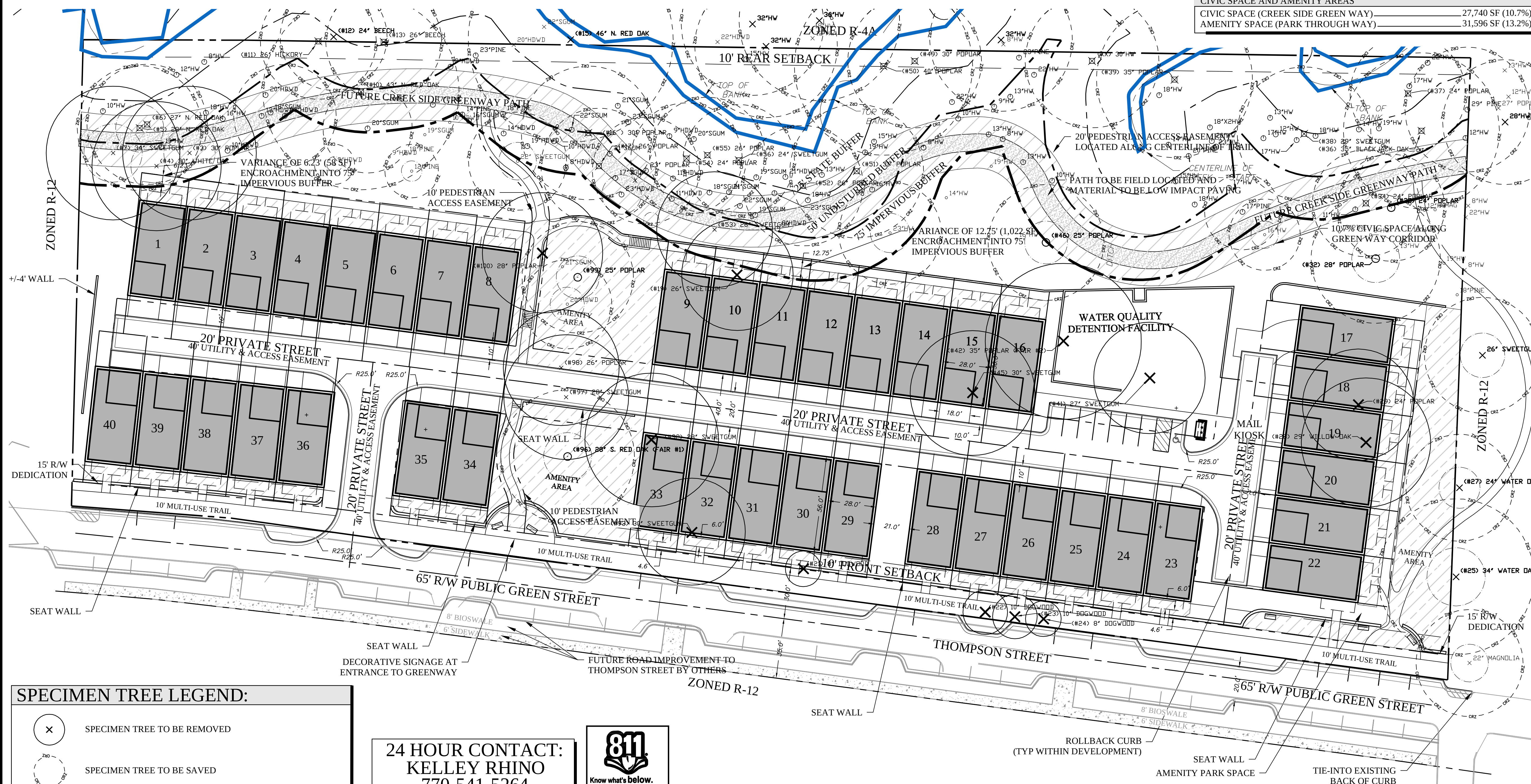
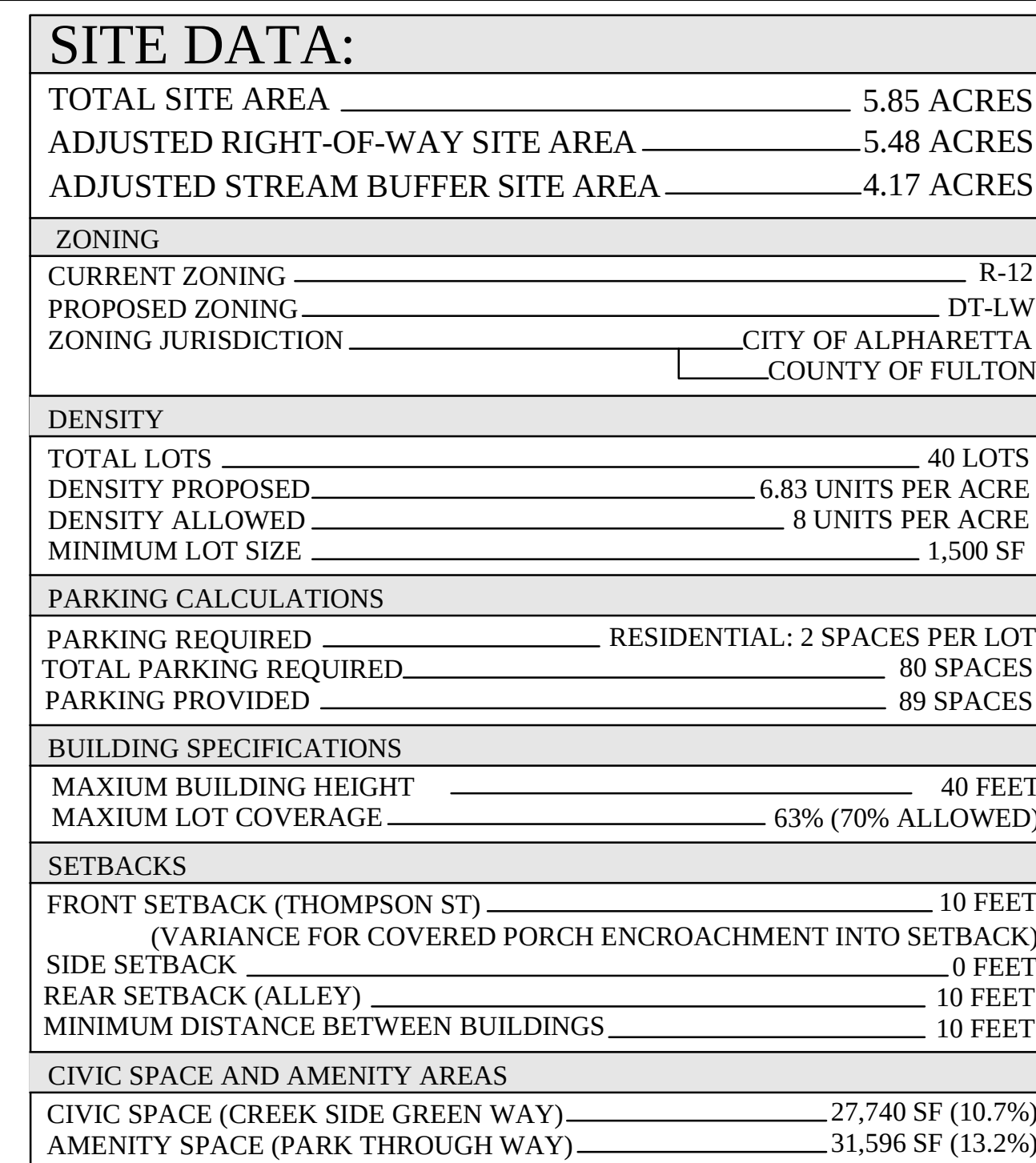
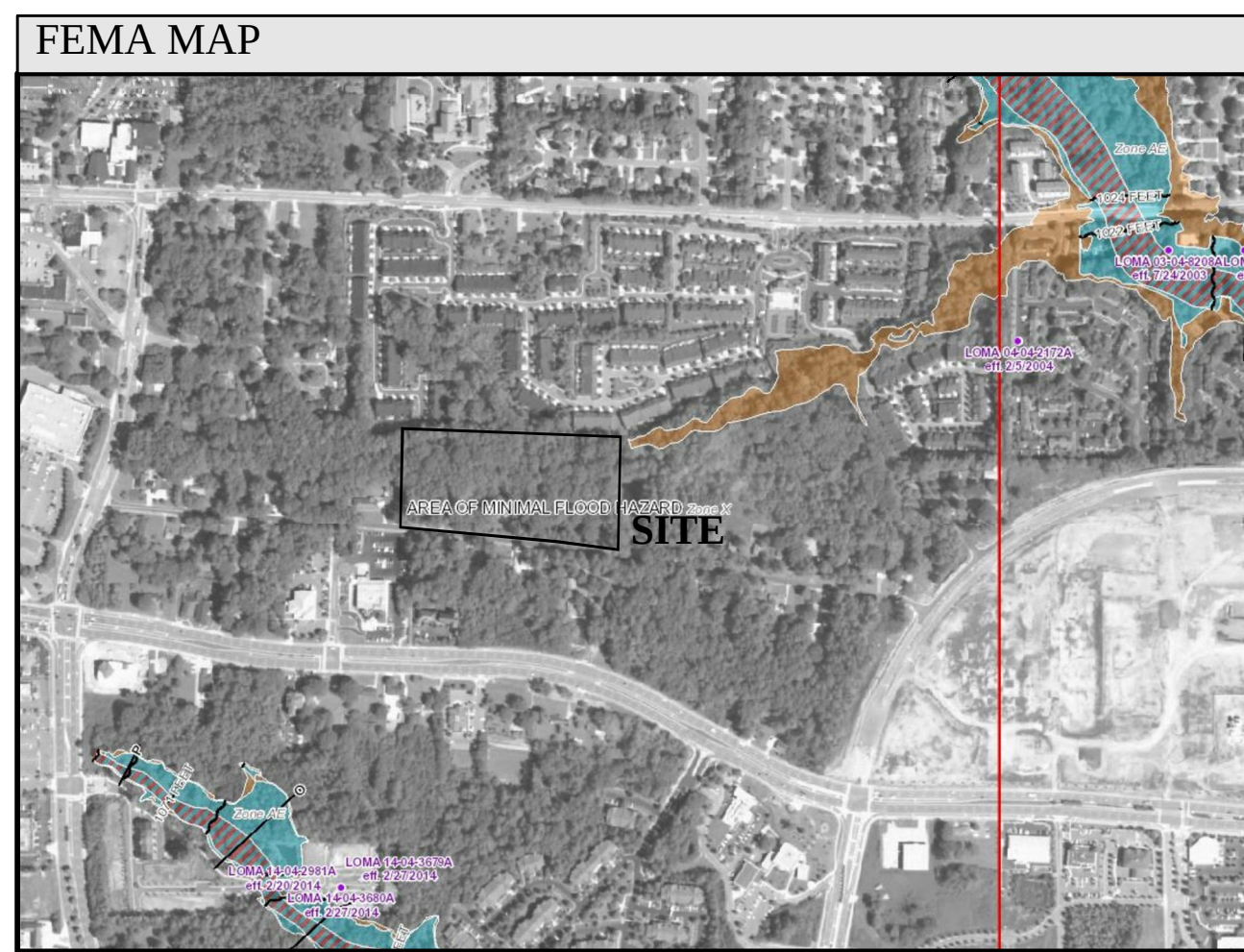
LEGAL DESCRIPTION

Trip Generation Report

Trip Generation, 7th Edition, ITE

Proposed Thompson Street Townhomes – Alpharetta, GA

Land Use (ITE Code)	Intensity	Daily Total	A.M. Peak	P.M. Peak
Residential Condo/TH (230)	41 Units	240.26	18.04	22.14



THOMPSON STREET
A MASTER PLANNED RESIDENTIAL DEVELOPMENT

FOR
Edward Andrews Homes

303 Cumberland Pkwy SE

Atlanta, Georgia 30339
PHONE: (770) 541-5264

Atlanta, Georgia 30339
PHONE: (770) 541-5264

Atlanta, Georgia 30339
PHONE: (770) 541-5264

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REVISIONS:

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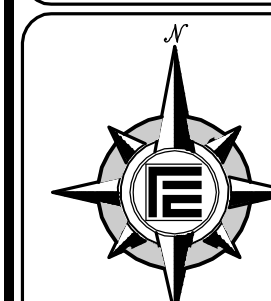
SHEET TITLE

MASTER REZONING SITE PLAN



SCALE: 1" = 30'
DATE: OCT. 1, 2015
PROJECT: 14183.00A

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



Z

SHEET

[illegible]

FOR
Edward Andrews Homes
2303 Cumberland Pkwy SE
Atlanta, Georgia 30339
PHONE: (770) 541-5264

CITY OF ALPHARETTA
FULTON COUNTY
GEORGIA


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NO.	DATE	BY	DESCRIPTION
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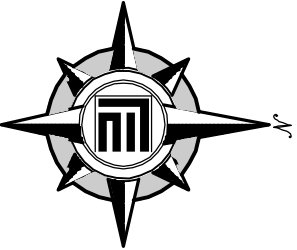
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SHEET TITLE



SCALE: 1" = 30'
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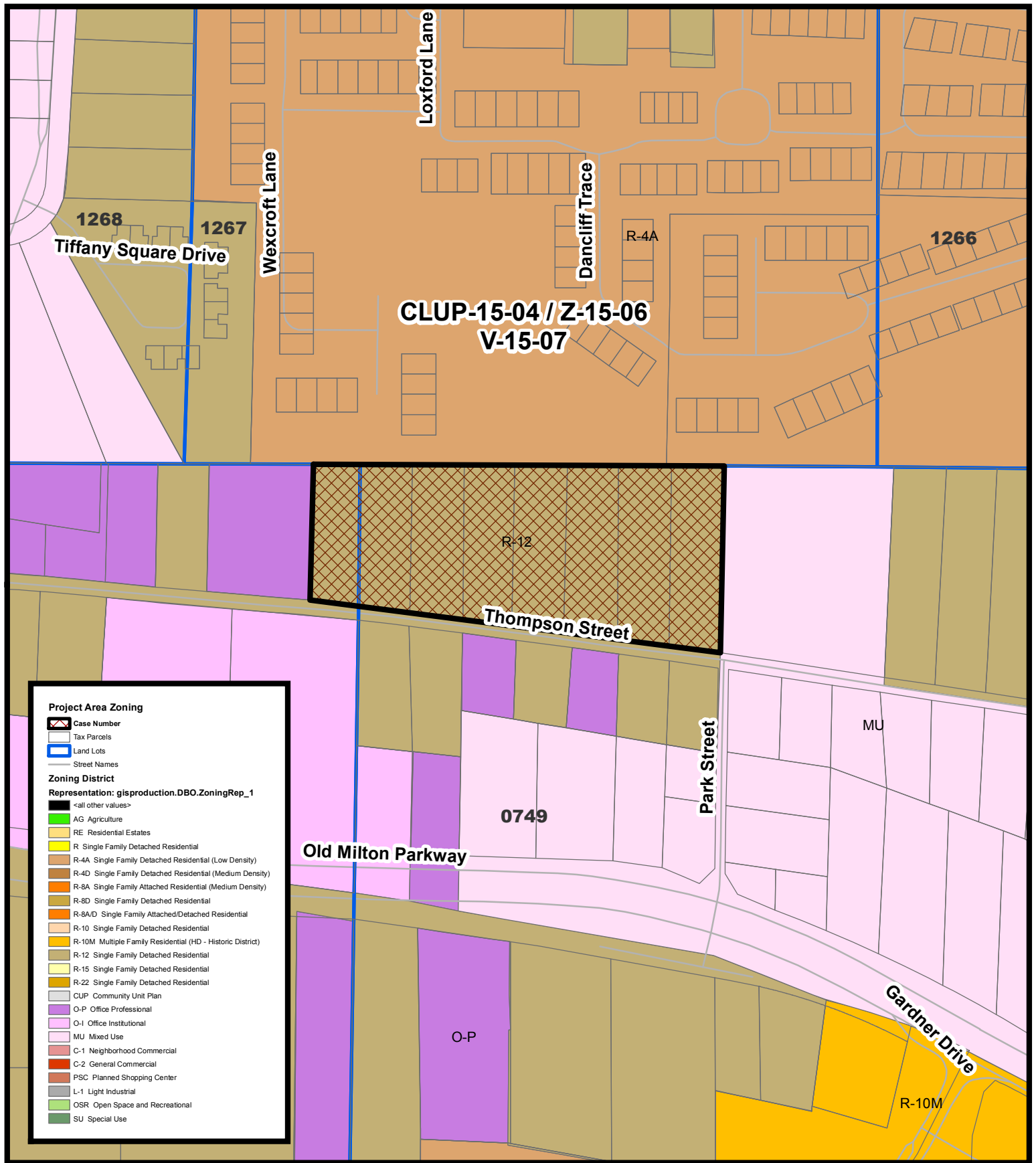


Z2
SHEET



**Know what's below.
Call before you dig.**

24 HOUR CONTACT:
KELLEY RHINO
770-541-5264



Zoning Map

Thompson St Investments, LLC

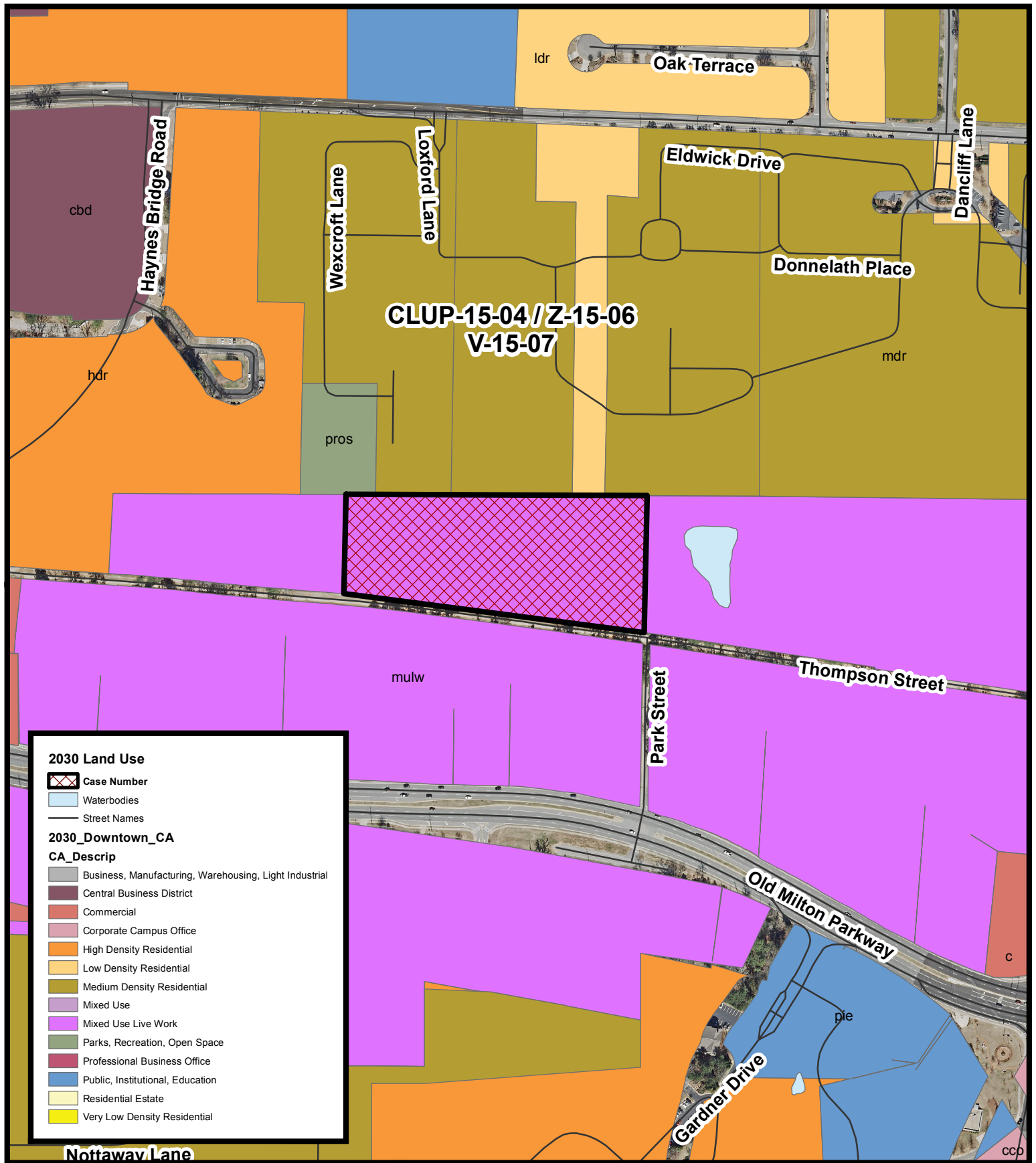
Thompson Street

Case:CLUP-15-04 / Z-15-06
V-15-07

D/LL: 1/2/748 & 749
PC Date: 10/01/2015
CC Date: 10/26/2015



Location Map Provided by:
Community Development - GIS



2030 Land Use

Thompson St Investments, LLC

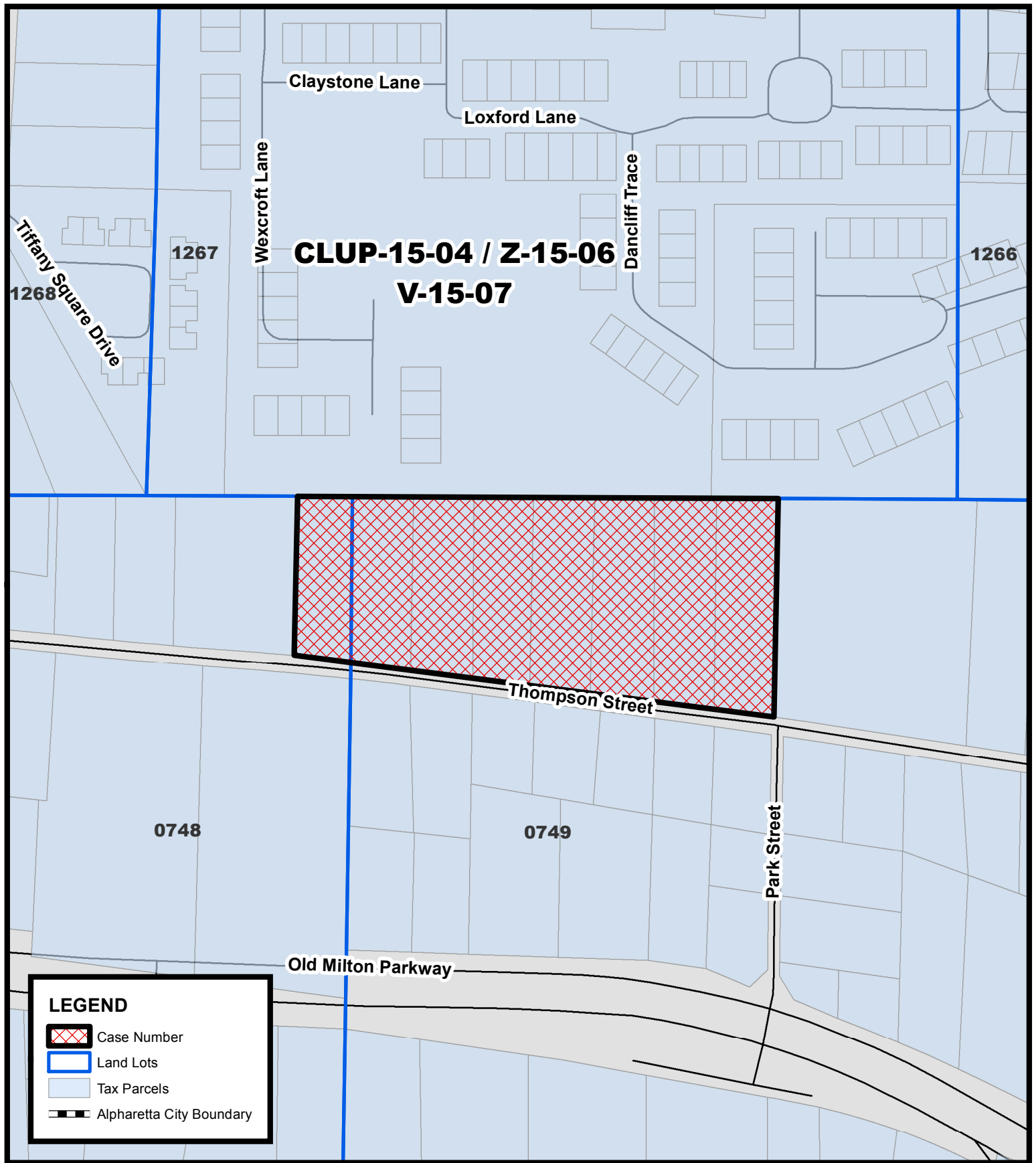
Thompson Street

Case:CLUP-15-04 / Z-15-06
V-15-07

D/LL: 1/2/748 & 749
PC Date: 10/01/2015
CC Date: 10/26/2015



Location Map Provided by:
Community Development - GIS



Location Map **Thompson St Investments, LLC** **Thompson St**

**Case:CLUP-15-04 / Z-15-06
V-15-07**

**D/LL: 1/2/748 & 749
PC Date: 10/01/2015
CC Date: 10/26/2015**



**Location Map Provided by:
Community Development - GIS**



Location Map **Thompson St Investments, LLC** **Thompson Street**

**Case:CLUP-15-04 / Z-15-06
V-15-07**

**D/LL: 1/2/748 & 749
PC Date: 10/01/2015
CC Date: 10/26/2015**

**Location Map Provided by:
Community Development - GIS**



Approved:
Hedgewood
Residential: 42 Detached

Proposed:
Edward Andrews Homes
Residential: 40 Units
Parking: 80 Spaces

Proposed:
Thompson Street
Condominiums
Residential: 24 Units

Approved:
East Village
Residential: 204 Units
Retail/Restaurants: 17,900 sf
Office/Bank: 13,900sf
Parking: 321 Spaces



Thompson Street Development

Location Map Provided by:
Community Development - GIS





City Council Meeting and Public Hearing STAFF REPORT

Submitting Department: Community Development
Submitted By: Richard McLeod, Senior Planner
Meeting Date: October 26, 2015

I. **AGENDA ITEM TITLE:** PH-15-20 ART COMMITTEE ORDINANCE (*DEFERRED TO THE 11/16/15 PUBLIC HEARING*)

II. **RECOMMENDATION:**

III. **BUDGET IMPLICATIONS:**

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

IV. **REPORT IN BRIEF:**

V. **ALTERNATIVES:**

VI. **ATTACHMENTS:**



City Council Meeting and Public Hearing

STAFF REPORT

Submitting Department: Community Development
Submitted By: Eric Graves, Senior Transportation Engineer
Meeting Date: October 26, 2015

I. AGENDA ITEM TITLE: MEMORANDUM OF AGREEMENT TO UPDATE TO THE NORTH FULTON COMPREHENSIVE TRANSPORTATION PLAN AMONG THE CITIES OF ALPHARETTA, JOHNS CREEK, MILTON, ROSWELL, AND SANDY SPRINGS

II. RECOMMENDATION:

Authorize the Mayor to execute the attached Memorandum of Agreement for the Development of a North Fulton Comprehensive Transportation Plan; and, authorize the expenditure of funds in the amount of \$41,500 as the City of Alpharetta's Local Match for the \$1,250,000 program.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: YES

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST: \$1,250,000 IN NORTH FULTON

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
Grant Matching Funds/34090200-579000	\$41,500.00

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
Potential Federal Funding/ARC/North Fulton Cities	\$1,208,500.00

IV. REPORT IN BRIEF:

As part of the Atlanta Regional Commission's Transportation Improvement Plan, funding is programmed for a County Comprehensive Transportation Plan Assistance Program over 6 years. This assistance program allows local governments to take the Transportation Elements of their Comprehensive Plans or a Transportation Master Plan, if applicable, and augment them to have a comprehensive evaluation and selection of projects within the Cities and the Counties.

Typically, this program is managed at a County level with input from municipalities. There is no unincorporated area in North Fulton. Therefore, the five Cities have requested the Atlanta Regional Commission oversee the North Fulton Comprehensive Transportation Plan process along with a Project Management Team which will consist of one staff member from each of the cities. An equal effort from each city will be required as part of the Project Management Team along with the Atlanta Regional Commission to manage the Comprehensive Transportation Plan process. The Memorandum of Agreement between the five cities establishes the management and decision making process for the Comprehensive Transportation Plan.

The Atlanta Regional Commission will be the project manager for the plan. They will be responsible for entering into a Project Framework Agreement with Georgia Department of Transportation for the federal funding for this project. The Atlanta Regional Commission will be the recipient of the federal funding. In addition, the Atlanta Regional Commission will award and manage any contract and/or sub-contract necessary to perform the required planning associated with this project. All invoices will be handled by Atlanta Regional Commission.

The attached Memorandum of Agreement is an updated version of the agreement executed in 2008.

V. ALTERNATIVES:

VI. ATTACHMENTS:

***Memorandum of Agreement
for
The Development of a North Fulton Comprehensive Transportation Plan
Among
the Cities of Alpharetta, Johns Creek, Milton, Roswell, and Sandy Springs***

WITNESSETH:

WHEREAS, the Atlanta Regional Commission (ARC) is the Metropolitan Area Planning and Development Commission for the ten (10) county Atlanta Region as defined by O.C.G.A 50-8-82; and

WHEREAS, in accordance with O.C.G.A. 50-8-93 (e), ARC has the power and authority to undertake such other planning functions within its area as may be assigned or delegated to the commission by other agencies or boards, public or private, and for which the commission accepts responsibility; and

WHEREAS, each of the cities of North Fulton County (Alpharetta, Johns Creek, Milton, Roswell and Sandy Springs, hereinafter referred to as “the Cities”) has requested that ARC manage the planning and development of a Comprehensive Transportation Plan for North Fulton County and ARC agrees to accept responsibility for management of the project.

NOW, THEREFORE, for and in consideration of the premises, the parties hereby agree as follows:

SECTION 1: PURPOSE

This Memorandum of Agreement (MOA) is intended to provide a framework for continuing, cooperative, and comprehensive planning and development of the North Fulton Comprehensive Transportation Plan (NFCTP). The development of the NFCTP will be managed by the ARC at the request of the Cities.

The NFCTP will be a program of goals, objectives, and strategies aimed at evaluating, coordinating and making necessary recommendations for the regional transportation system and land use assumptions for the Cities and the City of Mountain Park. This process is intended to ensure that the area of North Fulton is coordinated in an effort to produce a Plan that will meet the future projected demands related to land use and the regional transportation system. This project will also involve the development of performance measures, the collection and analysis of data as well as stakeholder input in various forms. The end result of this process will be a comprehensive program of policies and projects that will include estimated costs and timeframes for project implementation and any recommendations for needed coordination beyond local jurisdictional boundaries.

SECTION 2: ORGANIZATIONAL ROLES AND RESPONSIBILITIES

A. ARC

Since ARC is not a party to this agreement, this section is for informational purposes only and provides a common understanding of ARC's role by the five cities.

ARC shall be responsible for the following:

1. Provide overall coordination and management of the project.
2. Manage and conduct all planning activities associated with the project.
3. Be the recipient of any federal and local funding for all planning activities associated with the project. (Estimate \$1,000,000 federal and \$250,000 local for a total of \$1,250,000.)
4. Award and manage any sub-contracts necessary to perform required planning associated with the project.
5. Manage the project in accordance with all applicable state and federal laws and regulations.
6. Provide periodic financial status reports to the Cities showing the obligation and expenditure of funds.

The ARC has designated a Project Manager for the NFCTP. For the sake of continuity, it is highly desirable to maintain the same Project Manager throughout the project.

B. Cities

The Cities shall be responsible for the following:

1. Assist ARC in the development of a scope of work for the project.
2. Provide funding for the project in accordance with each city's commitment, shown under the "local match" column in the table on Attachment A: City Financial Commitments.
3. The Cities will have their funds, authorized by the local government, available to pay their share of the local match to the Administrative City by February 1, 2016. The Administrative City will pay the local match to ARC within 30 days after Federal funds are encumbered, after ARC secures a GDOT funding agreement for Federal funds, and in advance of ARC's incurring costs. There will be no refund of the local match after funds are transmitted to ARC. Any funds paid in advance, for which ARC does not actually incur the estimated costs, will be refunded to the Cities once the project is complete, proportional to each city's share shown in Attachment A.
4. Appoint representatives to serve on Project Management Team (PMT) and Stakeholders Committee.
5. Mayors serve on the Project Policy Committee.
6. Provide other assistance as mutually agreed upon.
7. Acknowledging that the NFCTP has a regional focus, the Cities pledge to work together toward mutually beneficial arrangements balancing mobility, land use, and quality of life issues.

8. Review project documents and approve the project final document according to the procedures laid out in Section 3.

C. Administrative City

The Administrative City will be the main administrative point of contact with ARC and will collect the local match from the other Cities and transmit it to ARC. The designated Administrative City is the City of Johns Creek.

1. The Administrative City will collect the local match from the other cities and transmit it to ARC.
2. The Administrative City will assist ARC with the project by encouraging input from the other Cities and facilitating development of the Scope of Work with the PMT.
3. The Administrative City will share information it receives with the other Cities.

For the sake of continuity, it is highly desirable for the Administrative City to maintain the same point of contact throughout the project.

D. City of Mountain Park

The City of Mountain Park is not a party to this agreement, so this section is for informational purposes only, yet this is an agreement of the cities' understanding of its role within this planning framework. Mountain Park will have a role in decision making for this study. The City will also be part of the Stakeholders Committee. A representative from the City of Mountain Park will be able to actively sit in on all Project Management Team and Policy Committee meetings and freely provide input as the plan is developed.

SECTION 3: POLICY DEVELOPMENT AND COORDINATION

The project shall be conducted using three key groups to facilitate feedback, decisions and communication: a Stakeholders Committee, a Policy Committee and a Project Management Team.

- The Stakeholders Committee is the main group who will review large quantities of study information, findings and recommendations presented by ARC and the Consultant.
- The Policy Committee will provide policy direction.
- The Project Management Team will deal with contractual and project management issues.

A Project Management Plan will be developed to outline specific meetings and a project schedule.

3.1 Stakeholders Committee (SC)

The involvement of a diverse set of stakeholders is essential to the successful development of this project. The composition of the Stakeholders Committee (SC) should reflect each City government and the City as a whole (including the City of Mountain Park),

representing the public's interests in formulating the NFCTP. The PMT will approve the recommended committee structure, as proposed in the public participation plan, as defined in the scope of services. The SC will consist of no more than 40 people. The SC, at a minimum, shall include City Council members, citizen's representatives, staff and board of CIDs, transit operators, land use planners, chambers of commerce, GDOT, environmental advocates, etc.

Half of the members of the SC will be proportional to the population for each city. For example, if there are 40 people on the SC, 20 of them will be representatives from the Cities.

ARC and their Consultant will meet with the SC periodically throughout the project according to the Project Management Plan and present all of the significant findings and recommendations of the NFCTP to the SC for their review and feedback. The SC will help to shape the plan by providing input to the needs assessment and project recommendations, including policy decisions where a consensus can be reached.

If the SC, after much discussion, reaches an impasse, they will refer a difficult issue to the Policy Committee for resolution. The intent is to reach consensus on the plan, and the SC, as a microcosm of the public, is the primary body for discussing and debating the elements of the plan and for reaching a consensus that is representative of the public.

Decisions of the SC shall be made by majority vote. The SC will vote on the project recommendations and will help to shape the project recommendations, but the SC will not vote on the Draft Plan.

3.2 Policy Committee (PC)

The Policy Committee (PC) shall consist of the five Mayors, with the option of including a sixth mayor. The PC will select the representatives to the Stakeholders Committee. The PC may meet quarterly and shall provide policy direction to the PMT, interpret any areas requiring policy clarification, and provide approval of the draft plan, in accordance with the requirements of this section. The decision-making process shall be decided by the Policy Committee, which may or may not include the vote of the Mayor of the City of Mountain Park.

3.3 Project Management Team (PMT)

The PMT shall consist of one city staff member, appointed by the Mayor from each of the five cities, plus the ARC Project Manager. The six member PMT shall:

- Provide project management input and guidance for the consultant and the ARC Project Manager.
- Refer difficult policy matters to the Policy Committee (PC), as provided by the Stakeholders, along with any PMT positions or recommendations
- With input from the CIDs and the City of Mountain Park, develop and recommend the scope of services, by consensus vote.

- With input from the CIDs and the City of Mountain Park, recommend the preferred consultant for selection by ARC, to perform the scope of services (note: ARC will have final selection authority)

Decisions of the PMT shall be made by majority vote (4 out of 6 members).

The CIDs and the City of Mountain Park will meet with the PMT to participate in scope development and consultant selection, although they will serve in an advisory capacity and will not vote on these items.

3.4 Approval of Draft Plan

The draft document as designated by the PMT shall be sent to the PC and requires four out of five/six votes for approval by the PC.

3.5 Approval of Final Plan

The PC shall submit the approved draft plans to the five City Councils. A minimum of four resolutions, from four of the five/six cities, accepting the draft report (that has been approved by the PC) shall constitute final approval of the plan for ARC approval purposes.

SECTION 4: COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS

ARC and the Cities shall comply with all applicable local, state, and federal laws and regulations. Nothing in this MOA alters, or seeks to alter, the existing statutory authority of either party under state or federal law. If any of the provisions of this MOA are held to be illegal, invalid or unenforceable, the remaining provisions shall remain in full force and effect.

SECTION 5: TIME OF PERFORMANCE, AMENDMENTS AND MODIFICATIONS

This agreement shall become effective upon execution by the Cities and remain in effect until the completion of the project or termination by the parties as provided below.

Any City may terminate this Agreement upon sixty (60) days' written notice to the others, provided that the City requesting termination has provided notice and sufficient opportunity for remedy.

Any City may request changes to this MOA at any time by written notice to the other Cities signatory of this agreement. Such changes as are mutually agreed upon by and between the Cities shall be incorporated in written amendments to this MOA executed in the same manner as original MOA approval. This Agreement may only be modified by an instrument in writing executed by the Cities. Notwithstanding the foregoing, the Cities acknowledge that this Agreement may be revised or refined from time to time during its term. The Cities agree to cooperate with each other by executing such documents as may be necessary to evidence such mutually agreeable modifications and refinements.

SECTION 6: NOTIFICATION

Any official notifications between the parties to this MOA that would substantially affect the terms or conditions of this MOA shall be directed to the office of the signatories to this agreement.

In witness whereof, the parties hereto have executed this Memorandum of Agreement, this _____ day of _____, 2015.

City of Alpharetta

Attest:

Mayor

City of Johns Creek

Attest:

Mayor

City of Milton

Attest:

Mayor

City of Roswell

Attest:

Mayor

City of Sandy Springs

Attest:

Mayor

Attachment A: City Financial Commitments
North Fulton Comprehensive Transportation Plan

Federal	\$1,000,000
Local	<u>\$250,000</u>
Total	\$1,250,000

City	ARC 2014 Pop Est	% Total Population	Local Match (rounded)
Alpharetta	60,997	17%	\$41,500
Johns Creek	80,453	22%	\$55,000
Milton	35,565	10%	\$24,000
Roswell	91,449	25%	\$62,500
Sandy Springs	98,240	27%	\$67,000
TOTAL	366,704		\$250,000



City Council Meeting and Public Hearing STAFF REPORT

Submitting Department: Recreation and Parks
Submitted By: Lisa Cherry, Rec. & Parks Deputy Director
Meeting Date: October 26, 2015

I. AGENDA ITEM TITLE: DISCUSSION AND PUBLIC INPUT ON BOND REFERENDUM - RECREATION AND PARKS

II. RECOMMENDATION:

NA

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

IV. REPORT IN BRIEF:

Alpharetta Recreation and Parks staff will discuss projects for Council to consider for inclusion in the next bond referendum.

V. ALTERNATIVES:

VI. ATTACHMENTS:

Wills Park Pool Renovation Project, Alpharetta Community Center Interior Renovation Project, Alpharetta Community Center Phase 3 Renovation, Greenway Extension Windward Pkwy to Union Hill Road

Alpharetta Recreation and Parks Department

Project Name	Wills Park Pool Renovation
Project Background	The City Pool at Wills Park opened to the public on September 4, 1987. The facility has been well-maintained and therefore has aged fairly well over the years. The only major improvements made to the pool since opening has been the addition of the Splash Zone (a 2000 sq. ft. splashpad with play elements), new fencing, new building roofs, and minor deck repairs. The interior received new pumps in 2002 and the pool was last resurfaced in 2003. This pool is the only public pool located in Alpharetta and is also the only one on the west side of GA 400. Each year over 35,000 people visit the pool between May and September. This number includes the 600 plus patrons who participate in swim lessons and the 300 plus swimmers on our championship swim teams, Alpharetta Sharks and C.O.A.S.T.
Project Description	Renovate the City Pool at Wills Park. The project will include site work (grading, drainage, erosion control, fencing, concrete, etc.); demolition of deck, existing pool house, and concession stand; construction of a new pool house; construction of a new concession stand/restroom/pump room; construction of a lazy river; transition of the 50 yard x 25 meter pool into two smaller pools (one for competition and diving; one for play, activities, lessons, etc. with zero depth entry); shade structures; and 3 picnic pavilions within the fenced area.
Project Capital Budget (estimated)	\$6 million
Project Annual Maintenance and Operating Expenses (estimated; excludes salaries and benefits)	\$300,000 to \$355,000 (over a ten-year period)
Project Annual Revenues (estimated)	\$250,000 to \$375,000 (over a ten-year period)
Alternatives	To lower the estimated capital budget, change the scope of work as follows: • Eliminate the construction of a new concession stand and lazy river. • This will reduce the estimated cost of the renovation to \$4 million. • This will also reduce the annual maintenance and operating expenses as well as the projected annual revenue.



Alpharetta Recreation and Parks Department

Project Name	Alpharetta Community Center Interior Renovation
Project Background	The Alpharetta Community Center opened to the public on March 1, 1997. It was a design-build project with a three-phased approach. Phase 1 included the main gym, lobby, office, and restrooms. Phase 2 opened in 1999 and included gym 2, a dance room, the gymnastics center, additional office space, and additional restroom facilities. The original plan for Phase 3 included a cardio and weight training facility, indoor walking/running track, community meeting space, expanded dance room, additional restrooms, and additional offices. It was originally designed to be a 25,000 s.f. two-story addition. Additional parking spaces would also be needed to accommodate the expanded facility use.
Project Description	The ACC would receive an interior facelift to the lobby, hallway, restrooms, locker rooms, conference room and selected offices. The scope of work will improve the flow of patrons through the lobby as well as improve functionality of the registration work area and conference room. New configuration of office space will provide greater safeguards to staff collecting cash for memberships and program registration. The overall look and feel of the lobby, hallways, and restrooms would be updated, using a combination of stone and wood finishes to bring out the warmth and appeal of the facility. A “lodge” type setting would be created with improved lighting throughout the lobby and hallways. Restrooms would be “dressed” up and remodeled to give patrons more personal space while showering, changing, etc.
Project Capital Budget (estimated)	\$1.2 million



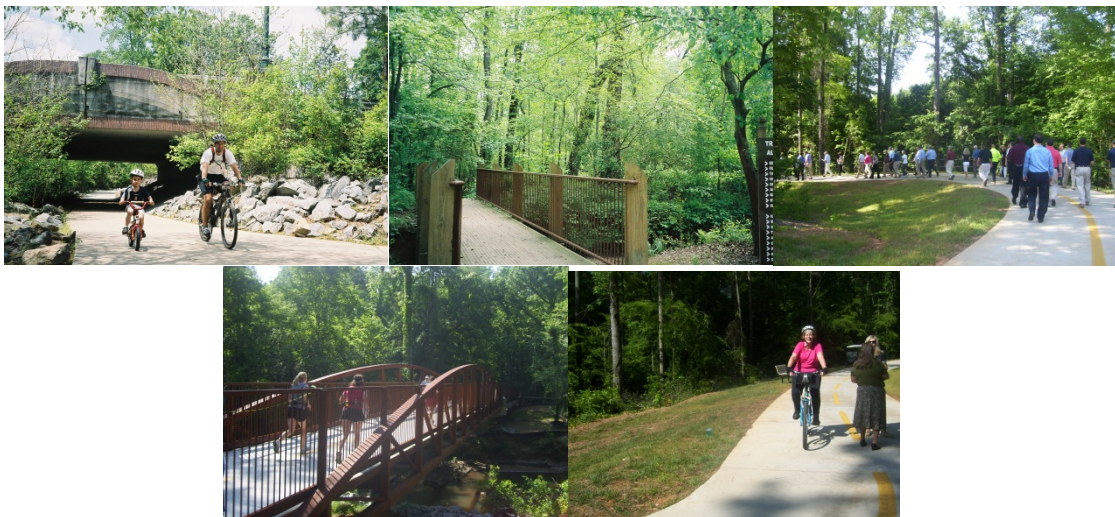
Alpharetta Recreation and Parks Department

Project Name	Alpharetta Community Center Phase 3 Addition
Project Background	The Alpharetta Community Center opened to the public on March 1, 1997. It was a design-build project with a three-phased approach. Phase 1 included the main gym, lobby, office, and restrooms. Phase 2 opened in 1999 and included gym 2, a dance room, the gymnastics center, additional office space, and additional restroom facilities. The original plan for Phase 3 included a cardio and weight training facility, indoor walking/running track, community meeting space, expanded dance room, additional restrooms, and additional offices. It was originally designed to be a 25,000 s.f. two-story addition. Additional parking spaces would also be needed to accommodate the expanded facility use.
Project Description	Phase 3 expansion of the Alpharetta Community Center is recommended in Recreation and Parks Master Plan 2025. The elements included in the expansion could be similar to those originally proposed or could be re-visited based on current and future recreational needs of the community.
Project Capital Budget (estimated)	\$4.9 million (includes design studies and construction)
Project Annual Maintenance and Operating Expenses (estimated; includes salaries and benefits)	\$325,000
Project Annual Revenues (estimated)	\$250,000 to \$275,000 annually



Alpharetta Recreation and Parks Department

Project Name	Greenway Extension (Windward Pkwy to Union Hill Road)
Project Background	The City of Alpharetta's Big Creek Greenway is an 8.1 mile trail system along Big Creek. The 12-foot wide concrete path extends from Mansell Road north to Windward Parkway at Marconi Drive. In 2008, our greenway trail connected to the City of Roswell's trail near Mansell Road. Completion of the Big Creek Greenway (linking it to its counterpart in Forsyth County) is listed as one of the top priorities in the Recreation and Parks Master Plan 2025.
Project Description	This project includes the design (@ \$750,000) and construction (@ \$6,000,000) of the northern extension of the City's Big Creek Greenway trail from Windward Parkway to Union Hill Road. This addition will expand the area used by the public for both recreational use and alternative transportation by approximately 1.75 miles. Also, with the closest bathroom on the north end being the YMCA, staff would like to include a bathroom at the end of Marconi Drive. The restrooms at the YMCA are closed during the winter months and are only open on weekends during the summer months. Once the greenway extension is completed, linkages (sidewalks, trails, and/or easements) from the greenway to other City parks could be added (@ \$500,000). These linkages are not proposed as part of the northern extension project.
Project Capital Budget (estimated)	\$6,750,000
Project Annual Maintenance and Operating Expenses (estimated)	\$5,000 to 10,000 (annually above current M & O expenses)





City Council Meeting and Public Hearing STAFF REPORT

Submitting Department: Finance

Submitted By:

Meeting Date: October 26, 2015

I. AGENDA ITEM TITLE: DISCUSSION AND PUBLIC INPUT ON CAPITAL PROJECT FINANCING OPTIONS

II. RECOMMENDATION:

The purpose of this workshop is to provide an overview of capital project financing options and allow for a question and answer dialogue.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

IV. REPORT IN BRIEF:

Tom Harris, Finance Director, will discuss options for the financing of unfunded capital project requests.

Workshop backup includes: (1) Summary of Unfunded Capital Requests (unfunded capital listing); (2) Compilation of Similar Projects from Working Group; (3) 10-Year CIP/Funding Development Process (discussion of capital needs and funding alternatives); (4) Stormwater Study Synopsis (including associated annual maintenance costs).

V. ALTERNATIVES:

VI. ATTACHMENTS:

Summary of Unfunded Capital Requests, Compilation of Similar Capital Requests from Working Group, 10-Year CIP/Funding Development Process, Stormwater Study Synopsis

CITY OF ALPHARETTA

Unfunded Capital Requests

Fiscal Years 2017 - 2026

		Capital Improvement	Dept	CIP	10-Year
Project/Initiative		Category	Priority	Form Page #	
Uses (1)					Total
Capital Investment:					
Community Development	CD Haynes Bridge Road Extension to Cumming Street	Roadway Improvements	3	2U	\$ 3,125,000
	CD Lily Garden Terrace (Trailer St) Extension (Construction)	Roadway Improvements	2	3U	1,350,000
	CD Old Milton Parkway Widening (GA400 to State Bridge Rd)	Roadway Improvements	1	4U	37,000,000
	CD Canton Street Improvements	Roadway Improvements	3	5U	2,500,000
	CD Alpharetta Downtown Streets	Roadway Improvements	3	6U	1,500,000
	CD McGinnis Ferry Road Widening	Roadway Improvements	1	7U	2,700,000
	CD Downtown Parking and Wayfinding Signage	Facility Improvements	3	8U	125,000
	CD Parking Garage (West Side of Main Street)	Facility Improvements	2	9U	6,500,000
					\$ 54,800,000
TIER 1					
Public Works	PW Kimball Bridge Rd Widening (North Point Pkwy to Waters Rd; design in 2017)	Roadway Improvements	1	21U	\$ 9,000,000
	PW Windward Pkwy Widening (S.R. 9 to Westside; design/ROW in 2017)	Roadway Improvements	1	29U	3,700,000
	PW Kimball Bridge Rd Widening (Westside Pkwy to North Point Pkwy; design in 2017)	Roadway Improvements	2	20U	12,300,000
	PW Webb Bridge Rd Widening (Westside Pkwy to NP Pkwy; design in 2017)	Roadway Improvements	1	19U	6,750,000
	PW Webb Bridge Rd at Webb Bridge Way Intersection Imp. (design in 2017)	Roadway Improvements	3	18U	1,000,000
	PW Bethany Rd at Mayfield Rd/Mid-Broadwell Rd Intersection Imp. (design/ROW in 2017)	Roadway Improvements	1	34U	1,500,000
	PW Morris Road Roadway Expansion (design/ROW in 2017)	Roadway Improvements	1	23U	1,000,000
	PW Davis Road Extension to Westside Parkway	Roadway Improvements	1	22U	1,500,000
	PW Connector Road (North Point Pkwy to Edison Dr; design/ROW in 2017)	Roadway Improvements	1	25U	875,000
	PW Major Intersection Improvements	Roadway Improvements	2	11U	2,500,000
	PW Fiber Interconnect Signalization Citywide (design in 2017)	Roadway Improvements	1	15U	2,500,000
	PW Traffic Camera Expansion	Roadway Improvements	1	17U	500,000
	PW Charlotte Rd at Rucker Rd Intersection Improvements	Roadway Improvements	1	50U	1,325,000
	PW Fairfax Lane at Rucker Rd Intersection Improvements	Roadway Improvements	1	52U	1,100,000
	PW Windward Parkway over Big Creek Pedestrian Bridges (design in 2017)	Sidewalk Improvements	2	57U	1,350,000
	PW Windward Parkway over Big Creek Tributary Pedestrian Bridges (design in 2017)	Sidewalk Improvements	2	58U	950,000
	PW Windward Parkway over Camp Creek Pedestrian Bridges (design in 2017)	Sidewalk Improvements	2	59U	2,700,000
	PW Adaptive Traffic Signal Control Citywide (design in 2017)	Roadway Improvements	3	12U	2,000,000
	PW Rucker Rd Corridor Improvements - Wills Road to Charlotte Drive (ROW in 2017)	Roadway Improvements	1	36U	8,200,000
	PW Rucker Rd Corridor Improvements -Charlotte Drive to City Limits (ROW in 2017)	Roadway Improvements	1	37U	7,350,000
	PW Mayfield Road Sidewalk	Sidewalk Improvements	1	54U	3,200,000
	PW Windward Pkwy Widening (GA400 to Union Hill Rd; design/ROW in 2017)	Roadway Improvements	1	30U	12,000,000
	PW Haynes Bridge Road Widening (Mansell Rd to Jones Bridge Rd)	Roadway Improvements	1	33U	8,500,000

	Project/Initiative	Capital Improvement Category	Dept Priority	CIP Form Page #	10-Year Total
Uses (1)					
Capital Investment:					
PW	Union Hill Rd Widening (Windward Pkwy to McGinnis Ferry Rd; design/ROW in 2017)	Roadway Improvements	1	31U	2,000,000
PW	Webb Bridge Rd Bike Lanes/Multi-use Trail (design/ROW in 2017)	Sidewalk Improvements	3	55U	2,682,500
PW	Webb Bridge Rd Pedestrian Bridge over GA 400 and Greenway Connection	Sidewalk Improvements	3	56U	2,500,000
					\$ 98,982,500
TIER 2					
PW	City Bike Lane System	Roadway Improvements	2	10U	\$ 1,094,900
PW	Audible Pedestrian Systems	Roadway Improvements	3	13U	40,000
PW	Decorative Bridge Treatments over GA 400 (design in 2017)	Roadway Improvements	3	14U	4,500,000
PW	Flashing Yellow Signals	Roadway Improvements	1	16U	900,000
PW	City Center Decorative Sign Posts	Roadway Improvements	1	24U	180,000
PW	Georgia 400 Bicycle Expressway and Greenway	Roadway Improvements	2	26U	16,000,000
PW	Emergency Traffic Signal Equipment	Roadway Improvements	2	27U	160,000
PW	Downtown West	Roadway Improvements	2	28U	250,000
PW	Hembree Road Turn Lanes	Roadway Improvements	1	32U	625,000
PW	Mayfield Rd Bike Route (Mayfield Cir to Upshaw Dr)	Roadway Improvements	1	35U	450,000
PW	Morris Road Roadway Expansion	Roadway Improvements	1	38U	1,000,000
PW	Westside/Morrison Parkway Improvements	Roadway Improvements	3	39U	2,300,000
PW	Old Milton Parkway Intersection Improvements	Roadway Improvements	1	40U	50,000
PW	Old Milton Parkway at Park Bridge Parkway Intersection Imp.	Roadway Improvements	3	41U	100,000
PW	Old Milton Parkway at Southbridge Parkway Intersection Imp.	Roadway Improvements	3	42U	100,000
PW	Old Milton Parkway at Vista Forest Drive Intersection Imp.	Roadway Improvements	3	43U	100,000
PW	Southlake Drive Intersection Improvements	Roadway Improvements	1	44U	500,000
PW	Southlake Drive at Westchester Way Intersection Improvements	Roadway Improvements	3	45U	500,000
PW	Southlake Drive at Schooner Ridge Intersection Improvements	Roadway Improvements	1	46U	500,000
PW	Southlake Drive at Intrepid Cut Intersection Improvements	Roadway Improvements	3	47U	500,000
PW	Southlake Drive at Courageous Wake Intersection Imp.	Roadway Improvements	3	48U	500,000
PW	North Point Drive Corridor Improvements (design in 2017)	Roadway Improvements	1	49U	350,000
PW	Mansell Road Intersection Improvements	Roadway Improvements	2	51U	75,000
PW	Sidewalk Improvements (Unallocated)	Sidewalk Improvements	1	53U	10,949,100
PW	Stormwater Flood Control	Drainage Improvements	2	60U	7,500,000
PW	Stormwater Stream Restoration and Water Quality Projects (design in 2017)	Drainage Improvements	1	61U	9,800,000
PW	Pole Barn Extension	Facility Improvements	2	62U	30,000
PW	Compact Mini Excavator (new)	Machinery & Equipment (New Fleet)	2	63U	45,000
					\$ 59,099,000

		Capital Improvement	Dept	CIP	10-Year Total	
Project/Initiative		Category	Priority	Form Page #		
Uses (1)						
Capital Investment:						
Public Safety	TIER 1					
	PS	Public Safety Headquarters Parking Lot Expansion	Facility Improvements	1	66U	\$ 300,000
	PS	Public Safety Headquarters Expansion	Facility Improvements	2	67U	1,700,000
						\$ 2,000,000
	TIER 2					
	PS	Reserve Unit Fleet (new; Qty: 1)	Machinery & Equipment (New Fleet)	3	68U	\$ 80,000
	PS	High-Risk Incident Equipment (new)	Machinery & Equipment (Other)	3	69U	165,000
	PS	License Plate Recognition Equipment (new)	Machinery & Equipment (Other)	3	70U	125,600
					\$ 370,600	
Recreation and Parks	TIER 1					
	R&P	Wills Park Drainage and Water Quality Imp.	Drainage Improvements	1	71U	\$ 500,000
	R&P	Greenway Extension (Windward Pkwy to Union Hill Rd; design in 2017)	Greenway Improvements	2	103U	6,750,000
	R&P	Wills Park Pool Renovation (construction plans in FY 2017)	Recreation Improvements	2	76U	6,500,000
	R&P	Eastside Adult Activity Center (design in 2017)	Recreation Improvements	3	96U	2,850,000
	R&P	Alpharetta Community Ctr Expansion Ph. III (design in 2017)	Recreation Improvements	2	79U	4,815,000
	R&P	Alpharetta Library at Mayfield Road (Construction)	Recreation Improvements	2	100U	1,070,000
	R&P	Park Land Acquisition	Recreation Improvements	2	99U	15,000,000
	R&P	North Park Concession/Restroom Buildings (design in 2017)	Recreation Improvements	2	80U	600,000
	R&P	Union Hill Park - Demolition of Outdoor Rink	Recreation Improvements	2	89U	108,000
	R&P	Windward Complex Conversion	Recreation Improvements	1	90U	745,000
	R&P	Webb Bridge Park Synthetic Turf (Baseball Field 4; design in 2017)	Recreation Improvements	1	85U	550,000
	R&P	Pocket Park Development	Recreation Improvements	1	93U	1,250,000
	R&P	Linear Park (Avalon to City Center connectivity)	Recreation Improvements	3	98U	5,000,000
	R&P	Wills Park Baseball Fence (replacements)	Recreation Improvements	2	75U	200,000
	R&P	Playground Equipment Replacement	Recreation Improvements	3	88U	300,000
	R&P	Observation Deck at Big Creek Greenway	Greenway Improvements	3	102U	60,000
	R&P	Greenway Linkages	Greenway Improvements	3	104U	500,000
	R&P	Eastside Dog Park	Recreation Improvements	3	97U	300,000
						\$ 47,098,000
	TIER 2					
	R&P	Community Center Generator	Facility Improvements	2	72U	\$ 200,000
	R&P	Alpharetta Community Center Interior Makeover (design in 2017)	Facility Improvements	2	73U	1,230,000
	R&P	Wills Park Restroom Renovation/Replacement	Recreation Improvements	3	74U	175,000
	R&P	Wills Park Equestrian Center Ring Addition (design in 2017)	Recreation Improvements	3	77U	85,000
	R&P	Wills Park Maintenance Barn (replacement)	Recreation Improvements	2	78U	550,000
	R&P	North Park Trail System	Recreation Improvements	1	81U	250,000
R&P	North Park Softball Turf Fields	Recreation Improvements	3	82U	375,500	
R&P	North Park Field 5 Re-Design (design in 2017)	Recreation Improvements	2	83U	485,000	
R&P	Webb Bridge Park Community Center	Recreation Improvements	3	84U	17,750,000	

		Capital Improvement	Dept	CIP	10-Year
Project/Initiative		Category	Priority	Form Page #	Total
Uses (1)					
Capital Investment:					
Recreation and Parks	R&P	Webb Bridge Park Soccer Master Plan	Recreation Improvements	2 86U	25,000
	R&P	Webb Bridge Park Spectator Seating	Recreation Improvements	3 87U	135,000
	R&P	Expand Westside Parkway Pocket Park	Recreation Improvements	3 91U	100,000
	R&P	Park Master Plan Projects	Recreation Improvements	3 92U	80,000
	R&P	Regional Aquatic Facility	Recreation Improvements	3 94U	15,050,000
	R&P	Botanical Garden	Recreation Improvements	3 95U	2,000,000
	R&P	Synthetic Turf Field Replacement	Recreation Improvements	2 101U	1,000,000
	R&P	Big Creek Stream Bank Restoration	Greenway Improvements	2 105U	475,000
	R&P	Greenway Boardwalk Repair	Greenway Improvements	3 106U	75,000
	R&P	GIS Parks Software	Technology Improvements	3 107U	25,000
	R&P	Utility Vehicle for Greenway (4x4 Gator)	Machinery & Equipment (New Fleet)	3 108U	8,000
					\$ 40,073,500
	Admin	Downtown Business Lending Program	Economic Development	2 1U	\$ 750,000
					\$ 750,000
	IT	GIS Parcel Corrections	Technology Improvements	1 64U	\$ 80,000
	IT	Fiber Connectivity Project Phase II	Technology Improvements	2 65U	300,000
					\$ 380,000
Total Unfunded Capital Requests:					\$ 303,553,600

Notes:

(1) This listing is based on departmental capital meetings conducted during the FY 2016 budget process (February 2015).

CITY OF ALPHARETTA

Unfunded Capital Requests

Compilation of Similar Capital Requests from Working Group

Project/Initiative	Mayor David Belle Isle	City Council, Post 3 Chris Owens	City Council, Post 4 Jim Gilvin	Unfunded Capital Requests Document Page #
Top Tier (Projects on All Lists)				
Rucker Rd Corridor Improvements (Wills Road to Charlotte Drive)	\$ 8,200,000	\$ 8,200,000	\$ 8,200,000	36U
Kimball Bridge Rd Widening (North Point Pkwy to Waters Rd)	9,000,000	9,000,000	9,000,000	21U
Sidewalk Improvements (Unallocated)	10,949,100	10,949,100	6,200,000	53U
Greenway Extension (Windward Pkwy to Union Hill Rd)	6,750,000	6,750,000	6,750,000	103U
Wills Park Pool Renovation	6,500,000	6,500,000	6,500,000	76U
	<u>\$ 41,399,100</u>	<u>\$ 41,399,100</u>	<u>\$ 36,650,000</u>	
Top Tier (Projects on Two Lists)				
Alpharetta Library at Mayfield Road (Construction)	-	1,070,000	1,070,000	100U
Alpharetta Community Center Interior Makeover	-	1,230,000	1,230,000	73U
	<u>\$ 41,399,100</u>	<u>\$ 43,699,100</u>	<u>\$ 38,950,000</u>	
2nd Tier (Projects on All Lists)				
Rucker Rd Corridor Improvements (Charlotte Drive to City Limits)	7,350,000	7,350,000	7,350,000	37U
	<u>\$ 48,749,100</u>	<u>\$ 51,049,100</u>	<u>\$ 46,300,000</u>	
2nd Tier (Projects on Two Lists)				
Eastside Adult Activity Center	2,850,000	<i>pursue partnership</i>	2,850,000	96U
Greenway Linkages	500,000	500,000	-	104U
City Bike Lane System	1,094,900	1,094,900	-	10U
Total	<u>\$ 53,194,000</u>	<u>\$ 52,644,000</u>	<u>\$ 49,150,000</u>	

10-Year CIP/Funding Development Process

✓ Started with a 10-Year Forecast of General Fund Revenue/Expenditure/Fund Balance

Results in the following Net Revenue Flow¹:

- \$75 million (over 10-years) Pay-As-You Go Capital Program
 - *generated from \$2.4 million in appropriations programmed into the annual budget and approximately \$5 million in annual funding from projected Fund Balance surplus*
- \$2.5 million available annually for Bond Financing or and/or Additional Pay-As-You-Go Capital Investment²

✓ 10-Year Capital Plan

Funded

- \$75 million available over 10-Year CIP for Pay-As-You Go Capital Investment (CIP)
 - *represents approximately 70 capital project line-items including milling & resurfacing, fleet replacement, technology/equipment replacement, etc.*
 - *also includes an average of \$1.2 million annually for stormwater maintenance*
- \$2.5 million available annually for Bonding and/or Additional Pay-As-You-Go Capital Investment

Remaining Capital List

- \$300 million

✓ Open Issues – Stormwater Maintenance³

- \$2 million annual funding shortfall (not including enhancement projects)
 - \$3.2 million annual funding needed per Study (see whitepaper) less \$1.2 million annual funding included in CIP for stormwater maintenance as noted above
- Bonding capital maintenance projects is not a best practice (should be covered through existing revenue structure)
- Solutions (should establish a funding plan prior to initiating the public GO Bond process)
 - reallocate all/portion of the annual \$2.5 million set aside for debt service
 - dedicate future revenue growth above what is forecasted towards building a recurring revenue source to fund stormwater system maintenance⁴
 - stormwater fee

✓ Open Issues – Development of Bond Priorities

✓ Open Issues – Development of Bond Sizing⁵

Bond Sizing Matrix				
Bond Payment	Bond Size			
	20-Yr	Wrap 20-Yr	25-Yr	Wrap 25-Yr
\$1M	\$ 14M	\$ 21M	\$ 16M	\$ 28M
\$1.5M	\$ 22M	\$ 29M	\$ 25M	\$ 40M
\$2M	\$ 29M	\$ 36M	\$ 33M	\$ 48M
\$2.5M	\$ 37M	\$ 44M	\$ 41M	\$ 56M
\$3M	\$ 44M	\$ 51M	\$ 49M	\$ 64M

Millage Impact on CIP/Homeowner Matrix						
Mill	Bond Payment	Annual Impact to Homeowner				
		\$ 100K	\$ 300K	\$ 500K	\$ 1M	
0.10	\$ 440,000	\$ 4	\$ 12	\$ 20	\$ 40	
0.15	\$ 660,000	\$ 6	\$ 18	\$ 30	\$ 60	
0.20	\$ 880,000	\$ 8	\$ 24	\$ 40	\$ 80	
0.25	\$ 1,100,000	\$ 10	\$ 30	\$ 50	\$ 100	
0.50	\$ 2,200,000	\$ 20	\$ 60	\$ 100	\$ 200	
0.57	\$ 2,500,000	\$ 23	\$ 68	\$ 114	\$ 228	
1.00	\$ 4,400,000	\$ 40	\$ 120	\$ 200	\$ 400	

Sampling of Options:

1. \$56M Bond; No Tax Increase; No immediate Stormwater Solution
 - a. \$2.5M Level Debt; 25-yr; wrap
 - b. dedicate future revenue growth above what is forecasted towards building a recurring revenue source to fund stormwater system maintenance/or implement a Stormwater Fee
2. \$40M to \$48M Bond
 - a. \$1.5M to \$2M Level Debt; 25-yr; wrap
 - b. \$1M to \$500K in additional funding towards Stormwater
 - i. Brings annual Stormwater funding to \$2.2M to \$1.7M
3. \$56M Bond; 0.25 mill Tax Increase; additional \$1.1M towards Stormwater
 - a. \$2.5M Level Debt; 25-yr; wrap
 - b. \$30 impact to Average Homeowner
 - c. Brings annual Stormwater funding to \$2.3M

¹ Funded from forecasted growth in Property Values (3% annually), new construction (conservative), other revenues (based on historical trends), grants, expenditures (including growth drivers such as health insurance as well as known needs such as programming the two remaining fire truck lease replacements into the budget), all while maintaining the millage rate structure at 5.75 mills (forecast assumes shifting of the millage rate from debt service to operations as property values grow).

² FY 2016 budget includes \$1.5 million and, as noted during the budget adoption process, the digest reflects additional revenues above budget of \$1 million.

³ City owns and maintains approximately 10,000 stormwater structures (catch basins, manholes, and headwalls), 700,000 linear feet of pipe (133 miles), and 70 stormwater management facilities (ponds, swales, etc.). Each year the City completes inspections of 20% of both the structures and pipes and all of the stormwater management facilities. Of those inspections about 20% of the structures (400/year) and 10% of the pipes (140,000 linear feet) need repairs and maintenance.

⁴ Roswell spends \$3 million annually on stormwater related expenditures (funded via a stormwater fee).

⁵ The “20-Yr” and “25-Yr” schedules represent level debt service for the individual bond issue through maturity. The “Wrap 20-Yr” and “Wrap 25-Yr” schedules represent level debt service for all City GO debt through maturity (i.e. new bond is structured to wrap around existing debt service to ensure an overall level debt service payment). The wrap debt service structure involves the deferring of principal which results in increased interest costs over the life of the issue versus a level structure of the same par amount.

Stormwater Summary Needs:

Infrastructure maintenance

Structures (catch basins, manholes, headwalls)

- The City maintains approximately 10,000 stormwater structures
- The City inspects 20% of 10,000 each year = 2,000 structures
- Of the 2,000 structures, historically 20% need repairs = 400 structures
- Each structure repair costs \$4,000 (historical average)
- Total cost for structure repairs = 400 structures x \$4000 each = \$1,600,000

Pipes (closed conduits, culverts)

- The City maintains approximately 700,000 linear feet of pipe
- The City inspects 20% of 700,000 each year = 140,000 linear feet of pipe
- Of the 140,000 linear feet, historically 10% needs repairs = 14,000 linear feet
- Repairs are broken out into 3 types:
 - Unclog – Approximately 13,000 linear feet at \$5 / lf = \$65,000
 - Line – Approximately 500 linear feet at \$250 / lf = \$125,000
 - Replace – Approximately 500 linear feet at \$2,000/lf = \$1,000,000
- Total cost for pipe repairs = \$1,190,000

Stormwater management facilities (ponds, swales, bioretention, pervious pavers, oil/water separators)

- The City maintains approximately 70 facilities
- Each facility costs on average \$1,000 for repairs (historical average)
- Total cost for stormwater management facilities = 70 facilities x \$1000 each = \$70,000

Infrastructure inspections, testing, studies

- The City contracts the 20% inspections (listed above) at a cost of \$100,000 annually
- The City completes water quality testing, staff run maintenance items, etc. at a cost of \$130,000
- The City completes regulatory and drainage studies/designs at a cost of \$100,000 annually.
- Total cost of these items is \$330,000

GRAND TOTAL = \$3,190,000.00 (not including enhancement projects which vary by year and can cost between \$100,000.00 and \$3,000,000.00 each)

Stormwater Funding

Alpharetta's stormwater infrastructure has real, growing, and unresolved problems. The Department of Public Works has studied these challenges and developed a plan to address them.

General maintenance, aging, and failing infrastructure:

The City owns and maintains approximately 10,000 stormwater structures (catch basins, manholes, headwalls) and 700,000 linear feet of pipe (133 miles). Each year the City completes inspections of 20% of both the structures and pipes. Of those inspections about 20% of the structures (400 / year) and 10% of the pipes (140,000 linear feet) need repairs and maintenance.

Structure repairs can include cleaning out debris, grouting to prevent seepage, replacement of crushed tops, etc. Based on a recent competitive bid FY15 capital stormwater structure maintenance project, the average cost to repair a single stormwater structure is \$4,000. With 400 structures / year needing repair, the projected annual funds necessary to complete structure maintenance is \$1.6 million.

Pipe repairs generally fall into three categories: unclog, line, or replace. Clogged pipes are the most common maintenance need and the least costly of the pipe repairs. Of the 14,000 linear feet of pipe requiring maintenance each year, we find about 13,000 linear feet need to be flushed. At a rate of about \$5 / linear foot, we estimate \$65,000 per year needed for pipe flushing.

Stormwater pipes (especially metal pipe) have a life expectancy of 25-30 years. If caught early enough in the deterioration (and without compression or full failures), pipe repair technology allows for lining the pipe from the inside to rehabilitate the structural integrity. Failure to repair during this phase has extreme cost disadvantages. Lining a pipe typically runs about \$250 - \$500 / linear foot where replacement averages about \$2,000 / linear foot. Alpharetta is at the cusp of the aging out infrastructure. It is financially important to get ahead of this problem. Based on our inspection results approximately 500 linear feet per year can be lined and approximately 500 linear feet per year must be replaced. (500 linear feet x \$250/Lf to line = \$125,000; 500 linear feet x \$2,000/ Lf to replace = \$1,000,000).

Pipe repairs for the year cost \$1.2 million dollars. It is important to note that pipe repairs will only increase as pipes age. Each new development in the City adds new structures and pipes to the maintenance list. Note that this model only accounts for 500 Lf of lining / repair and 500 Lf of replacement a year.

The City also has a responsibility to perform pond and stormwater management facility maintenance every year on publicly owned facilities. Our current inventory includes approximately 70 of these facilities. While maintenance requirements can vary year to year, a good estimate for maintenance when not expecting full dredging or excessive repairs is \$1,000 / facility. This is a total of \$70,000. As we add new facilities due to expanded public infrastructure (intersections, roadways, master detention, parking decks, buildings, etc.) we increase the cost for repairs and maintenance.

On-going inspections, stream testing, regulatory impaired waters studies, floodplain updates, etc.

To understand the ever-changing condition of our infrastructure requires yearly inspections and water quality monitoring of the streams and waterways. State regulations require a minimum of 20% of all publically-owned storm structures and pipes and all publically-owned stormwater management facilities get inspected each year. City recurring capital funds include \$100,000 for a consultant to perform these inspections, update our computer maps, create work orders and collect data to help in the prioritization of maintenance and repair work. Stream testing is done both in-house by staff and through a consulting firm and laboratory. Certain maintenance items are completed by Public Works crews. The lab costs and in-house crew material costs total \$130,000 per year of recurring capital funding.

State regulations also require the City to complete studies of the impaired streams to identify potential pollutant sources and propose future capital improvement enhancement projects that would positively impact the water quality deficiencies. They also periodically require studies of our floodplains and emergency evacuation plans, studies of our ordinance compliance with new permits, etc. These studies and design work is anticipated to cost \$100,000 / year.

Enhancement Projects

Alpharetta is a city that likes to be ahead of the curve and a leader in the southeast if not the nation. To do this with stormwater requires a commitment to work beyond the minimum standards to keep the status quo for infrastructure maintenance. Projects in this category include:

- Upgrading culverts that are not in poor condition, but are not large enough to handle heavy rainstorms. When a culvert is undersized there is a risk that residents could become stranded when the roadway above it floods or washes away. There is also a risk that properties and buildings could flood because the water cannot move downstream fast enough.
- Installation of master detention facilities to alleviate existing downstream flooding or provide flood protection for new development in a more urban or densely populated area.
- Stream restoration to prevent channel erosion and loss of yards, trees, or greenways.
- Low impact development projects like installation of bioretention ponds at park facilities to reduce the impacts of new artificial ballfields, parking lots, or building facilities on streams and downstream lakes.
- Property buy-outs due to repetitive flooding.

These projects are typically identified in a study (watershed improvement, hazard mitigation plan, floodplain updates) or through analysis of repetitive work orders and requests in certain areas of town. These projects can run from \$100,000 to over \$3,000,000. The City maintains a list of these projects and ranks them in priority based on the magnitude of their impact, the urgency of the need, the ability to obtain alternate funding sources or partnerships, etc.

Yearly Funding for Stormwater:

Infrastructure maintenance

Structures (400 structures x \$4,000 each) = \$1,600,000

Pipes (14,000 linear feet)

Unclog (13,000 linear feet x \$5 / linear foot) = \$65,000

Line (500 linear feet x \$250 / linear foot) = \$125,000

Replacement (500 linear feet x \$2,000 / linear foot) = \$1,000,000

Total = \$1,190,000

Stormwater management facilities (70 facilities x \$1,000 each) = \$70,000

Infrastructure inspections, testing, studies

Inspections = \$100,000

Testing = \$130,000

Studies = \$100,000

Total = \$330,000

GRAND TOTAL = \$3,190,000

Enhancement projects

Capital Improvement Projects = \$ varies yearly

Enhancement Projects List

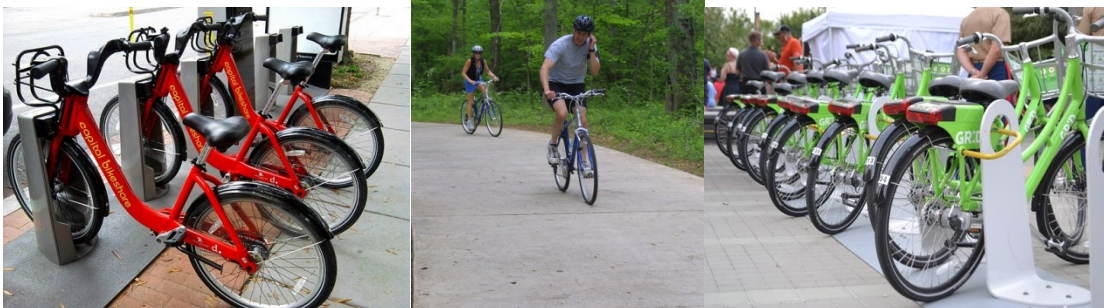
Lake Windward Dam Breach Analysis
Bacterial Source Testing for Fecal Coliform Identification
GIS Parcel Data Updates
Webb Bridge Park Water Quality Testing
Emergency Detour Planning
HAZUS-MH Study
Southlake Drive Drainage Improvements
Mayfield Circle at Foe Killer Tributary
Clairborne Drive Culvert
North Hickory Trace
Birch Rill Drive at Long Indian Creek Tributary
Rucker Road at Foe Killer Creek Tributary
Lynne Circle Drainage Pipe Replacement
MidBroadwell Road Culvert at Foe Killer Creek Tributary 7.1
Mayfield Road at Foe Killer Creek
Maple Lane at Foe Killer Creek
Arrowood Lane at Foe Killer Tributary
Cape York Trace at Big Creek Tributary
Glenn Knolle Court at Long Indian Creek Tributary
Morrison Parkway at Big Creek Tributary
McGinnis Ferry Road at Big Creek Tributary
Newport Bay Passage at Caney Creek Tributary (Location 2)
Watermills Falls at Foe Killer Tributary
Squirrel Run at Foe Killer Tributary
Wills Road at Foe Killer Tributary
Webb Bridge Court at Big Creek Tributary
Jamestowne Trail at Big Creek Tributary
Pine Grove Drive at Big Creek Tributary
Little Creek Crossing at Big Creek Tributary
Mid Broadwell Road at Foe Killer Creek
Mid Broadwell Road at Foe Killer Creek Tributary 7
Windward Parkway at Camp Creek
Rucker Road at Hughes Branch
Jayne Ellen Way at Big Creek Tributary
Academy Street at Big Creek Tributary
Northwinds Parkway at Big Creek Tributary
Newport Bay Passage at Caney Creek Tributary
Lauren Hall Court at Long Indian Creek Tributary
Dancliff Trace at Big Creek Tributary
Union Hill Road at Big Creek Tributary
Brookhill Crossing Lane at Hughes Branch
Providence Place Drive at Cooper Sandy Creek
Walnut Creek Drive at Big Creek Tributary
Grey Abbey Drive at Big Creek Tributary
Rock Mill Road at Big Creek Tributary
Fairways Drainage
Wills Lane Drainage - Goda and Biggs
EPW- Water Quality Retrofit and Demonstration
Stormceptor Testing

Big Creek Stream Restoration at Webb Bridge Road
Big Creek Stream Bank Restoration at Haynes Bridge Road
Foe Killer Creek Stream Bank Restoration at Squirrel Run
Wills Park – Vault and Step pools at Main Parking Lot
Wills Park – Underground storage at baseball fields
Wills Park – Multiple outfalls below baseball fields
Wills Park – Dry detention for Northwest parking lot
Wills Park – Cistern at Equestrian Arena
Wills Park – Rock Filter Dams by Equestrian parking
Wills Park – Stream Restoration
Wills Park – Waste Containment
Wills Park – Buffer Enhancement and trail management
Nutrient water quality testing in Foe Killer Creek
Old Milton High School - Detention
Flood-Prone Property Buyout
Tributary C Detention Facility

DRAFT

Alpharetta Recreation and Parks Department

Project Name	City of Alpharetta Bike Share Program
Project Background	Staff is proposing a bike share program to provide residents and visitors a bike friendly transportation alternative. Initial locations would be Alpharetta City Center, Wills Park, and Avalon. Avalon has given strong indications they would fund the bike station and associated cost for the location at their property.
Project Description	Each station would house 4 adjustable bicycles. The cost per station is \$2000 (\$6000 total). The monthly charge including maintenance is \$110 per month per bike (12) for a total of \$15,840. The program total is \$21,840. The cost to the City for 2 locations is \$14,560. The cost to Avalon for 1 location is \$7,280. Bikes would be rented by accessing the selected vendor's website or mobile app. Fee schedule would be determined by the City. Typically, bikes are provided at no charge for the first few hours and rented at a fee for anything in excess of the waived hours. The vendor would be responsible for tracking the fees and paying the City at least 90% of net revenues monthly. Should the program meet City goals, additional stations could be added as needed throughout the City.
Project Capital Budget (estimated)	\$14,560
Project Annual Maintenance and Operating Expenses (estimated)	\$10,560 (monthly maintenance charge at \$110 per month per bike (8 bikes))
Projected Annual Revenue (estimated)	TBD



Key:

~~Strikethrough~~ = deletions

Underlined = additions

SECTION 2.6 - SIGNS

2.6.1 Findings, purpose and intent.

A. Findings.

1. The City of Alpharetta finds that signs are a proper use of private property, are a means of personal free expression and a necessary component of a commercial environment. As such, signs are entitled to the protection of the law. In the absence of regulation, however, the number of such signs tends to proliferate, with property owners' desiring ever increasing numbers and sizes of signs, leading to cluttered and aesthetically blighted thoroughfares and properties. In addition, the competition among competing sign owners for visibility of their signs contributes to safety hazards for both vehicles and pedestrians and undermines the sign owners' original purpose of presenting a clear message of its idea or identification of its premises.
2. The City of Alpharetta~~further~~ finds that the ~~number~~, size, height, ~~number~~, design characteristics, spacing and ~~locations~~ of signs in the City directly affect the public health, safety and, welfare and property values.
3. The City further finds that the regulation of the size, height, number, design characteristics, spacing and location of signs is necessary to protect the public safety, to assure compatibility of signs with surrounding land uses, to enhance the business and economy of the City, to protect the public investment in the streets and highways, to maintain the tranquil environment of residential areas, to promote industry and commerce, to eliminate visual clutter and blight, to provide an aesthetically appealing environment, and to provide for the orderly and reasonable display of both advertising and non-commercial messages for the benefit of all the City's citizens.
4. The City further finds that there is a substantial difference between signs erected by public authority and signs erected by private citizens or businesses. Signs erected by public authority are virtually all erected for the purpose of maintaining the public safety either through direct control of traffic or through provision of such type signage as street signs which enable the traveling public to know where they are located and to find where they are going. As such, with the exception of limited signs serving other purely public purposes, such as identifying government buildings or conveying government speech, virtually all government signs are erected purely for public safety purposes. Moreover, their use in the public right-of-way is necessary to ensure their visibility to the motoring public. The City commission finds that public utility signs are frequently of the same nature as those signs erected by governmental entities in that they provide necessary information to safeguard the public from downed power lines and from street excavations. Even where signs serve a propriety purpose, such as identifying markings on utility poles, those signs are marked primarily for the purpose

of benefiting the public generally through identification of locations where there may be temporary losses of power.

5. The City further finds that there is a substantial need directly related to the public health, safety and welfare to comprehensively address these concerns through adoption of the following regulations.

B. Purpose and Intent. The purpose and intent of the governing authority of the City of Alpharetta in enacting this Ordinance includes, are as follows:

1. To protect the health, safety, general welfare and property values of the citizens of the City, and to implement the policies and objectives of the ~~e~~Comprehensive ~~development p~~Plan of the City through enactment of a comprehensive set of regulations governing signs in the City_i:-
2. To regulate the erection and placement of signs within the City in order to provide safe operating conditions for pedestrian and vehicular traffic without unnecessary and unsafe distractions to drivers and pedestrians_i:-
3. To preserve the value of property on which signs are located and from which signs may be viewed_i:-
4. To maintain an aesthetically attractive city in which signs are compatible with the surrounding area_i:-
5. To maintain for the City's residents, workers and visitors a safe and aesthetically attractive environment and to advance the aesthetic interests of the City_i:-
6. To prevent the destruction of the natural beauty and environment of the City and ~~To~~-maintain and maximize tree coverage within the City_i:-
7. To establish comprehensive sign regulations which effectively balance the protection of legitimate business and development needs and the rights of individuals and businesses to convey their messages through signs with the promotion of a safe and aesthetically attractive environment for residents, workers and visitors to the City and the protection of the public health, safety, and general welfare_i:-
8. To ensure the protection of free speech rights under the State and United States Constitution within the City_i:-
9. To promote economic development_i:-
109. To establish a permit system to allow specific types of signs in zoning districts consistent with the uses, intent and aesthetic characteristics of the areas where the signs are to be located_i:-
110. To provide temporary signs in limited circumstances_i:-
124. To place reasonable controls on non-conforming signs that are by definition contrary to the public health, safety and welfare while protecting the constitutional rights of the owners of said non-conforming signs_i:-
12. ~~To prohibit all signs not expressly authorized by this Ordinance.~~
13. To provide for the maintenance of signs_i:-
14. To avoid the harmful aspects of the unrestricted proliferation of signs_i:- and
15. To ensure the fair and consistent enforcement of sign regulations.

2.6.2 Scope of regulations.

- A. The provisions and standards of this Ordinance shall apply to all signs located or erected within the corporate limits of the City. It shall be unlawful for any person to erect, construct, enlarge, move, alter

~~or convert any sign or cause the same to be done within the City except in accordance with the provisions of this Ordinance.~~

~~B. Non-commercial speech protected under the First Amendment of the United States Constitution and the Constitution of the State of Georgia shall be regulated by this Ordinance only as to the size of signage containing such speech, the numerosity of such signs, and such other reasonable time, place and manner, restrictions as are set forth in this Ordinance. Any sign or structure used solely for the purpose of displaying a protected non-commercial message or protected non-commercial speech is exempt from all other aspects of this Ordinance. Except, however, all sign structures shall remain subject to the provisions of the City Zoning Ordinance, Building Codes and other relevant laws.~~

~~CB.~~ Protected non-commercial speech shall be permitted in any place commercial speech is permitted under this Ordinance. Any sign provided for in any zoning district may contain non-commercial messages. To the extent any conflict arises between this provision and any other language found in this Ordinance, this provision shall control.

~~D. Any sign or structure erected for the purpose of displaying a protected non-commercial message or protected non-commercial speech shall not be used for a commercial message or commercial speech unless such sign or structure is erected in conformance with all requirements of this Ordinance and has received a sign permit as required under Section 2.6.4.~~

~~CE.~~ For purposes of this Ordinance, a "non-commercial message" or "non-commercial speech" shall mean any message or speech that does not meet the definition of "commercial message or commercial sign" as set forth in Section 2.6.3 of this Ordinance. Nothing herein shall be construed to permit display of any message which is obscene, illegal or speech which is otherwise unprotected under the First Amendment of the United States Constitution. Nothing herein shall be construed to prohibit a prosecution for violation of a criminal statute by the City or other duly constituted government authority or a civil action by the City or other private person or entity.

2.6.3 Definitions.

As used in this Ordinance, unless the context indicates otherwise, the following terms shall have the meaning set forth below:

Abandoned Sign. A sign which refers to a use or activity that is no longer located on the property where the sign is located, or which has ceased to be used through the removal of its copy or the deterioration of its copy through lack of maintenance, but excluding temporary or short-term periods of remodeling, refurbishment or maintenance of the sign or temporary vacancy of the premises.

Animated Sign. A sign which changes colors or physical position by movement or rotation or which gives the visual impression of such movement or rotation.

Area of Sign. The area of the largest single face of the sign within a perimeter which forms the outside shape including any frame which forms an integral part of the display, but excluding the necessary supports or uprights on which the sign may be placed. If the sign consists of more than one section or module, all areas will be totaled. Where sections or modules are installed back to back, one face only is considered as area. If there is a difference, the larger face will be counted.

Background Area. The entire area of a sign on which copy could be placed, as opposed to the copy area, where copy is in fact posted or painted. See also, Face of Sign.

Banner. Any sign of lightweight fabric, plastic or similar material ~~that is intended to be hung either with a frame or without a frame. Neither flags nor canopy signs are considered banners. permanently mounted at one or more edges to a pole or other structure. National flags, state and municipal flags, and official flags of businesses, institutions or other organizations shall not be considered banners.~~

Beacon. Any light with one (1) or more beams which rotate, move or which are directed into the atmosphere or at one (1) or more points not on the same lot as the light source.

Canopy (or Marquee). A permanent roof-like shelter extending from part or all of a building face and constructed of some durable material such as fabric, metal, glass or plastic.

Canopy Sign. Any sign attached to or constructed in or on a canopy. For purposes of this Ordinance, this term includes Marquee Sign.

Changeable Copy Board. ~~A sign on which copy or sign panels may be changed, such as boards with changeable letters or changeable pictorial panels. Any sign that incorporates changeable panels, each of which contain a number, letter, character, symbol or image, to form a sign message or messages, whether the changing of such panels are accomplished electronically or manually. A tenant panel is not considered changeable copy.~~

City. The City of Alpharetta, Georgia.

Commercial Message or Commercial Sign. Any sign, wording, logo, or other visual representation that directly or indirectly identifies, names, advertises, or directs attention to a business operated for profit, or to a product, commodity commercial interest or activity, or is otherwise intended to induce the purchase of goods, commodities, products, property, or services.

Copy. The wording and advertising display on a sign surface.

Copy Area. The area in square feet of the smallest geometric figure which describes the area enclosed by the actual copy of a sign. For wall or canopy sign, the copy area limits refer to the message, not to the illuminated background.

Directory Sign. A single sign for multiple businesses, offices, professionals, industries or other entities located within a planned center.

Double-Faced Sign. A sign which has two (2) display areas against each other or where the interior angle formed by the display areas is sixty degrees (60°) or less, where one (1) face is designed to be seen from one (1) direction and the other face from another direction.

Electrical Sign. Any sign containing electrical wiring which is attached or intended to be attached to an electrical energy source.

Facade. The exterior front of a building or structure exposed to public view.

Face of Sign. The entire area of sign on which copy could be placed. See also, "Background Area."

Flags. Any fabric, ~~plastic-bunting~~ or similar material containing distinctive colors, patterns, or symbols.

Flashing Sign. A sign, the illumination of which is not kept constant in intensity at all times when in use, and which exhibits marked changes in lighting effects. ~~Illuminated signs which indicate only the time, temperature, or date shall not be considered flashing signs.~~

Free-standing Sign. A sign erected on a free-standing frame, mast or pole not attached to any building. All free-standing signs or poles shall be self-supporting structures erected on and permanently attached to solid foundations. Foundations shall be designed to carry weight and wind load of the sign, in soil which it is placed. Any poles or columns utilized for structural purposes shall be fabricated or covered so they may not be detected visually.

Ground Level. Street grade.

Ground Sign. A free-standing sign (as defined previously) installed directly on the ground.

Height of Sign. The vertical distance to the highest point of a sign from ground level.

Illuminated Sign, External. Any sign illuminated by an external light source. Such source cannot be a device that changes color, flashes or alternates.

Illuminated Sign, Internal. Any sign illuminated by an internal light source. Such source cannot be a device that changes color, flashes or alternates, which is lighted from within (direct) or without (indirect).

Lot or Parcel. A designed parcel, tract or area of land legally established by plat, subdivision or as otherwise permitted by law, to be separately owned, used, developed or built upon.

Non-conforming Sign. A sign erected or otherwise in use prior to the effective date of this Ordinance which fails in one or more respects to comply with all provisions of this Ordinance.

Obscene. Any form of speech which, taken as a whole, appeals to the prurient interest in sex, portrays sexual conduct in a patently offensive way, and which, taken as a whole, does not have serious literary, artistic, political, or scientific value. See *Miller v. California*, 413 U.S. 15, 93 S. Ct. 2607 (1973).

Owner. The title owner and its agents and assignees.

Perpendicular Sign. A sign that is placed perpendicular to the face of a wall and can be read on both sides. Such signs can be mounted to a wall or attached to the underside of an awning.

Pole Sign. A sign that is mounted on a free-standing pole or other support.

Portable Sign. Any sign which is designed to be transported, including, but not limited to, signs transported by trailer or its own wheels, even though the wheels of such sign may be removed and remaining chassis or support constructed without wheels is converted to an "A" or "T" frame sign or attached temporarily or permanently to the ground. Portable sign also means a sign carried by a person when that person's function is to display or convey a message as a pedestrian. Portable sign also means and includes a sign attached to, mounted on, posted on, painted or drawn on a motorized or drawn vehicle, when such vehicle is parked or placed in such a manner as to serve the purpose of an advertising device, or routinely parked at a location other than the location generally associated with the message conveyed or identified thereon, or when the primary purpose or function of such vehicle is to transport the message or messages conveyed or identified thereon. Portable signs shall not be deemed to include standard bumper stickers on vehicles, license plates, or signs that may be reflected on hats or other articles of clothing.

Prohibited Sign. Any sign, other than a nonconforming sign, which does not comply with this Section or is specifically restricted herein.

Public Notice. Any sign or notice posted by the City.

Real Estate 'For-Sale', Lease or Rent. For the purposes of this Ordinance, real estate is 'For-Sale', lease or rent when the real estate is being openly and actively marketed by the owner or a duly licensed real estate agent or broker.

Roof Line. The top edge of the roof or the top of the parapet, whichever forms the top line of the building silhouette.

~~Roof Sign. Any sign erected upon, against or directly above a roof or on top of or above the parapet of a building.~~

Rotating Sign. Any sign or portion of a sign that moves in a revolving or similar manner.

Sidewalk or Sandwich Board Sign. A movable sign not secured or attached to the ground or surface upon which it is located.

Sign. Any identification, description, illustration, symbol, statue or device, illuminated or non-illuminated, which is visible from any public place each designed to advertise, identify or convey information, including any landscaping where letters or numbers are used for the purpose of directing the public's attention to a product or location, with the exception of window displays and state or national flags. For the purpose of removal, sign shall also include all sign structures.

Sign Structure. Any structure which supports, has supported or is designed to support a sign. A decorative cover is part of a sign structure.

Site Plan. A scaled, legible drawing representing the parcel of land on which a sign is to be located showing at least the property lines, public street right-of-ways, drive entrances, buildings and the location of existing free-standing signs.

Standard Informational Sign. A non-illuminated temporary freestanding sign which shall contain no reflecting elements, flags, projections or unpainted wooden surfaces. Standard Informational Signs are limited to an aggregate sign area of not more than 12 sq. ft. per lot, provided that no single sign shall have an area greater than 6 sq. ft. In addition, each sign shall not exceed a height of four (4) feet above ground level or four (4) feet above the grade level of the adjacent street, whichever is greater. These signs shall be set back not less than ten (10) feet from public right-of-way or ten (10) feet from the back of curb of a private roadway. Standard Informational Signs do not require a permit.

Strip Shopping Center. A multi-tenant retail center with less than fifty thousand square feet (50,000 sq. ft.) of enclosed, leasable space.

Subdivision Sign. A sign located at the vehicular entrance or exit to a subdivision.

Substandard Lot or Parcel. A lot or parcel that does not meet the lot area, width or public street frontage and access requirements of the City Zoning Ordinance.

Swinging Sign. A hinged sign installed on an arm or spar, and which is not also permanently fastened to an adjacent wall or upright pole.

Temporary Sign. A sign which is not permanently mounted or affixed.

Tenant Frontage or Tenant Space Frontage. The horizontal distance in feet between the left side wall and the right side wall or building end wall of a tenant space fronting on a street.

Tenant panel. A physically removable panel on a sign face that may be changed for different like-sized panels and which is at least two (2) square feet in area. Tenant panels do not include electronic signs, reader boards or changeable copy.

Tenant Space. The physical location within a building serving as the premises in which a business or entity legally operates pursuant to all Federal, State, City or other applicable laws and regulations, and which has at least one (1) exterior entrance/exit to the building. Any interconnectivity within a building from one location or tenant space to another shall constitute the same tenant space. The use of a physical location, which is bounded on all sides by walls and has at least one (1) exterior entrance/exit to the building, by more than one (1) legally operating business or entity shall only constitute a single tenant space. In the event such a physical location is used or occupied by more than one (1) business or entity, in order for such physical location to constitute a "tenant space", all businesses and/or entities operating therein must be operating pursuant to all Federal, State, City or other applicable laws and regulations.

Under-canopy Sign. A sign suspended below the ceiling or roof of a canopy or marquee and perpendicular to the face of the building. For the purposes of this Ordinance, this term includes Under-marquee Sign.

Variable Message Board. A programmable sign that provides changing information.

Wall Sign. A sign attached to or erected against a wall of a building, with the face parallel to the building wall and extending not more than 1 foot (1 ft.) therefrom. For the purposes of this Section, this term includes Fascia Sign.

Weekend Signs. A temporary sign that is placed after 12:01 a.m. on Thursday and removed prior to 11:59 p.m. on Sunday.

Window Sign. A sign installed on or inside a window for purposes of viewing from outside the building. This term does not include merchandise located in window or similar window displays.

2.6.4 Permits and labels.

- A. PERMIT REQUIRED. Except as specifically exempted from the provisions of this Ordinance, it shall be unlawful for any person to post, display, materially change, or erect a sign in the City without first

having obtained a sign permit. Notwithstanding the foregoing, signs which are not visible from a public right-of-way or from neighboring properties shall not be subject to the standards of this Ordinance. A change in the copy only of a sign shall not constitute a material change.

B. PERMIT REQUIREMENT AND APPLICATION. ~~Except as specifically exempted from the provisions of this Ordinance, it shall be unlawful for any person to post, display, substantially change, or erect a sign without a permit. A change in the copy only of a sign shall not constitute a substantial change.~~ Applications for sign permits shall be filed by the sign owner or its agent with the Director. The application shall describe and set forth the following:

1. The street address of the property upon which the subject sign is to be located and a site plan of the property which bears the scaled and labeled proposed location of the sign.
2. The aggregate area and copy area for all signs on the parcel.
3. The name(s) and address(es) of the owner(s) of the real property upon which the subject sign is to be located.
4. Name, address, telephone number, business license number and signature of the business owner authorizing placement of the sign.
5. Name, address, telephone number, fax number, business license number and signature of the sign contractor.
6. The type of sign to be erected, the area and copy area of the sign, the height of the sign, (if free-standing) the shape of the sign, the color(s) of the sign, the material of the sign and details showing how the sign will be mounted, installed or erected.
7. For free-standing and ground signs only, show dimensioned sign location on site plan and include structural foundation and mounting details. Indicate the location and size of all existing free-standing and ground signs on the property.
8. The cost of the sign (materials and installation).
9. If an electrical sign, a copy of the electrical permit. Signs connected to an approved, existing wired outlet or junction box do not require electrical permits.

CB. PERMIT FEES, LABELS AND EXPIRATION DATE.

1. No permit shall be issued until the appropriate application has been filed with, and approved by, the Director and fees have been paid. Fees and any required deposits shall be established from time to time by resolution of the City Council. No application shall be deemed to be accepted by the Director unless and until all fees and deposits are paid and all information reasonably required by the Director is provided by the applicant.
2. The Director may inspect all existing signs in the City to determine if such signs conform to the provisions of the Ordinance. The Director is authorized and empowered to revoke any permit issued upon failure of the holder thereof to comply with any provision of this Ordinance or other Ordinances of the City, or to take other action lawful and necessary to assure correction of violations. Appeal from a revocation of a permit shall be in accordance with the provisions for appeal of a permit denial as set forth in paragraphs #5 and #6.
3. A sign permit shall become null and void if the sign for which the permit was issued has not been completed and erected within the time frame specified by the permit or six (6) months after the date of issuance.
4. A sign permit shall be issued or denied by the Director within 30 days of the filing of a complete and conforming permit application, payment of the appropriate deposits and fee(s), and compliance with all requirements under this Ordinance. If the City fails to act within the thirty-day period, the permit shall be deemed to have been granted.
5. In the event a permit application is denied, the Director shall provide the applicant a written denial, indicating the reason(s) for denial. The applicant may appeal a denial to the Board of

Appeals by filing a notice of appeal with the Director within 10 days of written notice of the permit denial. The notice shall state the reasons for the appeal.

6. The Board of Appeals shall take final action on the appeal within 60 days of the notice. If the Board of Appeals fails to act within 60 days, the permit shall be deemed to have been granted. Should the Board of Appeals vote to uphold the denial, the Board of Appeals shall issue a written decision, indicating the reason(s) to the applicant. Appeal from the decision of the Board of Appeals is by writ of certiorari to the Fulton County Superior Court and must be filed within 30 days of the date of the Board's decision.
7. ~~With each permanent sign permit, the director shall issue a sticker bearing the same number as the permit with which it is issued. It shall be the duty of the permittee or his agent to affix such sticker to the lower right sign face or sign edge so that it will be easily seen for inspection.~~

2.6.5 Variances.

- A. Where a literal application of terms of this Ordinance, due to special circumstances, would result in an unusual hardship in an individual case, a variance may be granted pursuant to procedures set forth in ~~the City Zoning Ordinance~~this Code, where all the following conditions exist:
 1. a. Exceptional conditions pertaining to the property where the sign is to be located as a result of its size, shape or topography, which are not applicable to other lands or structures in the area; or
b. The natural features of the lot on which the sign is located or to be located, or of the land immediately adjacent to the lot, impairs the visibility of the sign such that it cannot be seen;
 2. The applicant would be deprived of rights that are commonly enjoyed by others similarly situated~~;~~
 3. Granting the variance would not confer on the applicant any significant privileges which are denied to others similarly situated~~;~~
 4. The exceptional circumstances are not the result of action by the applicant~~;~~
 5. The requested variance is the minimum variance necessary to allow the applicant to enjoy the rights commonly enjoyed by others similarly situated~~;~~
 6. Granting of the variance would not violate more than one standard of this Ordinance~~;~~ and
 7. Granting the variance would not result in allowing a sign that interferes with road or highway visibility or obstruct or otherwise interfere with the safe and orderly movement of traffic.

Notwithstanding the foregoing, no variance shall be granted as to the size (area) of a sign or number of signs exceeding the maximum size or number of signs, as applicable, within the subject property's zoning district. Further, no variance shall be granted to permit a type of sign that is not otherwise allowed in accordance with this Ordinance.

2.6.6 Non-conforming signs.

It is the policy of the City to encourage that all signs within the City be brought into compliance with the terms and requirements of this Ordinance.

- A. The City finds that non-conforming signs may adversely affect the public health, safety and welfare. Such signs adversely affect the aesthetic characteristics of the city and may adversely affect public safety due to the visual impact of said signs on motorists and the structural characteristics of said signs. Accordingly, the following registration requirements are found to be necessary in order to minimize these possible adverse effects through annual inspections and maintenance and allow the City to remain cognizant of the locations and maintenance of said signs.

- B. The owner(s) or authorized agent(s) of each non-conforming sign located within the City shall register said non-conforming sign with the Director no later than 90 days after the effective date of this Ordinance and shall renew this registration annually thereafter. Any non-conforming sign that does not comply with the registration requirements herein shall be deemed to be an illegal sign and shall be subject to the regulations applicable to illegal signs and all other enforcement provisions of this Ordinance. The Director shall promulgate a form for the registration of non-conforming signs and shall annually inspect said signs to assure that they continue in all other respects in conformity with all other provisions of this Ordinance and any other applicable ordinance or regulation of the City.
- C. The Director may inspect existing signs in the City from time to time to determine if such signs conform to the provisions of this Ordinance.
- D. Any non-conforming sign which is not used or leased for a continuous period of 1 year shall not be reused for sign purposes unless and until it fully conforms with the terms and requirements of this Ordinance.
- E. No change in shape, size or design, shall be permitted except to make a non-confirming sign comply with all requirements of this Ordinance.
- F. A non-conforming sign may not be replaced by another non-conforming sign.

2.6.7 Exempt signs.

- A. ~~Legally authorized public notices when posted by a government officer in the performance of his or her duties.~~
- AB. The following types of signs shall be exempt from the permit requirements of Section 2.6.4 provided all standards set forth in this Ordinance are met, including, but not limited to, the standards set forth below:
 - 1. ~~Standard informational signs~~Non-illuminated free-standing signs having an aggregate sign area of not more than 12 sq. ft., provided that no single sign shall exceed 4 ft. in height, have an area greater than 6 sq. ft., or be set back less than 10 ft. from the public right-of-way.
 - 2. Signs for the sole purpose of displaying street numbers as may be required by other ordinances and other signs required by law.
 - 3. Flags provided that the height of a flag pole shall not exceed the allowed height provided for a structure or a building in the applicable zoning district, or 60 ft., whichever is less, and in residential districts shall not exceed 25 ft. in height or the height of the primary structure on the lot, whichever is less. In addition, the maximum dimensions of any flag shall be proportional to the flag pole height and the hoist side of the flag shall not exceed 20% of the vertical height of the flag pole. Each lot shall be allowed a maximum of 3 flag poles unless a special land use permit or variance is obtained. A maximum of 2 flags per pole is allowed.
 - 4. Non-governmental traffic control devices in or adjacent to parking areas and driveways, such as entrance and exit signs, which conform to MUTCD standards.
 - 5. Window signs ~~installed for the purpose of viewing from outside the premises. However, such signs shall not exceed 20% of the available window space~~meeting the standards of this Ordinance.
 - 6. Legally authorized public notices when posted by a government officer in the performance of his or her duties.

2.6.8 Prohibited signs.

Except as otherwise provided, the following types of signs or advertising devices are prohibited in all zoning districts of the City:

1. ~~Roof signs. Pennants, streamers, feather signs, or air or gas filled figures.~~
2. Swinging signs.
3. Rotating signs.
4. Animated and intensely lighted signs—no sign shall be permitted which is animated by means of flashing, blinking or traveling lights or any other means not providing constant illumination.
5. Variable message boards used for purposes other than traffic management.
6. Signs which purport to be, or are an imitation of, or resemble an official traffic sign or signal.
7. Signs which are painted on or attached to any courtesy bench, trash can, or similar object on which advertising is displayed.
8. Window signs which exceed 20% of the window area.
9. Wind activated devices other than flags, ~~banners and streamers.~~
10. A-frame signs, sandwich board, sidewalk or curb signs are prohibited except when placed within 5 ft. of the front door of a building.
11. Signs attached or painted onto balloons and other such devices, whether hot or cold air or gas filled.
12. Signs painted on or attached to utility poles, trees, rocks or other similar objects, except signs lawfully placed on utility poles by a government, public authority or public utility.
14. Signs which obstruct a fire escape, required exit, window or door opening used as a means of ingress or egress, or which interfere with any opening required for ventilation, or which violate any code of the City, including the Life Safety Code and the Fire Prevention Code.
15. Signs occupying a parking space required under the minimum parking requirements of this Ordinance, other than signs designating the space as reserved for handicapped or other use.
16. Signs which do not conform to City-adopted building and electrical codes.
17. Signs which emit audible sound, odor or visible matter.
18. Portable signs.
19. ~~Signs directly painted on a wall. [Reserved].~~
20. ~~Signs set back less than 10 ft. from the pavement of any street (5 ft. within the Central Business District) or located in roadway medians. [Reserved].~~
21. Signs attached to any street signs or any signs directing or controlling traffic, or any sign attached to a pole supporting such signs, or any sign attached to any utility pole, tree, shrub or plant, other than those lawfully placed by a government, public service agency, or public utility.
22. Signs projected on a building.
23. Signs on public right-of-way other than publicly owned or maintained signs.
24. Signs which are in violation of the rules and regulations of any zoning overlay district presently existing or as may later be enacted.
25. Any sign constructed of non-durable material including, but not limited to, paper, cardboard or flexible plastic that has been displayed for more than 60 days and shows signs of damage from weather or the elements. Nothing herein shall prohibit such a sign from being replaced by an identical sign.

26. Signs located on any substandard lot.
27. Abandoned commercial signs. Commercial signs (including sign structures) shall be deemed abandoned if the business, service or commercial transaction to which it relates has been discontinued for 30 days.
28. Any sign that is structurally unsound, or is a hazard to traffic or pedestrians.
29. Dilapidated or neglected signs. A sign (including sign structure) will be dilapidated or neglected if it does not present a neat and orderly appearance, which may be manifested by the following: rust or holes on or in the sign or sign structure, or broken, missing, loose or bent parts, faded or flaking paint, non-operative or partially non-operative illuminating or mechanical devices or missing letters in sign copy.
30. Signs exceeding 156 sq. ft. in copy area and/or signs and sign structures in excess of 15 ft. in height (measured from the ground to the highest point of the structure).
31. Signs in any area designated as an undisturbed buffer pursuant to a federal, state or local law, a condition of zoning, or approved plat.
- [32. Illuminated window signs \(except as otherwise permitted\) or illuminated window outlining.](#)

2.6.9 Remedies.

In case any sign covered by this Ordinance is or is proposed to be erected, constructed, altered, converted or used in violation of any provision of this Ordinance, the Director may, in addition to other remedies, and after due notice to the appropriate person(s), issue a citation for violation of this Ordinance requiring the presence of the violator in the municipal court or the Alpharetta Code Enforcement Board, or institute injunctive or other appropriate legal or administrative proceedings to prevent such unlawful erection, construction, alteration, conversion or use or to correct or abate such violation.

2.6.10 Severability.

In the event that any section, subsection, sentence or work of this Ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or adjudication shall not affect the remaining provisions of this Ordinance, which shall remain in full force and effect as if such portion so declared or adjudged unconstitutional were not originally part of this Ordinance, even if the surviving parts of this Ordinance result in greater restrictions after any unconstitutional provisions are stricken. The Mayor and Council declare that they would have enacted the remaining parts of this Ordinance if they had known such portions thereof would be declared or adjudged unconstitutional or invalid. The Mayor and Council declare their intent that should this Ordinance be declared invalid, in whole or in part, signs are to continue to be subject to regulations applicable to "structures" contained in other city ordinances, including the City Zoning Ordinance.

2.6.11 General provisions.

Except as otherwise provided in this Ordinance, the following general regulations apply to all zoning districts in the City:

A. MAINTENANCE AND APPEARANCE OF SIGNS.

1. All signs shall be maintained in good condition and present a neat and orderly appearance. Any sign showing gross neglect, or which becomes dilapidated, or which is surrounded by an unmaintained ground area, or due to its condition which may pose a threat to the safety of the public may be required to be repaired or removed as set forth below.
2. The Director, upon finding any of the above conditions, will give the owner written notice which may be up to 10 days to correct the deficiencies or to remove the sign or signs. If the owner refuses to correct the deficiencies or remove the sign, the Director may issue a citation under the enforcement provisions of this Ordinance.

B. ILLUMINATION OF SIGNS.

1. The light from any illuminated sign shall not be of an intensity or brightness which will interfere with the peace, comfort, convenience, and general welfare of residents or occupants of adjacent properties.
2. No sign shall have blinking, flashing, or fluctuating lights or other illuminating devices which have a changing light intensity, brightness or color.
3. No color lights shall be used at any location or in any manner so as to be confused with or construed as traffic control devices.
4. Neither direct nor reflected light from primary light sources shall create a hazard to operators of motor vehicles.
5. Lighting for free-standing signs shall be located above the sign and aimed downward in order to minimize the brightness added to the night sky.

C. WEEKEND SIGNS. Weekend signs shall be permitted as follows:

1. Weekend signs shall be permitted between 12:01 a.m. on Thursday through 11:59 p.m. on Sunday. No weekend sign shall be placed for a period longer than ninety-six (96) hours.
2. Weekend signs shall not be greater than 4 sq. ft.
3. Weekend signs ~~pertaining to~~located on the same property shall not be located within 1,000 ft. of each other.
4. Weekend signs shall be permitted within any zoning district except the Historic District; however, such signs shall not be placed within the ~~historic-business district or on~~ public right-of-way.

D. FLAGS, BANNERS AND STREAMERS.

1. ~~Flags, banners, streamers, pennants and similar devices~~ shall be permitted on private property during an approved temporary use or special events or within thirty (30) days of the opening of a business on such property.
2. No such device shall be erected or placed on any lot more than ~~four~~two (2) times in any twelve-month period. Such devices shall be removed from the premises within ~~thirty~~fourteen (14) days from the date the device is first placed on the lot. Upon removal, no such device shall be erected or placed on the same lot for a period of ~~thirty~~sixty (60) days from the removal.
3. Banners shall not exceed ~~48~~24 sq. ft. total area in size.
4. ~~Wall-mounted banners~~ must either be freestanding or mounted to the wall of a tenant space or on the lot's existing monument sign. If mounted to the wall of a tenant space, width shall not exceed tenant frontage. Free-standing banners must be set back at least ten feet from the right-of-way.
5. Only 1 (one) banner (double sided) shall be allowed for a stand-alone commercial building at any given time and 2 (two) banners (double sided) shall be allowed for a shopping center at any given time, with prior landlord written permission.

E. PLACEMENT OF SIGNS. Except within the Central Business District, all free-standing signs must be set back at least 10 ft. from the public right-of-way. Within the Central Business District, all free standing signs must be set back at least five feet from the public right-of-way.

F. CHANGEABLE COPYBOARD SIGNS. Any ground sign permitted under this Ordinance may contain up to 65% changeable copy if the sign is located on a lot zoned and used (as its principal existing use) for an institutional, public or semi-public use and which includes an indoor public assembly place accommodating one hundred (100) or more persons.

2.6.12 Requirements for non-residential zoning districts.

A. Signs Permitted in Strip Shopping Centers (less than 50,000 sq. ft. enclosed leasable space).

1. One free standing sign no greater than 10 ft. in height with no more than 42 sq. ft. of copy area. ~~If tenants are identified on the sign up to 4 tenants may be identified. The freestanding sign may have up to four (4) tenant panels, which shall be calculated as part of the copy area.~~ This sign shall be set back 20 ft. from the public right-of-way.
2. One wall sign per road frontage for each tenant ~~space~~ no greater than 1 sq. ft. of sign area per 1 ln. ft. of tenant space frontage shall be permitted; ~~provided, however, no more than 2 wall signs shall be allowed for a tenant space.~~ (i.e. Corner tenants within strip shopping centers may have a wall sign on the end of the building in addition to the wall sign on the front of the building ~~for a maximum of 2 wall signs.~~)
3. One rear door sign not to exceed square 2 sq. ft. in size shall be permitted.
4. ~~Window signs not exceeding 20% of the glass area shall be allowed, and do not require a permit. One (1) illuminated window sign is permitted for each tenant space provided that such sign does exceed a maximum of ten percent (10%) of the twenty percent (20%) total aggregate window signage permitted. Any illuminated window sign shall be constant in its light emission, shall not be animated, and shall not be so large or of character to obscure vision into the premises from the outside.~~
5. One under-canopy sign per tenant ~~space~~ not exceeding ~~28~~ sq. ft. in size.
6. One ~~temporary~~ sign ~~may be~~ erected ~~no more than 15 days prior to~~ the beginning of construction for which a valid permit has been issued, and removed within 30 days following the opening of the establishment. The sign shall not exceed 10 ft. in height, 32 sq. ft. in area, and must be set back 10 ft. from the public right-of-way (5 ft. in the Central Business District).
7. ~~One sign when the real estate is 'For Sale', lease or rent. The sign shall not exceed 10 ft. in height, 32 sq. ft. in area, and must be set back 10 ft. from the public right-of-way (5 ft. in the Central Business District).~~
8. ~~Tag signs shall not be permitted.~~

B. Signs Permitted in Shopping Centers.

1. Free-standing Signs.

- a. The maximum number of free-standing signs permitted in a shopping center is as follows:

Size of Center (enclosed leasable space)	Total Number of Signs
50,000 sq. ft. to 150,000 sq. ft.	2
Over 150,000 sq. ft. to 200,000 sq. ft.	3
Over 200,000 sq. ft.	4

- b. ~~The freestanding sign may have up to four (4) tenant panels, which shall be calculated as part of the copy area. If tenants are identified on the sign, the major tenant and 3 other tenants may be identified.~~

- c. No free-standing sign shall be located within 20 ft. of the public right-of-way of the street which affords the principal means of access to the shopping center. The sight distance of each sign shall conform to City standards, and evidence of conformity shall be provided to the Director.
- d. The width of the sign or its support shall not exceed the width of the free-standing sign structure.
- e. The permitted area for free-standing signs within shopping centers is as follows:

Height	Area	Copy Area
10 feet or less	420 sq. ft.	78 sq. ft.
Over 10 ft. but not more than 12 ft.	360 sq. ft.	64 sq. ft.

- f. The name and street number of the shopping center may be set forth on the free-standing sign. The calculation of the permitted copy area shall not include the name or street number.
 - g. The owner or developer of a shopping center which exceeds 150,000 sq. ft. may elect to forego one or more free-standing signs otherwise permitted under this Ordinance. For each sign that is foregone, the owner or developer may elect to increase the copy area of one remaining sign up to 100% of the square footage that is otherwise permitted under this Ordinance, or, in the event there is more than one remaining sign, this percentage may be allocated among the remaining signs. In no event shall the copy area of any sign be increased by more than 100%. By way of illustration, if an owner of a shopping center exceeding 200,000 sq. ft. elects to forego one of the four permitted free-standing signs, he might elect to increase the copy area of one of the remaining signs by 100%, or he might elect to increase the copy area of one remaining sign by 50% and the two other signs by 25% each, etc.
 - h. In addition to the free-standing signs permitted above, 1 free-standing sign not exceeding 10 ft. in height and 32 sq. ft. in copy area is permitted for each out-parcel; provided, however, if the out-parcel is a corner lot, 1 sign for each street frontage is permitted.
2. Canopy Signs and Wall Signs.
- a. One canopy sign or wall sign is permitted for each tenant space in the shopping center.
 - b. No wall sign or canopy sign shall be located so that any part of the sign or its support extends above the top of the wall or canopy, and no copy shall be located within 5 in. of the top of the sign.
 - c. The area of a wall sign or canopy sign shall not exceed 1 sq. ft. for each linear foot of tenant frontage.
3. Under-Canopy Signs.
- a. Under-canopy signs are permitted for each tenant space within a shopping center.
Only 1 under-canopy sign shall be permitted per tenant space.
 - b. Under-canopy signs shall extend perpendicular to the wall of the tenant space, shall not exceed 2-8 sq. ft., and shall be attached at a uniform height sufficient to assure the safety

of pedestrians. Under-canopy signs shall match the wall or canopy signage for the subject tenant space in graphics and content unless otherwise approved by the Director.

4. Rear Entrance Sign.

- a. One rear entrance sign is permitted for each tenant space within the shopping center. The developer or owner of the shopping center shall be responsible to the City for proper rear entrance signage of tenant spaces, including proper maintenance.
- b. Rear entrance signs shall be located on the tenant space's rear door.
- c. The area of rear entrance signs shall not exceed 8 sq. ft.; however, the sign may not be less than 18 in. wide and 12 in. high.

5. Changeable Copy Board.

- a. One (1) changeable copy board, as defined in this Ordinance, is permitted in a shopping center. ~~Changeable copy board signs shall be attached to a wall or a canopy fascia of a structure unless it is used in conjunction with a movie theater.~~ The area of a changeable copy board shall not exceed 30 sq. ft.
- b. No changeable copy board sign shall be located so that any part of the sign or its support extends above the top of the wall or canopy, and no copy shall be located within 5 in. of the top of the sign.

6. Signs During Construction.

- a. One (1) temporary sign per shopping center project shall be permitted during the construction of the shopping center. Such signs shall not be erected ~~no more than 15 days~~ prior to the beginning of construction for which a valid LDP permit has been issued, shall be confined to the site of construction, and shall be removed within 30 days following the opening of the shopping center.
- b. The size of the sign shall not exceed thirty-two square feet (32 sq. ft.) in area and the height of such sign shall not exceed ten feet (10 ft.) and only one such sign may be permitted per project.

7. Window Signs.

- a. Window signs as defined in this Ordinance are permitted for each tenant space in a shopping center. The aggregate copy area of such signs, however, shall not exceed a maximum of 20% of the total window area.
- b. ~~Neon~~ One (1) illuminated window signs ~~is are~~ permitted for each tenant space provided that such sign does not exceed a maximum of 10% of the 20% total aggregate window signage permitted. Any ~~neon-illuminated~~ window sign shall be constant in its light emission, shall not be animated, and shall not be so large or of a character to obscure vision into the premises from the outside.
- c. Window signs shall not require a permit from the Director. However, each tenant shall immediately remove any window sign upon receipt of written notification from the Director stating that such window sign obscures the vision of police or other security or safety personnel into the premises in such a manner that endangers public safety.

~~8. Signs When Real Estate is 'For-Sale', Lease or Rent.~~

- ~~a. When real estate within a shopping center is 'For-Sale', lease or rent, one (1) additional sign is permitted for the shopping center provided the sign is not located closer than one hundred linear feet (100 ft.) (or that number of linear feet constituting one-half (½) of the frontage, whichever is less) to any shopping center free-standing sign, is not illuminated, and does not exceed forty-eight square feet (48 sq. ft.) in area or ten feet (10 ft.) in height. Colors and textures of such signs shall be compatible with those of the shopping center free-standing sign or of the shopping center structure.~~

~~b. When there is vacant tenant space within a shopping center, one (1) additional wall or window sign not to exceed eight square feet (8 sq. ft.) may be located on each vacant tenant space.~~

9. Cinema Changeable Copy Boards.

- a. One (1) free-standing cinema changeable copy board sign shall be permitted for each cinema complex; provided, however, if the cinema complex is on a corner lot, one (1) sign for each street frontage is permitted.
- b. All free-standing cinema changeable copy board signs shall be self-supporting structures with a monument-type base (at least three feet (3 ft.) in height) erected on and permanently attached to solid foundations. Foundations shall be designed to carry weight and wind load of the sign in soil which it is placed. The changeable copy board shall be constructed in such a fashion to prevent wind, rain or other elements from altering the position of the copy.
- c. The height of a free-standing cinema changeable copy board sign shall not exceed 15 ft.
- d. The width of a free-standing cinema changeable copy board sign or its support shall not exceed the width of the free-standing sign structure.
- e. The copy area of a free-standing cinema changeable copy board sign shall not include the cinema identification sign. The copy area shall not exceed 120 sq. ft.
- f. One cinema changeable copy board wall sign or canopy sign shall be permitted for each cinema complex; provided, however, if theaters are contained within separate buildings then one such sign shall be permitted for each building. Signage for each building shall be treated as a separate sign. The aggregate area of wall signs or canopy signs for each cinema complex shall not exceed 1 sq. ft. for each linear foot of building frontage.
- g. No wall sign or canopy sign shall be located so that any part of the sign or its support extends above the top of the wall or canopy, and no copy shall be located within 5 in. of the top of the sign. The provisions of this Ordinance pertaining to signage in cinema complexes shall also apply to cinemas not located within a shopping center.

10. Wall Signs. A sign of up to 3 sq. ft. is permitted on the wall above or adjacent to the entry of a business establishment located in a building without a common front entry.

C. Signs Permitted in Industrial and Office Parks.

1. Free-Standing Signs.

- a. Primary Free-Standing Signs. A maximum of 2 primary free-standing signs are permitted in an industrial or office park. No primary free-standing sign shall exceed 15 ft. in height. A changeable copy board is not permitted on an industrial or office park primary free-standing sign. No primary free-standing sign shall be located within 20 ft. of the public right-of-way of the street which affords the principal means of access to the industrial or office park. The permitted area for primary free-standing signs is as follows:

Frontage	Area	Copy Area
Up to 500 feet	75 square feet	60 sq. ft.
501—1,000 feet	100 square feet	75 sq. ft.
1,001—1,500 feet	150 square feet	100 sq. ft.

Over 1,500 feet	200 square feet	150 sq. ft.
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b. Secondary Free-Standing Signs. One secondary free-standing sign shall be permitted for each building in the industrial or office park, not to exceed 32 sq. ft. in area. All secondary free-standing signs shall be self-supporting structures erected on or permanently attached to solid foundations. The height of a secondary free-standing sign shall not exceed 10 ft.

2. Wall Signs. Buildings of ~~three~~ two (2) stories or greater may have a wall sign located at the top of the building. ~~and that is not greater than 48 sq. ft. in area. If a tenant is identified on the sign, no more than one tenant shall be identified. The maximum area of such sign shall not exceed 20 sq. ft. per floor or story above road grade, not to exceed 156 sq. ft.~~
3. Door or Wall Sign. One (1) sign of up to three square feet (3 sq. ft.) is permitted for each tenant ~~space~~ within a building. Such signs shall be located on the door of the suite, or on a wall immediately adjacent to the door of the suite for business establishments located in a building without a common front entry.
4. Directory Signs. Directory signs are permitted in industrial or office parks. Each exterior directory sign shall be free-standing signs and may identify the suite numbers of the businesses located in the building or buildings included within the directory. If the copy identifies the suite numbers and businesses within the park, the copy on a directory sign may be changeable. Height of a directory sign shall not exceed ten feet (10 ft.).
5. Signs When Real Estate is 'For-Sale', Lease or Rent. When real estate within an industrial or office park is 'For-Sale', lease or rent, one (1) additional sign is permitted for each industrial or office park provided such sign is not located closer than one hundred linear feet (100 ln. ft.) (or that number of linear feet constituting one-half (½) of the frontage, whichever is less) to any office park identification sign and is not illuminated. The sign shall not exceed forty-eight square feet (48 sq. ft.) in area or ten (10 ft.) in height.

When a subdivided tract of real estate within an industrial or office park is 'For-Sale', lease or rent, one (1) additional sign is also permitted for each subdivided tract within an industrial or office park provided that such sign is confined to the subdivided tract. Such signs shall not be illuminated and shall be subject to the same size and distance limitations as set forth above.

6. Rear, Secondary or Delivery Entrance Signs. Rear, secondary or delivery entrance signs are permitted at appropriate locations within an industrial or office park. All such signs shall be free-standing and shall not exceed eight square feet (8 sq. ft.) in size and ten feet (10 ft.) in height.
7. Signs During Construction. One (1) additional sign for each subdivided tract within an industrial or office park is permitted during construction. Such signs shall be erected no more than fifteen (15) days prior to the beginning of construction for which a valid permit has been issued, shall be confined to the site of construction, and shall be removed within thirty (30) days following the opening of the industrial or office park.

The size of such signs shall not exceed ~~forty-eight~~ thirty two square feet (~~32~~ 48 sq. ft.) and the maximum height of such sign shall be ten feet (10 ft.).

D. Signs Permitted for Convenience Centers with Gasoline Pumps.

1. One ground sign per road frontage not to exceed ten feet (10 ft.) in height and thirty-two square feet (32 sq. ft.) in area.
2. Wall signage for convenience store and accessory buildings shall not exceed an aggregate area of eighty square feet (80 sq. ft.).

3. One canopy sign per road frontage not to exceed twenty square feet (20 sq. ft.) per sign.
 4. Signs on pumps shall not exceed three square feet (3 sq. ft.) per pump.
 5. Window signs shall not exceed twenty percent (20%) of window area. One (1) illuminated window sign is permitted for each tenant space provided that such sign does exceed a maximum of ten percent (10%) of the twenty percent (20%) total aggregate window signage permitted. Any illuminated window sign shall be constant in its light emission, shall not be animated, and shall not be so large or of character to obscure vision into the premises from the outside.
 6. No changeable copy board shall be allowed except ~~the price indicator portion of on~~ the ground sign. Such changeable copy board shall not exceed four (4) square feet.
- E. Signs Permitted for Free-Standing Commercial Establishments not Located within a Shopping Center, Office Park or Industrial Park.
1. One (1) ground sign per road frontage no greater than ten feet (10 ft.) in height with no more than thirty-two square feet (32 sq. ft.) of area. Each sign shall be set back not less than ten feet (10 ft.) from the public right-of-way, except in the Central Business District where the setback shall be not less than five feet (5 ft.) from the public right-of-way.
 2. One (1) wall sign per ~~tenant for each~~ road frontage for each tenant space no greater than one square foot (1 sq. ft.) of area per one linear foot (1 ln. ft.) of tenant frontage; provided, however, no more than 2 wall signs shall be allowed for a tenant space.
 3. One (1) rear door sign not to exceed three square feet (3 sq. ft.) in area.
 4. Window signs not exceeding twenty percent (20%) of the glass area.
 5. One (1) sign no greater than three square feet (3 sq. ft.) located on the front door or on a wall immediately adjacent to the front door.
 6. Buildings of three (3) stories or greater may have a wall sign located at the top of the building and is not greater than forty-eight square feet (48 sq. ft.) in area. ~~if a tenant is identified on the sign, no more than one tenant shall be identified.~~
 7. One (1) temporary sign may be erected no more than fifteen (15) days prior to the beginning of construction for which a valid permit has been issued, and removed within thirty (30) days following the opening of the establishment. The sign shall not exceed ten feet (10 ft.) in height, thirty-two square feet (32 sq. ft.) in area, and must be set back ten feet (10 ft.) from the public right-of-way (five feet (5 ft.) in the Central Business District).
 8. One (1) sign when the real estate is 'For-Sale', lease or rent. The sign shall not exceed ten feet (10 ft.) in height, thirty-two square feet (32 sq. ft.) in area, and must be set back ten feet (10 ft.) from the public right-of-way or five feet (5 ft.) in the Central Business District.
- F. Other Signage Permitted in Non-Residential Zoning Districts. In addition to the signs authorized above, each non-residential lot or parcel may contain additional signage having an aggregate sign area of not greater than ten square feet (10 sq. ft.). No single sign shall exceed three feet (3 ft.) in height. Each sign shall be set back at least ten feet (10 ft.).
- G. Signs permitted within the Historic Business District and MU zoned properties. In addition to the signs authorized under a designated category, each business in the Historic Business District and within MU zoned properties may utilize the following additional signage:
1. Each located on the ground floor of a building shall be permitted one (1) perpendicular sign which shall not exceed eight (8) square feet in size and shall be placed at least eight (8) feet, but no more than twelve (12) feet above sidewalk. In order to foster originality, the shape of the sign may not incorporate more than one set of parallel edges and words may only comprise up

to 50% of the sign face area. The remaining sign face area must incorporate some form of graphic design. In addition, signs must be mounted on decorative black brackets.

2. Businesses located within the first two floors of a building that backs onto a parking lot, alley, park or other public space may have an additional wall sign up to twenty-four (24) square feet in size. This additional wall sign shall be located on the back of the building facing the parking lot, alley, park or other public space and placed within general proximity of the associated business.
- H. Building Ground Signs (monument signs) within the Central Business District shall not be internally illuminated. Where illumination is needed, lighting fixtures may be placed at the top of the sign and aimed downward or may be placed on the ground and aimed in such a way as to illuminate the sign without creating spillover into the night sky. This regulation shall apply only to new signs. The changing of a sign face or panel shall not constitute a new sign.

2.6.13 Requirements for residential zoning districts.

- A. Each lot located in a dwelling, 'For-Sale', residential district is permitted an aggregate sign area of no greater than twelve square feet (12 sq. ft.), subject to exemptions contained elsewhere in this Ordinance. In apartment, condominium or townhouse developments, the permitted aggregate sign area is no greater than six square feet (6 sq. ft.) per unit. No single sign shall exceed four feet (4 ft.) in height. No sign shall be illuminated. All signs must be set back at least ten feet (10 ft.) from the right-of-way.
- B. A maximum of two (2) subdivision or entrance signs per entrance into any residential subdivision or residential real estate development is permitted. These signs shall not exceed ten feet (10 ft.) in height or thirty-two square feet (32 sq. ft.) in area, and must be set back at least ten feet (10 ft.) from the right-of-way. Subdivision signs shall not be included in the calculation of aggregate sign area for any lot. A subdivision sign may be indirectly illuminated.
- C. A maximum of two signs per subdivision entrance shall be permitted while the subdivision is under construction and being actively marketed 'For-Sale'. These signs shall not exceed ten feet (10 ft.) in height or thirty-two square feet (32 sq. ft.) in area, and must be set back at least ten feet (10 ft.) from the right-of-way.
- D. Within CUP zoning districts, dwelling, 'For-Rent', developments shall also be permitted one permanent, free-standing, directional sign. Such sign shall match the appearance of the primary sign on the site, be setback at least ten feet (10 ft.) from the public right-of-way, and shall be no greater than thirty-two square feet (32 sq. ft.) in area. If the sign lists subdevelopment names, no more than four subdevelopment names shall be listed.

2.6.14 Table of sign regulations.

The Director is authorized to prepare a table summarizing these regulations. The table shall be for convenient reference only. The detailed regulations set forth in this Ordinance shall control in the event of any conflict between the table and these regulations. The following shall be prominently posted on each page of the sign regulation table: This sign regulation table is for illustrative purposes only. In all cases, the text of the written Ordinance shall govern the characteristics allowed for all permitted signs.

SIGN REGULATION TABLE This is a summary table of basic sign ordinance information. This sign regulation table is for illustrative purposes only. In all cases, the text of the written Ordinance shall govern the characteristics allowed for all permitted signs.
SIGNS PERMITTED IN STRIP SHOPPING CENTERS—with less than 50,000 sq. ft. enclosed lease space.

Type of Sign (Purpose or Use)	Maximum Height	Setback from Right-of-Way	Maximum Size	Number Permitted	Comments
Center Free-Standing Sign	10 feet.	20 feet.	42 sq. ft. Copy Area	1 per Center.	Up to four (4) tenant <u>panels</u> may be <u>identified provided</u> on this sign. Structural design required by P.E., if over 4 feet in height.
Tenant Wall Sign Or Tenant Canopy Sign	Cannot extend above wall top or canopy top.	N/A	1 sq. ft. sign area per 1 linear foot of tenant frontage.	1 per Tenant <u>Space</u> per road frontage.	Corner tenant <u>spaces</u> may have 1 additional sign on building end (<u>maximum total of 2</u>).
Tenant Rear Door Sign	N/A	N/A	2 sq. ft.	1 per Tenant <u>Space</u> .	Sign must be mounted on rear door.
Tenant Window Sign (No Sign Permit Required)	N/A	N/A	Sign area cannot exceed 20% of total window area.	N/A	See § 2.6.12.A.4 for additional notes regarding neon, etc.
Tenant Under Canopy Sign	N/A	N/A	2 sq. ft.	1 per Tenant <u>Space</u> .	Sign must be mounted perpendicular to building front and at a safe uniform height for walking clearance.
Free-Standing Construction Sign (Valid City building permit must be issued for construction.)	10 feet.	10 feet. 5 feet in CBD	<u>32-24</u> sq. ft.	1 per Center.	Time <u>and number</u> limited sign, see § 2.6.12.A.6 for limits. Structural design required by P.E., if over 4 feet in height, or city standard detail can be used.

Free-Standing Real Estate Marketing Sign (Sale/Lease/Rent)	10 feet.	10 feet. 5 feet in CBD	32 sq. ft.	1 per Center.	Structural design required by P.E., if over 4 feet in height, or city standard detail can be used.
Wall Mounted Banner Sign	Cannot extend above wall top.	N/A	48 sq. ft. Sign width cannot exceed tenant frontage.	1 per Tenant.	Time limited sign, see § 2.6.11.D for limits.
Free-Standing Banner Sign	10 feet.	10 feet. Back of curb and not on right-of-way.	48 sq. ft.	1 per Tenant.	Time limited sign, see § 2.6.11.D for limits.
Other Signage Permitted	3 feet.	10 feet. 5 feet in CBD	10 sq. ft. Aggregate.	Unlimited.	Signs over 6 sq. ft. in area must be permitted.

SIGN REGULATION TABLE					
This is a summary table of basic sign ordinance information. This sign regulation table is for illustrative purposes only. In all cases, the text of the written Ordinance shall govern the characteristics allowed for all permitted signs.					
SIGNS PERMITTED IN SHOPPING CENTERS—50,000 sq. ft. or more enclosed lease space.					
Type of Sign (Purpose or Use)	Maximum Height	Setback from Right-of-Way	Maximum Size	Number Permitted	Comments
Center Free-Standing Sign	Up to 12 feet, dependent upon sign area. See § 2.6.12.B.1.a	20 feet.	Up to 420 sq. ft., dependent upon sign height. See § 2.6.12.B.1 for	Up to 4 dependent upon center size. See § 2.6.12.B.1.e.	Up to four (4) tenant <u>panels</u> may be <u>identified-provided</u> on each sign. See § 2.6.12.B.1.g. for sign alternatives in

	for options.		options.	for limits.	centers exceeding 150,000 sq. ft. Structural design required by P.E., if over 4 feet in height.
Center Out-Parcel Free-Standing Sign	10 feet.	20 feet.	32 sq. ft.	1 per out-parcel.	Corner lot out-parcel may have 1 additional free-standing sign per public road frontage (<u>maximum total of 2</u>). Structural design required by P.E., if over 4 feet in height.
Tenant Wall Sign Or Tenant Canopy Sign	Cannot extend above wall top or canopy top.	N/A	1 sq. ft. sign area per 1 linear foot of tenant frontage.	1 per Tenant <u>Space</u> per road frontage.	Corner tenant <u>spaces</u> may have 1 additional sign on building end (<u>maximum total of 2</u>).
Tenant Under Canopy Sign	N/A	N/A	2 sq. ft.	1 per Tenant <u>Space</u> .	Sign must be mounted perpendicular to building front and at a safe uniform height for walking clearance.
Tenant Rear Door Sign	N/A	N/A	8 sq. ft. Minimum 18" wide by 12" high.	1 per Tenant <u>Space</u> .	Sign must be mounted on rear door.
Center Changeable Copy Board Sign	Cannot extend above wall top or canopy top.	N/A	30 sq. ft.	1 per Center.	Must be attached to building wall or canopy fascia.
Free-Standing Construction Sign (Valid City building permit must be issued for	10 feet.	20 feet.	32 sq. ft.	1 per Project.	Time limited sign, See § 2.6.12.B.6 for limits. Structural design required by P.E., if

construction.)					over 4 feet in height, or city standard detail can be used.
Tenant Window Sign (No Sign Permit Required)	N/A	N/A	Sign area cannot exceed 20% of total window area.	N/A	See § 2.6.12.B.7 for additional notes regarding neon, etc.
Free-Standing Real Estate Marketing Sign (Sale/Lease/Rent)	10 feet.	20 feet.	48 sq. ft.	1 per Center.	No illumination. Location limitations. Color/Texture limitations. See § 2.6.12.B.8.a for limits. Structural design required by P.E., if over 4 feet in height, or city standard detail can be used.
Center Wall or Window Real Estate Marketing Sign (Sale/Lease/Rent)	Cannot extend above wall top or canopy top.	N/A	8 sq. ft.	1 per empty tenant space.	No illumination.
Center Cinema Complex Free-Standing Changeable Copy Board Sign (Also applies to Cinema and Cinema Complexes not located in Shopping Centers.)	15 feet.	20 feet.	120 sq. ft. copy area.	1 per cinema complex.	Corner lot cinemas may have 1 additional changeable copy board sign per road frontage. See § 2.6.12.B.9.b for sign design criteria. Structural design required by P.E., if over 4 feet in height.
Center Cinema Complex Wall or Canopy Mounted Changeable Copy Board Sign (Also applies to Cinema and Cinema Complexes not	Cannot extend above wall top or canopy top.	N/A	1 sq. ft. sign area per 1 linear foot of cinema frontage	1 per cinema building.	Corner lot cinemas may have 1 additional changeable copy board sign per public

located in Shopping Centers.)			aggregate.		road frontage.
Tenant Wall Sign (Applies Only to Tenants Located in Buildings Without a Common Front Entry.)	Cannot extend above wall top or canopy top.	N/A	3 sq. ft.	1 per Tenant Space Entry Door.	Must be mounted above or adjacent to entry door.
Wall Mounted Banner Sign	Cannot extend above wall top.	N/A	2448 sq. ft. Sign width cannot exceed tenant frontage.	1 per Tenant.	Time <u>& number</u> limited sign, see § 2.6.11.D for limits.
Free Standing Banner Sign	10 feet.	10 feet. Back of curb and not on right-of-way.	48 sq. ft.	1 per Tenant.	Time limited sign, see § 2.6.11.D for limits.
Other Signage Permitted	3 feet.	10 feet.	10 sq. ft. Aggregate.	Unlimited.	Signs over 6 sqft. in area must be permitted.

SIGN REGULATION TABLE					
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SIGNS PERMITTED IN INDUSTRIAL AND OFFICE PARKS					
Type of Sign (Purpose or Use)	Maximum Height	Setback from Right-of-Way	Maximum Size	Number Permitted	Comments
Park Primary	15 feet.	20 feet.	Dependent upon park road	2 per Park.	Structural design required by P.E., if over

Free-Standing Sign			frontage. See § 2.6.12.C.1.a for calculations.		4 feet in height.
Park Secondary Free-Standing Sign	10 feet.	10 feet.	32 sq. ft.	1 per Building.	Structural design required by P.E., if over 4 feet in height.
Additional Tenant Wall Sign (Applies only to Buildings of 3 Stories or Greater in Height)	Cannot extend above wall top.	N/A	48 sq. ft.	1 per Building.	Must be mounted at top of building. If a tenant is identified on this sign, only 1 may be identified.
Tenant Wall or Door Sign (Applies Only to Tenants Located in Buildings Without a Common Front Entry)	N/A	N/A	3 sq. ft.	1 per Tenant <u>Space</u> .	Must be mounted on entry door or wall directly adjacent to entry door.
Park Free-Standing Directory Signs	10 feet.	10 feet.	32 sq. ft.	Unlimited.	May identify tenant suite numbers in a building or buildings within a park. If copy identifies tenant name / suite number, copy may be changeable. Structural design required by P.E., if over 4 feet in height.
Park Free-Standing Real Estate Marketing Sign (Sale/Lease/Rent)	10 feet.	10 feet.	48 sq. ft.	1 per Park.	No illumination. Location limited sign. See § 2.6.12.C.5 for limits. Structural design required by P.E., if over 4 feet in height, or city standard detail can be used.

Additional Free-Standing Real Estate Marketing Sign (Sale/Lease/Rent) (Applies Only to Subdivided Real Estate Tracts Within Park)	10 feet.	10 feet.	48 sq. ft.	1 per Subdivided Tract.	No illumination. Location limited sign. See § 2.6.12.C.5 for limits. Structural design required by P.E., if over 4 feet in height, or city standard detail can be used.
Free-Standing Rear, Secondary, or Delivery Entrance Signs	10 sq. ft.	10 sq. ft.	8 sq. ft.	Unlimited.	Structural design required by P.E., if over 4 feet in height.
Free-Standing Construction Sign (Valid City building permit must be issued for construction.)	10 feet.	10 feet.	48 sq. ft.	1 per Subdivided Tract Within Park.	Time limited sign, See § 2.6.12.C.7 for limits. Structural design required by P.E., if over 4 feet in height, or city standard detail can be used.
Wall Mounted Banner Sign	Cannot extend above wall top.	N/A	48 sq. ft. Sign width cannot exceed tenant frontage.	1 per Tenant.	Time limited sign, see § 2.6.11.D for limits.
Free-Standing Banner Sign	10 feet.	10 feet. Back of curb and not on right-of-way.	48 sq. ft.	1 per Tenant.	Time limited sign, see § 2.6.11.D for limits.
Other Signage Permitted	3 feet.	10 feet.	10 sq. ft. Aggregate.	Unlimited.	Signs over 6 sq. ft. in area must be permitted.

SIGN REGULATION TABLE					
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SIGNS PERMITTED IN CONVENIENCE CENTERS WITH GASOLINE PUMPS					
Type of Sign (Purpose or Use)	Maximum Height	Setback from Right-of-Way	Maximum Size	Number Permitted	Comments
Center Ground Sign	10 feet.	10 feet.	32 sq. ft.	1 per road frontage.	Price indicator only 4 sq. ft. may be changeable copy board. Structural design required by P.E., if over 4 feet in height
Wall Signs (Applies to Convenience Store and Accessory Buildings)	Cannot extend above wall top.	N/A	80 sq. ft. Aggregate.	Unlimited.	Each sign over 6 sq. ft. must be permitted separately.
Canopy Signs	Cannot extend above canopy.	N/A	20 sq. ft.	1 per road frontage.	Each sign must be permitted separately.
Pump Signs	N/A	N/A	3 sq. ft.	1 per pump.	
Window Signs (No Sign Permit Required)	N/A	N/A	Sign area cannot exceed 20% of total window area.	N/A	See § 2.6.12.B.7 for additional notes regarding neon, etc.
Free-Standing Construction Sign (Valid City building permit must be issued for	10 feet.	10 feet. 5 feet in CBD	32 sq. ft.	1 per Center.	Time limited sign, see § 2.6.12.A.6 for limits. Structural design

construction.)					required by P.E., if over 4 feet in height, or city standard detail can be used.
Free-Standing Real Estate Marketing Sign (Sale/Lease/Rent)	10 feet.	10 feet. 5 feet in CBD	32 sq. ft.	1 per Center.	Structural design required by P.E., if over 4 feet in height, or city standard detail can be used.
Wall Mounted Banner Sign	Cannot extend above wall top.	N/A	48-24 sq. ft. Sign width cannot exceed tenant frontage.	1 per Tenant.	Time <u>and number</u> limited sign, see § 2.6.11.D for limits.
Free-Standing Banner Sign	10 feet.	10 feet. Back of curb and not on right-of-way.	48 sq. ft.	1 per Tenant.	Time limited sign, see § 2.6.11.D for limits.
Other Signage Permitted	3 feet.	10 feet.	10 sq. ft. Aggregate.	Unlimited.	Signs over 6 sq. ft. in area must be permitted.

SIGN REGULATION TABLE

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SIGNS PERMITTED FOR FREE STANDING COMMERCIAL USE BUILDINGS NOT LOCATED IN A SHOPPING CENTER, OFFICE PARK, OR INDUSTRIAL PARK

Type of Sign (Purpose or Use)	Maximum Height	Setback from Right-of-Way	Maximum Size	Number Permitted	Comments
Building Ground Sign	10 feet.	10 feet. 5 feet in CBD	32 sq. ft.	1 per road frontage.	Structural design required by P.E., if over 4 feet in height.
Tenant Wall Sign or Tenant Canopy Sign	Cannot extend above wall top or canopy top.	N/A	1 sq. ft. sign area per 1 linear foot of tenant frontage.	1 per Tenant <u>Space</u> per road frontage.	Corner tenant <u>spaces</u> may have 1 additional sign on building end.
Tenant Rear Door Sign	N/A	N/A	3 sq. ft.	1 per Tenant <u>Space</u> .	Sign must be mounted on rear door.
Tenant Window Sign (No Sign Permit Required)	N/A	N/A	Sign area cannot exceed 20% of total window area.	N/A	See § 2.6.12.B.7 for additional notes regarding neon, etc.
Tenant Wall or Door Sign (Applies only to Buildings Without Common Tenant Entry)	N/A	N/A	3 sq. ft.	1 per Tenant <u>Space</u> .	Must be mounted on entry door or wall directly adjacent to entry door.
Additional Tenant Wall Sign (Applies only to Buildings of 3 Stories or Greater in Height)	Cannot extend above wall top.	N/A	48 sq. ft.	1 per Building.	Must be mounted at top of building. If a tenant is identified on this sign, only 1 may be identified.
Free-Standing Construction Sign (Valid City building permit must be issued for	10 feet.	10 feet. 5 feet in CBD	32 sq. ft.	1 per Building.	Time limited sign, see § 2.6.12.E.7 for limits. Structural design

construction.)					required by P.E., if over 4 feet in height, or city standard detail can be used.
Free-Standing Real Estate Marketing Sign (Sale/Lease/Rent)	10 feet.	10 feet. 5 feet in CBD	32 sq. ft.	1 per Building.	Structural design required by P.E., if over 4 feet in height, or city standard detail can be used.
Wall Mounted Banner Sign	Cannot extend above wall top.	N/A	48 sq. ft. Sign width cannot exceed tenant frontage.	1 per Tenant.	Time limited sign, see § 2.6.11.D for limits.
Free-Standing Banner Sign	10 feet.	10 feet. Back of curb and not on right-of-way.	48 sq. ft.	1 per Tenant.	Time limited sign, see § 2.6.11.D for limits.
Other Signage Permitted	3 feet.	10 feet.	10 sq. ft. Aggregate.	Unlimited.	Signs over 6 sq. ft. in area must be permitted.

SIGN REGULATION TABLE					
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SIGNS PERMITTED IN RESIDENTIAL ZONING DISTRICTS					
Type of Sign (Purpose or	Maximum	Setback from	Maximum	Number	Comments

Use)	Height	Right-of-Way	Size	Permitted	
Dwelling, 'For-Sale', Residential Individual Lot Sign	4 feet.	10 feet.	12 sq. ft. Aggregate.	Unlimited.	No illumination. Signs over 6 sq. ft. in area must be permitted.
Signs Located Within Apartment, Condominium, or Townhouse Developments	4 feet.	10 feet.	6 sq. ft. sign area per unit Aggregate.	Unlimited.	No illumination. Subject to development regulations.
Free-Standing Entrance Signs for Residential Subdivision or Residential Development	10 feet.	10 feet.	32 sq. ft.	2 per Entrance.	Indirect illumination only. Structural design required by P.E., if over 4 feet in height See § 2.6.13.2 for additional information.
Free-Standing Construction Sign (Valid City building permit must be issued for construction.)	10 feet.	10 feet.	32 sq. ft.	1 per Entrance.	Time limited sign, see § 2.6.13.3 for limits. Structural design required by P.E., if over 4 feet in height, or city standard detail can be used.
Free-Standing Real Estate Marketing Sign (Sale/Lease/Rent)	10 feet.	10 feet.	32 sq. ft.	1 per Entrance.	Structural design required by P.E., if over 4 feet in height, or city standard detail can be used.
Free-Standing Directional Sign (Applies Only To Dwelling, 'For-Rent', Developments Located Within CUP Zoning Districts)	10 feet.	10 feet.	32 sq. ft.	1 per CUP Zoning.	If sign lists sub- developments, no more than 4 may be listed. Sign must match appearance of the primary sign on site.

					Structural design required by P.E., if over 4 feet in height.
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