



PLANNING COMMISSION MEETING NOVEMBER 2, 2017

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

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MEETING MINUTES

a. October 5, 2017 Minutes

IV. ITEMS FROM BOARD MEMBERS

V. ITEMS FROM STAFF

VI. PUBLIC HEARING

a. CLUP-17-04/Z-17-10/V-17-23 Haynes & Devore/DT-MU

This item has been withdrawn by the Applicant. It will no longer be considered.

Consideration of a request to rezone 3.93 acres from C-2 (General Commercial), and R-12 (Dwelling, 'For-Sale', Residential) to DT-MU (Downtown Mixed-Use) in order to develop 10,600 square feet of retail use, 100,000 square feet of office use and 11 'For-Sale' single-family detached lots. A comprehensive land use plan amendment is requested to bring a portion of the property into the Downtown Overlay and to amend the comprehensive land use plan designation of the property from Medium Density Residential and Downtown Residential Density to Mixed Use. Variances are requested to increase the maximum front building setback, to allow impervious paving of parking in excess of 120% of the parking requirement, to allow single-family detached lots less than 50' in width to have a driveway or off-street parking between the building and closest street, to remove the required streetscape standards for new and existing streets, to reduce or eliminate the required 50' undisturbed buffer between non-residential and residential uses, to remove the transitional plane height requirements, to increase the 200' maximum street facing façade length, to allow mass grading of the property, and to increase the parking length requirement for a parking island. The property is located at the southwest corner of Haynes Bridge Road and Devore Road and is legally described as Land Lots 696 & 747, 1st District, 2nd Section, Fulton County, Georgia.

b. Z-17-16/CU-17-12/V-17-35 Cotton House Boutique Hotel

Consideration of a request to rezone 0.99 acres from C-2 (General Commercial) to DT-C (Downtown Core) to allow a boutique hotel with retail/restaurant uses and removal of the structures at 21, 29 and 35 Milton Avenue. A conditional use is requested to allow a 'Boutique Hotel'. Variances are requested to reduce the rear setback and to increase the maximum building height in stories from 4- to 5-stories. The property is located at the northwest corner of Milton Avenue and Old Canton Street and is legally described as being located in Land Lot 1269, 2nd District, 2nd Section, Fulton County, Georgia.

c. Z-17-14/V-17-32 Mid Broadwell Parc

Consideration of a request to rezone 2.18 acres from R (Dwelling, 'For-Sale', Residential) to R-15 (Dwelling, 'For-Sale', Residential) to allow 5 'For-Sale' single-family detached homes. A variance is requested to allow a private street within residential lots. The property is located on the north side of Mid Broadwell Road, just west of Peyton Farm Drive and is legally described as Land Lot 1202, 2nd District, 2nd Section, Fulton County, Georgia.

- d. **CLUP-17-05/Z-17-12/V-17-28 Villa Magnolia/Parkland Communities**
Consideration of a request to rezone 3.53 acres from C-1 (Neighborhood Commercial), C-2 (General Commercial) and AG (Agriculture) to DT-R (Downtown Residential) to develop 28 'For-Sale' detached units. A comprehensive land use plan amendment is requested from 'Mixed Use' to 'Downtown Residential Density'. Variances are requested to reduce required landscape buffers and to allow a private street within residential lots. The property is located 377 South Main Street and is legally described as Land Lots 648 & 693, 1st District, 2nd Section, Fulton County, Georgia.
- e. **CU-17-11 Pinstripes/360 Tech Village**
Consideration of a request for conditional use to allow 'Recreation Facilities, Indoor' for a bowling entertainment venue within the 360 Tech Village mixed-use development. The property is located at the southwest corner of Haynes Bridge Road and Lakeview Parkway and is legally described as being located in Land Lots 744, 745, 752 & 753, 1st District, 2nd Section, Fulton County, Georgia.

VII. ADJOURNMENT