



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This item has been withdrawn by the Applicant.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



PLANNING COMMISSION MEETING SUMMARY

OCTOBER 5, 2017

ALPHARETTA CITY HALL

COUNCIL CHAMBERS

2 PARK PLAZA

6:30 PM

*This summary is provided as a convenience and service to the public, media and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. Public comments are noted as heard by the Planning Commission, but not quoted or paraphrased. This document includes limited presentation by the Planning Commission and invited speakers in **summary** form. **This is not an official record** of the Alpharetta Planning Commission Meeting proceedings. Official Minutes are recorded and available for review.*

I. CALL TO ORDER

II. ROLL CALL

a. Welcome new member, Steve Usry, Planning Commission Alternate.

- Commission Members Present

- o Francis Kung'u (Chairman)
- o John Hipes
- o John Goss
- o Larry Attig
- o Karen Richard
- o Steve Usry

- Commission Members Absent

- o Kyle Caswell (Vice- Chairman)
- o Fergal Brady

- Staff Members Present

- o Kathi Cook, Community Development Director
- o Michael Woodman, Senior Planner
- o Elle Taylor, Planning and Zoning Coordinator

III. APPROVAL OF MEETING MINUTES

a. September 7, 2017 Meeting Minutes

- ❖ Commissioner Richard offered a motion to approve
- The motion received a second from Commissioner Partee
- The Motion was approved (7-0)

IV. ITEMS FROM BOARD MEMBERS

V. ITEMS FROM STAFF

VI. PUBLIC HEARING

a. PH-17-29 Unified Development Code Text Amendments

This item was deferred by Staff and was not considered.

Consideration of text amendments to Unified Development Code, Appendix A: Alpharetta Downtown Code and Alpharetta Downtown Design Guidelines to add a Heritage Design Area, as well as other amendments.

b. Z-17-12/V-17-28 Villa Magnolia/Parkland Communities

This item was deferred until Thursday, November 2, 2017. It was not considered.

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. 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.

c. CU-17-10 Halpern Equestrian Center

Michael Woodman presented consideration of a conditional use to allow 'Equestrian Center' for an equine-assisted therapy business on a 8.9-acre residential property zoned R-15. The property is located at 1200 Rucker Road and is legally described as being located in Land Lots 1275 & 1276, 2nd District, 2nd Section, Fulton County, Georgia.

The applicant, Leslie Halpern, is requesting a conditional use permit to allow 'Equestrian Center' for an equine-assisted therapy business on a 9-acre residential property. The business includes various therapies that involve interactions with

horses for individuals with and without special needs, including those with physical, cognitive and emotional issues.

The submitted request, if approved, will permit the applicant to provide equine-assisted therapy services. The business includes various therapies that involve interactions with horses for individuals with and without special needs, including those with physical, cognitive and emotional issues. The subject property is located at 1200 Rucker Road on the north side of Rucker Road and east of Charlotte Drive.

The property is zoned R-15 (Dwelling, 'For-Sale', Residential), which allows 'Equestrian Center' with approval of a conditional use permit. The 9-acre property is developed with a single-family home, barn and riding arena. Surrounding properties are zoned R-15 to the east and south, AG (Agriculture) to the north and south, and R-12 (Dwelling, 'For-Sale', Residential) to the west. Laurelwood Farm subdivision is located to the west, Byers property to the north, Jennifer Oaks subdivision and 3.5-acre property with single-family home to the east, and Kingsport subdivision and single-family lot are located to the south.

The subject property has access from Rucker Road by way of a driveway at the southwest corner of the property. The driveway is gated; however, the applicant has stated that the gate is kept open during the day and there is sufficient room within the driveway for vehicles to stack while the gate is opened. The single-family home, barn and riding arena are situated at the north end of the property. A stream runs through the property from north to south before turning to the east along the southern portion of the property. The stream separates the riding arena from Laurelwood Farm subdivision to the west. Approximately seven (7) acres of the nine (9) acre property are heavily wooded, including the southern half of the property, as well as the western side of the property. The nearest adjacent single-family home to the riding arena is approximately 200' to the west in the Laurelwood Farm subdivision. A heavily wooded area and stream are located between Laurelwood Farm subdivision and the riding arena.

There are several properties in the general vicinity of the applicant's property with equestrian facilities, including the adjacent property to the east and several properties along Old Rucker Road and Mid Broadwell Road. However, it appears that there are no other equine-assisted therapy businesses operating in the City. Similar businesses have been identified in Johns Creek, Roswell, Milton and South Forsyth.

According to the applicant, the equine-assisted therapy business will provide therapeutic services using horses to serve those with special needs, including but not limited to children with autism, veterans and individuals with depression/anxiety, eating disorders and physical disabilities. Hours of operation are proposed to be Monday – Friday and possibly Saturday from 9:00 AM to 5:00 PM. The applicant anticipates up to two (2) employees (therapist) at the site seeing one (1) client at a time. Therapy sessions are approximately one (1) hour.

Staff presented Conditional Review Criteria.

Staff's analysis finds that the requested conditional use is consistent with the established

conditional use standards. The proposed use would not impact surrounding properties and the applicant proposes to use the existing barn and riding arena for the equine-assisted therapy business. The on-site stream and associated undisturbed buffers, as well as the lot being heavily wooded provides a natural screen between the proposed use and adjacent residential properties. If approved, conditions are recommended limiting the conditional use to the current property owner and limiting any expansion of services.

Staff's Recommendation was to approve with the following conditions:

1. 'Equestrian Center' shall be added as a conditional use at 1200 Rucker Road.
2. The conditional use to allow equine-assisted therapy shall be approved, but shall cease when the property is sold or transferred.
3. ADA compliant restrooms shall be provided on the site, as approved by Staff.
4. If lighting is proposed in conjunction with the equestrian center use, a photometric plan shall be provided to the City for review and approval. Spillover light shall not exceed one half (0.5) of one foot-candle when measured six feet above grade at the residential property line.
5. Yearly renewal of business license shall be dependent upon review of the business impact to the site and surrounding residencies. If complaints are received from surrounding residents or if a traffic problem can be demonstrated by the City, then the business license for equestrian center shall not be renewed at this location. Applicant shall have 60 days to stop the use in the event that the business license is denied.

Leslie Halpern presented for the Applicant.

Public Comment:

1. Anna Myrtle, 500 Springate Lane
2. Marge Anderson and Richard Oliver, 12125 Laurelwood Farm Drive

Concerns:

1. Odor
2. Maintenance of Facilities
3. Wild Animals in Area
4. Noise from gravel driveway
5. Number of Horses
6. Will there be new stables
7. Traffic into facility
8. Storage of feed
9. Resale value
10. Disposal of chemicals
11. Bright Light on Barn

Applicant gave a rebuttal:

- 7 horses total at present time
- System for Handling Waste (Dragging)
- No additional building on property
- Proposed 8 clients per week, 1 client at a time
- No Additional Staff will be required
- Proposed Hours of Operation 8 a.m. to 5 p.m. Monday – Saturday
- Wattage for Lightbulb on Barn is 60

There was discussion from the Board:

- Signage allowed
- Commended Use
- Clarified that number of horses will not change
- Clarified that traffic is not an issue
- Hours of Operation
- Removal of Staff Recommended Condition #2
- Condition # 5 may be vague

After discussion:

❖ Commissioner Partee offered a motion to approve with the following conditions:

1. 'Equestrian Center' shall be added as a conditional use at 1200 Rucker Road.
2. The conditional use to allow equine-assisted therapy shall be approved, but shall cease when the property is sold or transferred.
3. ADA compliant restrooms shall be provided on the site, as approved by Staff.
4. If lighting is proposed in conjunction with the equestrian center use, a photometric plan shall be provided to the City for review and approval. Spillover light shall not exceed one half (0.5) of one foot-candle when measured six feet above grade at the residential property line.
5. Hours of operation shall be Monday through Saturday 9:00 AM to 5:00 PM.
6. Maximum 12 square foot sign shall be permitted for the business.

- The motion received a second from Commissioner Hipes
- The Motion was approved (7-0)

d. CU-17-08 European Wax Center/Liberty Park Village

Michael Woodman presented consideration of a request for conditional use to allow 'Spa Services' for a hair removal and waxing business within a mixed-use development. The property is located at 2610 Old Milton Parkway, Suite 120 and is legally described as being located in Land Lot 802, 1st District, 2nd Section, Fulton County, Georgia.

The submitted request, if approved, will permit the applicant to provide hair removal and waxing services in a 1,889 square foot suite within a mixed-use development. In addition to hair removal and waxing services for women and men, the applicant's business will include the sale of associated skin and beauty retail products. The subject property is located at the northwest corner of Old Milton Parkway and Westside Parkway in the Liberty Park Village (A.K.A. Old Milton Holdings Master Plan) mixed-use development.

The property is zoned MU (Mixed Use) and is subject to the Old Milton Holdings Master Plan, which allows 'Spa Services' with approval of a conditional use permit. The property, which is currently under construction, received comprehensive land use plan amendment, rezoning, and parking variance approval on February 23, 2015. The master plan is limited to no more than 25,000 square feet of retail use. Including the proposed European Wax Center, the total square footage of all retail uses would be 24,193 square feet. The applicant's business is proposed within a 2-tenant building in the northeast corner of the commercial area of the mixed-use development. Other businesses proposed within the commercial portion of Liberty Park Village include: Burger 21, Bob Steele Salon, Verizon, Salata, Chuy's Tex Mex, Suntrust Bank and Engel & Volkers.

Hair removal and waxing services are categorized as 'Spa Services' use. Unified Development Code (UDC) Section 1.4.2 defines 'Spa Services' as follows:

"A business that provides services, which may include non-medical massage, other personal services such as skin, nail, hair treatments, and hair removal/waxing, and may have the sale of associated retail products. Such business shall be located within a retail center, shall not occupy more than 4,000 sq. ft. and shall not be closer than 2,000 ft. to a comparable business."

In addition, Code of Ordinances Section 12-172 Massage and Spa Establishments - Location and distance requirements, states the following regulations as it relates to Spa Establishments:

"It shall be unlawful to establish a massage establishment or a spa establishment in the city, unless said establishment is located:

- (a) At least 300 feet from State Route 9:
- (b) At least 300 feet from State Route 120; and

- (c) At least 300 feet from any parcel occupied by a house of worship, public or private elementary or secondary school, public park, state-licensed day care facility, or any residence.

The forgoing minimum distance requirements shall not apply to any massage establishment or spa establishment located within a mixed-use development in the MU district. For the purpose of this subsection, measurements shall be made in a straight line in all directions without regard to intervening structures or objects, from the closest point on a boundary line of the massage establishment or spa establishment parcel to the closest point on the State Route 9 or State Route 120 right-of-way or to the closest point on a boundary line of any parcel containing a house of worship, public or private elementary or secondary school, public park, or residence.”

There are no comparable businesses within 2,000 feet of the proposed location and Suite 120 is 1,889 square feet, which is less than the 4,000 square foot maximum for the proposed use. Liberty Park Village is located on State Route 120 (Old Milton Parkway); however, the property is a mixed-use development zoned MU.

According to the European Wax Center website, the business has been operating for approximately ten (10) years with several locations in the Atlanta metro area, including Marietta-East Cobb, Brookhaven-N. Buckhead, Kennesaw and Atlanta-Toco Hills. Hair removal and waxing services include, Brazilian, eyebrow, bikini, legs, face and full body waxing. Hours of operation are Monday – Friday 8:00 AM – 8:00 PM, Saturday 8:00 AM – 6:00 PM and Sunday 11:00 AM – 6:00 PM. The applicant anticipates up to 12 employees at the proposed location, with all employees requiring a certification in cosmetology.

Staff discussed Conditional Use Review Criteria.

Staff’s analysis finds that the requested conditional use is consistent with the established conditional use standards. The proposed retail service use would complement surrounding commercial uses and sufficient parking exists to support the proposed use. If approved, conditions are recommended limiting the approval to European Wax Center and limiting any expansion of services.

Staff presented Site Plan and proposed Elevations.

Applicant made a brief presentation.

There was no Public Comment.

After discussion:

❖ Commissioner Attig offered a motion to approve with the following conditions:

1. 'Spa Services' shall be added as a conditional use at 2610 Old Milton Pkwy, Suite 120, limited to no more than 2,000 square feet.
2. Conditional use approval shall be limited to the European Wax Center; no additional spa services businesses or subleasing shall be permitted within the approved space.
 3. No massage or nail services shall be permitted within the approved space.
4. Hours of operation shall be Monday – Friday 8:00 AM – 8:00 PM, Saturday 8:00 AM – 6:00 PM and Sunday 11:00 AM – 6:00 PM.
5. Window signage shall be limited to no more than 10% of the window area. Window signage shall be prohibited within windows on the east elevation of the building. No lighting window trim.

- The motion received a second from Commissioner Partee
- The Motion was approved (7-0)

vii. ADJOURNMENT

Chairman Kung'u adjourned the meeting at 7:40 p.m.



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: Z-17-16/CU-17-12/V-17-35 COTTON HOUSE HOTEL

PLANNING COMMISSION: NOVEMBER 2, 2017

CITY COUNCIL: NOVEMBER 13, 2017

II. RECOMMENDATION:

Approve Z-17-16/CU-17-12/V-17-35 Cotton House Hotel subject to the following conditions:

1. The property shall be zoned "DT-C" and the site shall be developed substantially similar to the plan by Kimley-Horn & Associates, dated 10/18/2017. However, site plan is subject to meeting all City Code requirements and conditions of zoning.
2. One boutique hotel shall be permitted not to exceed 60' in height with a maximum 120 guest rooms. First-floor building height shall be a minimum 15'. Accessory uses shall be limited to restaurant, day spa and fitness center. Boutique hotel shall be limited to Curio Collection by Hilton or Hotel Indigo by IHG. No extended stay or "suites" hotel shall be permitted.
3. Building architecture and materials shall be substantially similar to elevations prepared by archStudio7, dated 10/26/2017, with final approval by DRB. Building elevations shall require authentically historic details, including window trim, keystones, window mullions, etc. Window A/C units shall not be visible on the exterior of the building. Building shall step back a minimum 10' along Milton Avenue and include planters and landscaping as depicted on the elevations.
4. Development shall be permitted the following setbacks:
 - a. 0' Front Yard
 - b. 0' Side Yard
 - c. 0' – 6' Rear Yard, per the approved zoning plan
5. Dedicate a 10' permanent easement to the City for public access along the northwest property line, as depicted on the site plan, dated 10/18/2017. The easement shall include landscaping, low-level path lighting, seating areas, as approved by Staff. A bike share station shall be provided as approved by Staff.
6. Developer shall provide a minimum of one (1) original sculpture located at a prominent location in the development. Sculpture and location shall require approval by DRB. Sculpture shall be installed prior to the issuance of a CO.
7. A minimum 5' brick paver sidewalk shall be provided along Old Canton Street.
8. Decorative foundation plantings (ornamental trees, shrubs, vines, grasses, etc.), in planting beds or in decorative containers, shall be provided along the building frontage on Milton Avenue and Old Canton Street, as approved by DRB.
9. Edge of planting areas shall be no closer than 15' to the face of the building or overhangs, balconies, etc., as approved by Staff.
10. Minimum 0.39 acres of amenity space shall be provided as depicted on site plan, dated 10/18/2017, including landscape, hardscape, lighting and seating/gathering areas, as approved by DRB. The plaza/courtyard at the rear of the hotel shall be open to the public, except when used for events by the hotel.
11. 'Back of house' functions, such as loading or dumpster areas, shall not be visible from the street. Generator and dumpster shall be contained within an enclosure with materials that match the building and shall include

- landscape screening as approved by DRB. Parapet walls shall be used as needed to screen roof-top mechanical equipment and views.
12. Retaining walls and walls associated with the structured parking shall receive architectural façade treatment or be heavily landscaped.
 13. Areas between the building and the street shall include decorative hardscape consisting of pavers or other materials, as approved by Staff. Landscaping shall also be required in well-defined planting beds and trees in tree wells, as approved by Staff.
 14. Developer shall provide bicycle racks, benches, trash receptacles, decorative crosswalks, planters, kiosks and other street furniture, where appropriate, throughout the development.
 15. Awnings shall be provided on buildings at street level, where reasonably appropriate.
 16. Tree-lined streets shall be provided along Milton Avenue and Old Canton Street, as approved by Staff. Provide detailed street planting for Milton Avenue and Old Canton Street. Streetscape shall meet the Downtown Code requirements and shall incorporate tree wells and pedestrian lighting, as approved by Staff. Streetscape shall incorporate large canopy trees (Willow, Pin, or Shumard Oaks) on the southwest, southeast, and northeast corners of the building in large planting areas with a minimum surface area of 200 square feet and a minimum 1,000 cubic feet of underground rooting area. Two (2) shade trees (Winged Elm, Chinese Pistache, Trident Maple, Lacebark Elm, etc.) shall be planted in-between the two (2) large canopy trees on Milton Avenue and one (1) shade tree shall be planted between the two (2) large canopy trees along the east side of the hotel in medium planting areas with a minimum surface area of 100 square feet and 600 cubic feet of underground rooting area.
 17. The remainder of the Old Canton Street streetscape shall incorporate large and medium canopy trees with planting pits and underground soil volumes as approved by Staff.
 18. All tree planting areas shall be designed using green infrastructure techniques to incorporate trees and stormwater in order to reduce their stormwater impacts on the surrounding downtown area. Such as connecting the planting pits underground with Silva Cells or a similar to provide actual soil volumes.
 19. Impacts to off-site trees shall be minimized. The owner(s) of off-site trees shall be notified of any encroachment greater than 20% or as directed by the City Arborist. This notification shall include a letter from the project Arborist detailing the extent of the encroachment and possible outcomes.
 20. All utilities shall be located underground.
 21. Developer shall improve Old Canton Street area with decorative hardscape and hydraulic bollards. Based on the commitment by the developer, Old Milton Park shall be improved with a budget of \$50,000, including hardscape, landscape and seating, with final approval by Staff.
 22. Developer shall provide 'No Through Traffic/Dead End' signs at the entrance to Old Canton Street from Canton Street, as approved by Staff. 'No parking' signs shall be provided at the turnaround point. Additional design consideration shall be given to the design and functionality of the turnaround area at LDP review. Hydraulic bollards shall be provided in the valet lane to prevent conflicts from normal roadway traffic, as approved by Staff. Valet lane shall be constructed per requirements of the City's Fire Marshall.
 23. Property owner shall apply for road abandonment or seek approval of a development agreement to allow exclusive rights to public parking along Milton Avenue adjacent to the property.
 24. Developer shall improve Milton Avenue streetscape on the north side of Milton Avenue between Canton Street and Main Street, as depicted on Exhibit A, with final approval by Staff. Improvements shall include brick paver sidewalk, decorative pedestrian lights, on-street parallel parking, curb and gutter and landscaping, with final approval by Staff. Developer shall be permitted road impact fee credits for off-site streetscape improvements.
 25. Developer shall construct a mid-block crosswalk aligned with the Ceviche patio, as depicted in Exhibit A. Crosswalk shall be enhanced with brick pavers, curb extensions and a pedestrian refuge island, as approved by Staff.
 26. Valet drop-off area along Milton Avenue shall be designed as depicted on Exhibit A. Valet operation shall not overflow onto Milton Avenue. If Valet operation is deemed deficient by the City Transportation Planner, the Hotel Operator shall work with staff to develop a revised service plan.

III. REPORT IN BRIEF:

The applicant, VS Milton Retail, LLC, is requesting a rezoning for 0.99 acres from C-2 (General Commercial) to DT-C (Downtown Core) in order to develop a 120-room boutique hotel and accessory retail (day spa) and restaurant uses and remove the structures at 21, 29 and 35 Milton Avenue. A conditional use is requested to allow a 'Boutique Hotel'. Variances are requested to reduce a rear setback and to increase the maximum building height in stories from four (4) to five (5) stories, but keep the maximum overall height of 60'. The subject property is located at 21, 29 and 35 Milton Avenue at the northwest corner of Milton Avenue and Old Canton Street.

DISCUSSION

The submitted request, if approved, will allow for the construction of a 120-room 'Boutique Hotel' with accessory restaurant and day spa uses on a 0.99-acre site in the Downtown. A rezoning is requested from C-2 to DT-C to allow the proposed 60' building and a conditional use is requested to allow a 'Boutique Hotel'. The applicant plans to demolish the existing buildings, as well as variances to reduce a rear setback and to increase the maximum building height in stories from four (4) to five (5) stories. The property is located at 21, 29 and 35 Milton Avenue at the northwest corner of Milton Avenue and Old Canton Street.

The subject property is zoned C-2 (General Commercial) and consists of four (4) commercial buildings with a surface parking lot at the rear of the property. Buildings on the subject property are currently occupied by White Dog Décor, Chic Evolution of Art, and Mugs on Milton. Surrounding properties are zoned C-2 to the west, north, and south and OSR (Open Space and Recreational) to the east. Old Milton Park is located to the east, Ceviche Taqueria, Sis & Moon and Truck & Tap are located to the south, and Forever Gems and the River Rock Development property are located to the west. The property and adjacent properties are located in the Downtown Overlay and have a Comprehensive Land Use Plan designation of Central Business District, which allows a 'Boutique Hotel' with approval of a conditional use. Central Business District is defined as mixed use development typical of a traditional downtown including offices, shops, residences and civic uses.

A conditional use permit is requested to allow a 'Boutique Hotel'. The Unified Development Code (UDC) defines 'Boutique Hotel' as follows:

"Boutique Hotel. A high quality hotel which contains less than 120 rooms located in a unique setting, such as the City's Downtown, mixed-use developments and/or an entertainment district. The building shall reflect a unique architecture and interior design compatible with the area in which the hotel is located. The boutique hotel shall provide guests with high quality services, such as, but not limited to, concierge, on-site restaurant, room service, meeting space, business center, banquet facilities, spas, doormen, valet parking, boutiques and/or other amenities. Guest rooms within the building shall contain no equipment for food preparation other than a mini-fridge and/or microwave. There shall be no self-serve laundry facilities (for guests use) within the building. Access to each guest room shall be through an inside lobby supervised at all hours."

The applicant proposes a 120-room boutique hotel with accessory restaurant (13,500 square feet), fitness center (1,500 square feet), meeting space (4,500 square feet) and day spa (3,920 square feet). According to the applicant, the boutique hotel will be Curio Collection by Hilton or Hotel Indigo by IHG. The Cotton Gin Spa, a luxury day spa, is proposed in conjunction with the boutique hotel. Spa services will include massage, facial, hot stones, aromatherapy, body treatments, manicures, pedicures, hair services, waxing and makeup application. The proposed hotel use complies with the City's definition of 'Boutique Hotel'.

Staff researched other Curio and Indigo boutique hotel locations to learn more about these brands. Curio and Indigo boutique hotels are typically found in unique settings, usually in a downtown area. Both brands use architecture and interior design to create an individual identity that is representative of the local history and culture. Research finds that these hotel brands provide high quality services and amenities, including restaurants, room service, valet parking, concierge, day spa, retail shops, meeting space and banquet facilities. According to its website, Curio Collection by Hilton only has one (1) location in the state of Georgia, The Partridge Inn Augusta. Hotel Indigo has a location in Atlanta Midtown across from the Fox Theater, which is located in a historic building and has a visual music theme.

A variance is requested to reduce a portion of the rear setback to 0'. The Downtown Code requires a minimum 6' rear setback in the DT-C zoning district when there is no alley. The applicant's site plan meets this requirement, except for a 20' section where the proposed structured parking deck is depicted 0' from the rear property line. The property has an unusual shape, which necessitates the rear setback variance. According to the applicant, the structured parking deck will be approximately 10' above grade in the location of the requested setback variance.

The applicant requested a height variance to increase the building height in number of stories to five (5) stories and 60'. The Downtown Code requires a maximum building height of four (4) stories and 60' in the DT-C zoning district, of which the proposed building meets the maximum building height of 60'. However, all zoning districts in the City, with the exception of the Downtown zoning districts, have a maximum building height as measured in feet.

The applicant requests a road abandonment of a portion of Old Canton Street between the proposed hotel and Old Milton Park. The abandonment is proposed in order to utilize the area for a valet pick up and to integrate the hotel and Old Milton Park and addition of public sidewalks and outdoor seating. Pedestrian and emergency vehicle access will be maintained through the valet area. The applicant has committed to various improvements, including a \$50,000 budget for hardscape and landscape improvements within Old Milton Park, traffic control signage and hydraulic bollards.

The applicant requests removal of the structures on the subject property, including the structures located at 21, 29 and 35 Milton Avenue. 35 Milton Avenue is on the City's Historic Resources Inventory list; however, the building does not meet the criteria to be designated as a historic property. The applicant has met several times with members of the Historical Society to learn about the history of the property to incorporate into the theme of the hotel.

SITE PLAN

The submitted site plan depicts a 5-story (with basement), 120-room boutique hotel with 129 parking spaces, of which seven (7) are on-street parking spaces. The proposed building height is 60', which is equal to the maximum height permitted in the DT-C district. The development is proposed to be served by one (1) full-movement driveway on Old Canton Street. Pedestrian access is provided by way of a paseo off Milton Avenue, which connects to the rear of the site. Minimum building setbacks are in compliance with the DT-C regulations, except that a variance is requested to reduce the rear setback from 6' to 0' for a portion of the underground parking deck that will be above-grade.

The UDC parking requirement for hotel use is one (1) space per each guestroom, plus one (1) employee space for each 20 guest rooms, plus one (1) space per 500 square feet of convention rooms, conference rooms, ballrooms, restaurant and retail shops. The proposed hotel and accessory uses would require 170 parking spaces. The UDC allows up to a 25% shared parking reduction, which would reduce the required parking to 128 spaces. The applicant proposes 122 spaces within an underground valet parking structure with hydraulic lifts and seven (7) on-street, parallel parking spaces adjacent to the property. Therefore, the applicant's site plan is in compliance with the Downtown parking requirements.

A valet drop-off area is depicted along Milton Avenue and a valet pick-up area is depicted within Old Canton Street between the hotel and Old Milton Park. According to the applicant, vehicles are proposed to be staged in the valet drop-off area at the rear of the building and in the angled parking spaces in front of the hotel along Milton Avenue. A valet will move vehicles from the drop-off area or angled parking to the parking deck. Valet parking will be reserved for hotel, spa and restaurant guests only. The applicant may need to request a road abandonment or seek approval of a development agreement for exclusive rights to public parking spaces along Milton Avenue, as determined by the City Attorney.

The DT-C district has an open space requirement of a minimum 10% amenity space. Amenity space is intended for private use and may include rooftop decks, balconies, patios and porches, outdoor dining areas, pool areas, tennis courts and similar uses, yards and gardens, hardscape areas improved for pedestrian enjoyment, and wooded areas. The site plan depicts 0.39 (39%) acres of amenity space, including outdoor dining areas, hardscape areas, green lawns and landscape planters, at the rear of the hotel building over the structured parking area. Currently there is no amenity space on the parcels. This application would provide over 1/3 of the property to be open for public use.

The property is almost entirely developed with only a few trees along the northwest property line. None of the trees are of specimen quality. The applicant intends to address stormwater requirements through an on-site vault or other approved facility.

ELEVATIONS

The applicant submitted elevations of the proposed boutique hotel building and the description below of the building architecture and color palette. As requested by staff in order to address number of floor concerns, the applicant revised the building elevations to provide a step back of the building above the first-floor along Milton Avenue.

"The Cotton House Hotel architectural style is a blended of 'Mill/Mercantile' with 'Greek Revival' and/or 'Italianate' approved Architectural Styles described in the Alpharetta Downtown Design Guidelines, dated August 29, 2017. This eclectic combination of the approved styles will break up the overall building massing as the guidelines require."

"The use of muted, subdued or earth tone colors will be used to establish timelessness in the color schemes will be incorporated in the building design. Colors are intended to enhance the architecture of the project."

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

- Massing and scale of the Milton Avenue elevation is appropriate.
- East side of building should taper down to help with transition of scales to the north with smaller buildings.
- Architectural details should be authentically historic. Currently, details (window trim, keystones, etc.) seem a little contemporary. However, overall scale and proportions are appropriate.
- Typical hotel window AC units should not be visible from the street.
- Window openings are sized correctly and feel good. However, the mullions or grids should be reconsidered. Looks too much like modern aluminum storefront profiles.

TRAFFIC

The applicant submitted trip generation figures for the proposed project. As shown in the tables below, the proposed uses will generate 197 PM Peak Hour trips when adjusted for internal capture trips.

Table 2: Project Trip Generation Summary								
Land Use	Density	ITE Code	Daily Traffic		AM Peak Hour		PM Peak Hour	
			Enter	Exit	Enter	Exit	Enter	Exit
Hotel	120 rooms	310	350	350	38	26	37	35
High-Turnover (Sit-Down) Restaurant	13,500 SF	932	859	859	80	66	80	53
<i>Mixed-Use Reduction</i>			-172	-172	-2	-2	-4	-4
Total New Trips			1,037	1,037	116	90	113	84

A traffic impact study was also prepared to assess traffic impacts from the proposed development on the local street network. Based on the conservative assumptions outlined in the report, intersections studied are generally anticipated to operate at or near existing levels of service. The intersection of Milton Avenue and Roswell/Canton Street; however, was identified as potentially degrading below typically accepted standards in the future due to background traffic (growth from the surrounding areas). Installing a westbound right-turn lane from Milton Avenue onto Canton Street mitigated the deficiency and also accommodated the future growth from the development.

Staff reviewed the report findings and does not recommend implementation of the westbound right-turn lane at Milton Avenue onto Canton Street. While traffic operations are an important consideration in evaluating a new development, improving the walkability of an area with pedestrian-oriented infrastructure, interesting destinations and activities typically takes precedence over vehicle operations within downtown areas. Implementation of the turn lane can be accommodated with striping and the current roadway geometry, but would take away from the pedestrian experience with faster vehicle speeds and increased conflicts with turning vehicles.

STANDARDS FOR ZONING CHANGES

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

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

Response: The zoning proposal would permit uses that are suitable given the surrounding zoning and development. The proposed boutique hotel would be suitable as a complementary use to the surrounding Downtown development and provide a use that is currently not available in the Downtown. If approved, this would be the first boutique hotel in the City of Alpharetta.

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

Response: The zoning proposal would not adversely affect the existing use or usability of adjacent properties. The proposed boutique hotel would complement surrounding Downtown development and provide a use that is currently not available in the Downtown. If approved, this would be the first boutique hotel in the City of Alpharetta.

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

Response: Not applicable.

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

Response: The property is currently zoned C-2, which allows the requested uses either by right or with approval of a conditional use permit. The applicant requests a rezoning to DT-C to allow a greater building height, as well as to implement the vision of the Downtown Master Plan. C-2 has a maximum building height of 40' and DT-C has a maximum building height of 60'. The Downtown Master Plan reflects a new vision for the Downtown Activity Center and the proposed DT-C zoning district is consistent with that vision. Although five (5) stories, the building is lower than Liberty Hall and same height as Teasley Place. Also, the applicant has stepped the center sections back to provide a better pedestrian feel and added landscaping to soften.

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

Response: The proposed hotel use would not result in a significant change to impacts on public facilities or services as compared to the current uses on the property. However, the proposal would add a use that currently does not exist in the Downtown Overlay. The addition of a boutique hotel would enhance the vision for the Downtown to promote a place to live, work and play.

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

Response: The Downtown Master Plan reflects a new vision for the Downtown Activity Center and the proposed DT-C zoning district is consistent with that vision. This use and height is consistent for this location in the Downtown Core.

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

Response: The request to rezone the property from C-2 to DT-C reflects a reasonable balance as the proposed zoning is consistent with the Comprehensive Land Use Plan designation of the property, which is Central Business District. The proposed boutique hotel would complement surrounding Downtown development and provide a use that is currently not available in the Downtown. If approved, this would be the first boutique hotel in the City of Alpharetta.

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

Response: The property is currently zoned C-2, which allows the requested uses either by right or with approval of a conditional use permit. The applicant requests a rezoning to DT-C to allow a greater building height, as well as to implement the vision of the Downtown Master Plan. C-2 has a maximum building height of 40' and DT-C has a maximum building height of 60'. The Downtown Master Plan reflects a new vision for the Downtown Activity Center and the proposed DT-C zoning district is consistent with that vision.

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

Response: The zoning proposal is consistent with the Comprehensive Land Use Plan designation of the property, which is Central Business District.

CONDITIONAL USE REVIEW CRITERIA

City staff has reviewed the applicant's request and compared it to the conditional use standards established in UDC Sec. 4.2.3 (B) which are as follows:

A conditional use otherwise permitted within a zoning district shall be considered to be compatible with other uses permitted in the district, provided that due consideration is given to the following objective criteria at a public hearing and satisfactory provisions or arrangements are made for:

1. Access into and out of the property with regard to traffic and pedestrian safety, volume of traffic flow, and emergency vehicles, as well as the type of street providing access;

Response: The subject property will have direct vehicular access onto Old Canton Street and pedestrian access by way of a paseo from Milton Avenue.

2. The extent to which refuse areas, loading and service areas, off street parking, and buffers and screening are provided on the property;

Response: The proposed development can sufficiently address all development requirements mentioned above.

3. Ensuring that the conditional use will not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity or diminish and impair property values within the surrounding neighborhood;

Response: The proposed 'Boutique Hotel' use would complement the surrounding Downtown development and there are no hotels currently in the Downtown Overlay. The nearest hotels to the Downtown are over a mile away.

4. Ensuring that the conditional use will not increase local or state expenditures in relation to the cost of servicing or maintaining neighboring properties;

Response: Not applicable.

5. Ensuring that the conditional use will not impede the normal and orderly development of surrounding property for uses predominant in the area; and

Response: The conditional use would not adversely affect the development of surrounding properties. The proposed boutique hotel would complement surrounding Downtown development and provide a use that is currently not available in the Downtown. If approved, this would be the first boutique hotel in the City of Alpharetta.

6. Ensuring that the location and character of the conditional use is considered to be consistent with a desirable pattern of development for the city, in general.

Response: The location and character of the conditional use is consistent with the desired development pattern in the Downtown. The proposed boutique hotel would complement surrounding Downtown development and provide a use that is currently not available in the Downtown. If approved, this would be the first boutique hotel in the City of Alpharetta.

VARIANCE REVIEW CRITERIA

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

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

Response: The subject property has an unusual shape. The proposed rear setback reduction from 6' to 0' is for a small 20' section of the structured parking deck that extends approximately 10' above grade. The DT-C zoning district requires a maximum building height of four (4) stories and 60', of which the proposed building meets the maximum building height of 60'. However, all zoning districts in the City, with the exception of the Downtown zoning districts, have a maximum building height as measured in feet.

The intent is to restrict buildings in the City as measured in feet, which regulates mass. In addition, the applicant revised the building elevations to step the building back along Milton Avenue in an effort to address concerns over height. The building is the same height as Teasley Place.

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

Response: The applicant could develop the site in compliance with all development standards. However, the unusual shape of the property necessitates the requested rear setback variance. The proposed building meets the maximum building height of 60'. A variance is requested to increase the maximum building height in stories from four (4) to five (5) stories. However, all zoning districts in the City, with the exception of the Downtown zoning districts, have a maximum building height as measured in feet. In addition, the applicant revised the building elevations to step the building back along Milton Avenue in an effort to address concerns over height. This proposal also would allow 0.39 acres of shared public space where none currently exists.

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

Response: The subject property has an unusual shape. The proposed rear setback reduction from 6' to 0' is for a small 20' section of the structured parking deck that extends approximately 10' above grade. The proposed building meets the maximum building height of 60'. A variance is requested to increase the maximum building height in stories from four (4) stories to five (5) stories. The applicant revised the building elevations to step the building back along Milton Avenue in an effort to address concerns over height. The height allows a greater area for event space and public space.

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

Response: Approval of the variances should not cause substantial detriment to the public good.

CONCURRENCES

Staff has reviewed the applicant's proposal and finds that it can support the request for rezoning, conditional use and variances. The boutique hotel will complement surrounding development and will bring a use to the Downtown that is not currently provided. Staff would normally have concerns with approval of another hotel given the number of existing hotels, approved hotel sites and hotels under construction. However, there are currently no boutique hotels serving the City and no hotels in the Downtown Overlay. This hotel would offer a different type of hotel that is not similar to any within our existing market.

The unusual shape of the property necessitates the rear setback variance, which has been limited to the minimum necessary by the applicant. Out of an abundance of caution, the applicant requested a variance to increase the maximum building height in stories to five (5) stories. The DT-C zoning district requires a maximum building height of four (4) stories and 60', of which the proposed building meets the maximum building height of 60'. However, all zoning districts in the City, with the exception of the Downtown zoning districts, have a maximum building height as measured in feet. Staff believes the intent is to restrict buildings

in the City as measured in feet, not in the number of stories. Staff will recommend a text amendment to remove the maximum building height requirement for number of stories in the Downtown zoning districts. In addition, the applicant revised the building elevations to step the building back along Milton Avenue in an effort to address concerns over height.

Over 1 million square feet of office has been constructed in the City over the last two (2) years, which has increased demand for hotel rooms. Alpharetta hotels are mostly full during the week, with availability only on the weekends. There are currently 23 hotels operating in the City including one (1) full-service (318 rooms), 15 limited-service (1,524 rooms), and seven (7) select-service hotels (923 rooms). None of the existing hotels operating in the City are located within the Downtown Overlay and the nearest hotel is over one (1) mile away. There are no boutique hotels operating or under construction in the City. Four (4) hotel projects consisting of 697 rooms are currently under construction, as shown in the table below. One hotel has been issued an LDP several months ago, but has not moved forward. Avalon Hotel and Conference Center, EVEN Hotel and Courtyard by Marriott are approximately 1.25 miles from the center of the Downtown Core.

Entitled Hotel Properties – Under Construction/Land Disturbance Permit

Project	Location	Type/Chain Scale	Rooms	Status
Avalon – Marriott Autograph Collection Hotel & Alpharetta Conference Center	Avalon Phase 2	Full-Service/Upper Upscale	330	Under Construction
Aloft	North Point Pkwy & Mansell Rd	Select-Service/Upscale	120	Under Construction
EVEN Hotel	Parkway 400	Select-Service/Upscale	132	LDP Issued
Courtyard by Marriott	Parkway 400	Select-Service/Upscale	115	Under Construction
TOTAL		1 FS, 3 SS	697	

There are nine (9) sites in the City that are currently approved for hotel use and could be developed without a public hearing. However, none of the sites are located within the Downtown Overlay and only two (2) sites are approved for boutique hotels. 360 Tech Village was approved for one (1) boutique or full-service hotel with a maximum 200 rooms. Northwinds Summit was approved for one (1) boutique or full-service hotel with a maximum 140 rooms. Windward Park was approved for one (1) full-service or select-service hotel with a minimum of 130 rooms and a maximum of 250 rooms. The other six (6) approved sites are located in the Preston Ridge, Brookside and Windward master plans.

The Downtown Master Plan and Comprehensive Land Use Plan identify the DT-C zoning district as the appropriate zoning district for the subject property. As identified in the 2035 Comprehensive Plan, the property is located in the Downtown Activity Center Character Area, which is described as:

“PRESERVE and ENHANCE historic features and small-town character. CREATE a central “heart” of the city and a community destination for civic activities, shopping, businesses and residences. It is the intent to encourage a true mixed use destination that creates a walkable and vibrant community center.

Downtown Activity Center Character Area is the historic center of Alpharetta and includes a mix of commercial, office, residential and civic uses. Mixed-use, “traditional main street” buildings along with single-use activity on individual lots defines the general development pattern. The street network is composed of

linear streets with short distances between intersections. Buildings have moderate to shallow setbacks and use the building structure or landscaping to frame the street.

Green space is limited on individual lots and is instead primarily located in shared spaces such as along street edges or in public parks. Neighborhood and community parks take the form of pocket parks, plazas and greens which provide recreation and community gathering opportunities. Streetscape enhancements that include wide sidewalks, street furniture, street trees and other plantings are necessary to define and enhance the character of streets.

Connectivity is high for vehicles, pedestrians, bicycle users and public transit riders. Roadway cross sections are typically defined by the roadway, curb and gutter, sidewalks and a well-defined pedestrian environment.

Future development should emphasize a strong concentration of activity along Main Street, Milton Avenue, and Academy Street surrounded by a mix of residential and commercial uses generating a high level of activity and reinforcing a walkable, downtown development pattern. The vision for the downtown district is to preserve and strengthen the historic core of Alpharetta through the strategic protection of historic resources and integration of complementary new development. Central to this strategy is expanding the mix of retail, restaurant, and professional uses in downtown while providing new distinct housing opportunities.

The downtown district is intended to be the most walkable area within Alpharetta. A generous network of sidewalk and bicycle facilities should be integrated with existing and new green spaces and streetscapes creating a safe and pleasant walking environment that makes the area a destination. Significant historic buildings and sites should be enhanced with appropriate maintenance and rehabilitation while adding vertical mixed-use buildings that make downtown a vibrant town center."

Approval of the proposed boutique hotel would add a use in the Downtown that is currently not provided. The applicant's proposal would provide a walkable, mixed-use development that will enhance activity along Milton Avenue and Main Street. In addition, the theme and building architecture is appropriately linked to the history and culture of the City of Alpharetta.

CITIZEN PARTICIPATION PLAN

The applicant notified surrounding property owners of their application and intent for the property. The report states that no comments were received.

Staff has received correspondence regarding the applicant's proposal. The owner of the City Center property has indicated support for the proposed boutique hotel. However, they are opposed to the accessory day spa use. The property owner has a lease agreement with Natural Body Spa to be the anchor retail tenant at City Center. There is concern that the Downtown cannot support more than one (1) spa.

IV. ATTACHMENTS:

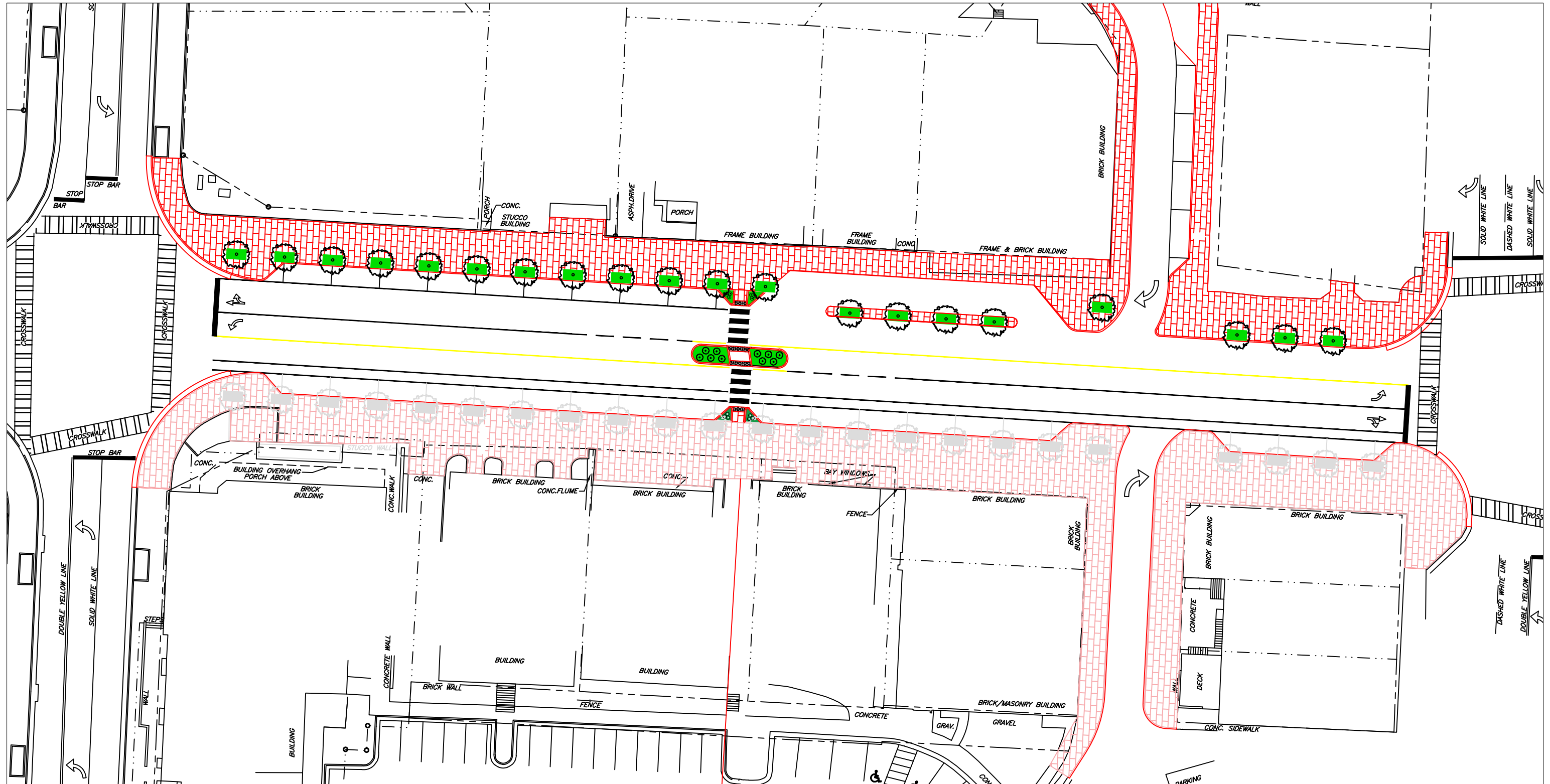
- Site Plan
- Renderings
- Elevation Building Height Dimension

EXHIBIT A - Milton Avenue Streetscape

SCALE: 1" = 40'
IF PRINTED ON AN
11"X17" SHEET

NOTES:

1. TREE PLANTING LOCATIONS SHOWN ARE 4' X 8'
2. TREE PLANTING LOCATIONS ARE APPROX 20' O.C.
3. SOUTH SIDE IMPROVEMENTS BY OTHERS.



I. RECOMMENDATION:

Approve Z-17-16/CU-17-12/V-17-35 Cotton House Hotel subject to the following conditions:

APPLICANT VERSION

1. The property shall be zoned "DT-C" and the site shall be developed substantially similar to the plan by Kimley-Horn & Associates, dated 10/18/2017. However, site plan is subject to meeting all City Code requirements and conditions of zoning.
2. One boutique hotel shall be permitted not to exceed 60' in height with a maximum 120 guest rooms. First-floor building height shall be a minimum 15'. Accessory uses shall be limited to restaurant, day spa and fitness center. Boutique hotel shall be limited to Curio Collection by Hilton or Hotel Indigo by IHG. No extended stay or "suites" hotel shall be permitted.
3. Building architecture and materials shall be substantially similar to elevations prepared by archStudio7, dated 10/26/2017, with final approval by DRB. Building elevations shall require authentically historic details, including window trim, keystones, window mullions, etc. Window A/C units shall not be visible on the exterior of the building. Building shall step back a minimum 10' along Milton Avenue and include planters and landscaping as depicted on the elevations.
4. Development shall be permitted the following setbacks:
 - a. 0' Front Yard
 - b. 0' Side Yard
 - c. 0' – 6' Rear Yard, per the approved zoning plan
5. Dedicate a 10' permanent easement to the City for public access along the northwest property line, as depicted on the site plan, dated 10/18/2017. The easement shall include landscaping, low-level path lighting, seating areas, as approved by Staff. A bike share station shall be provided as approved by Staff.
6. Developer shall provide a minimum of one (1) original sculpture located at a prominent location in the development. Sculpture and location shall require approval by DRB. Sculpture shall be installed prior to the issuance of a CO, **AT A BUDGET OF \$15,000.00.**
7. A minimum 5' brick paver sidewalk shall be provided along Old Canton Street.
8. Decorative foundation plantings (ornamental trees, shrubs, vines, grasses, etc.), in planting beds or in decorative containers, shall be provided along the building frontage on Milton Avenue and Old Canton Street, as approved by DRB.
9. Edge of planting areas shall be no closer than ~~15'~~ **14'** to the face of the building or overhangs, balconies, etc., **OR** as approved by Staff. **REASON: THE EXTRA 1' ALLOWS US FLEXIBILITY IN FINAL DESIGN.**
10. Minimum ~~0.39~~ **0.30*** acres of amenity space shall be provided as depicted on site plan, dated 10/18/2017, including landscape, hardscape, lighting and seating/gathering areas, as approved by DRB. The plaza/courtyard at the rear of the hotel shall be open to the public, except when used for events by the hotel. ***REASON: THE 0.30 ACRES WILL STILL EXCEED CODE REQUIRED MINIMUM OF 0.05 ACRES. REDUCING THE VALUE TO 0.30 FROM 0.39 ALLOWS FLEXIBILITY IN THE FINAL BUILDING PLACEMENT AND PARKING STRUCTURE DESIGN.**
11. 'Back of house' functions, such as loading or dumpster areas, shall not be visible from the street. Generator and dumpster shall be contained within an enclosure with materials that match the building and shall include landscape screening as approved by DRB. Parapet walls shall be used as needed to screen roof-top mechanical equipment and views.
12. Retaining walls and walls associated with the structured parking shall receive architectural façade treatment or be heavily landscaped.
13. Areas between the building and the street shall include decorative hardscape consisting of pavers or other materials, as approved by Staff. Landscaping shall also be required in well-defined planting beds and trees in tree wells, as approved by Staff.
14. Developer shall provide bicycle racks, benches, trash receptacles, decorative crosswalks, planters, kiosks and other street furniture, where appropriate, throughout the development.
15. Awnings shall be provided on buildings at street level, where reasonably appropriate.
- ~~16.~~ Tree-lined streets shall be provided along Milton Avenue and Old Canton Street, as approved by Staff. Provide detailed street planting for Milton Avenue and Old Canton Street. Streetscape shall meet the

Downtown Code requirements and shall incorporate tree wells and pedestrian lighting, as approved by Staff. Streetscape shall incorporate large canopy trees (Willow, Pin, or Shumard Oaks) on the southwest, southeast, and northeast corners of the building in large planting areas with a minimum surface area of 200 square feet and a minimum 1,000 cubic feet of underground rooting area. Two (2) shade trees (Winged Elm, Chinese Pistache, Trident Maple, Lacebark Elm, etc.) shall be planted in between the two (2) large canopy trees on Milton Avenue and one (1) shade tree shall be planted between the two (2) large canopy trees along the east side of the hotel in medium planting areas with a minimum surface area of 100 square feet and 600 cubic feet of underground rooting area. **REASON: OUR PROJECT WILL MEET CODE, HOWEVER CERTAIN AREAS WILL BE CONFINED IN ORDER TO MEET BUILDING PROGRAM AND TO MEET STREETSCAPE REQUIREMENTS. ALL LANDSCAPE DESIGN WILL BE SUBMITTED TO STAFF FOR APPROVAL. THERE IS NOT ROOM FOR A TREE AT THE NORTHEAST CORNER.**

17. The remainder of the Old Canton Street streetscape shall incorporate large and medium canopy trees with planting pits and underground soil volumes as approved by Staff, **SUBJECT TO CONDITION #9.**
- ~~18.~~ All tree planting areas shall be designed using green infrastructure techniques to incorporate trees and stormwater in order to reduce their stormwater impacts on the surrounding downtown area. ~~Such as connecting the planting pits underground with Silva Cells or a similar to provide actual soil volumes.~~ **REASON: OTHER GREEN INFRASTRUCTURE COMPONENTS WILL BE INCORPORATED. THESE MAY INCLUDE BIOSWALES AND A CISTERN.**
19. Impacts to off-site trees shall be minimized. The owner(s) of off-site trees shall be notified of any encroachment greater than 20% or as directed by the City Arborist. This notification shall include a letter from the project Arborist detailing the extent of the encroachment and possible outcomes.
20. All utilities shall be located underground.
21. Developer shall improve Old Canton Street area with decorative hardscape and hydraulic bollards. Based on the commitment by the developer, Old Milton Park shall be improved with a budget of \$50,000, including hardscape, landscape and seating, with final approval by Staff. **APPLICANT SHALL BE PERMITTED IMPACT FEE CREDITS FOR ALL MODIFICATIONS LEADING TO AND AFFECTING CHANGES TO THE PARK AREA INCLUDING HARD AND SOFT COSTS. REASON: ALL IMPROVEMENTS WILL BE ENJOYED BY THE GENERAL PUBLIC.**
22. Developer shall provide 'No Through Traffic/Dead End' signs at the entrance to Old Canton Street from Canton Street, as approved by Staff. 'No parking' signs shall be provided at the turnaround point. Additional design consideration shall be given to the design and functionality of the turnaround area at LDP review. Hydraulic bollards shall be provided in the valet lane to prevent conflicts from normal roadway traffic, as approved by Staff. Valet lane shall be constructed per requirements of the City's Fire Marshall.
23. Property owner shall apply for road abandonment or seek approval of a development agreement to allow exclusive rights to public parking along Milton Avenue adjacent to the property.
24. Developer shall improve Milton Avenue streetscape on the north side of Milton Avenue **ALONG THE HOTEL SITE FRONTAGE** between Canton Street and Main Street, **IN CONCEPT** as depicted on Exhibit A, with final approval by Staff. Improvements shall include brick paver sidewalk, decorative pedestrian lights, on-street parallel parking, curb and gutter and landscaping, with final approval by Staff. Developer shall be permitted road impact fee credits for off-site streetscape improvements. **APPLICANT SHALL BE PERMITTED ROAD IMPACT FEE CREDITS FOR OFF-SITE AND STREET IMPROVEMENTS INCLUDING PARALLEL PARKING, CURB AND GUTTER AND OTHER IMPROVEMENTS BENEFITTING ENJOYED BY THE GENERAL PUBLIC. REASON: THESE INFRASTRUCTURE IMPROVEMENTS ARE SYSTEM IMPROVEMENTS.**
25. Developer shall construct a mid-block crosswalk aligned with the Ceviche patio, as depicted in Exhibit A. Crosswalk shall be enhanced with brick pavers, curb extensions and a pedestrian refuge island, as approved by Staff. **APPLICANT SHALL BE ENTITLED TO IMPACT FEE CREDITS FOR THIS SYSTEM IMPROVEMENT. REASON: THE MID-BLOCK CROSSWALK IS A PUBLIC IMPROVEMENT.**
26. Valet drop-off area along Milton Avenue shall be designed as depicted on Exhibit A. Valet operation shall not overflow onto Milton Avenue. If Valet operation is deemed deficient by the City Transportation Planner, the Hotel Operator shall work with staff to develop a revised service plan.

Z-17-16 / CU-17-12 / V-17-35

Church Street
1252

1253

School Drive

Teasley Street

Canton Street

Old Canton Street

North Main Street

Manning Street

Milton Avenue

1269

Academy Street

1268

Roswell Street

South Main Street

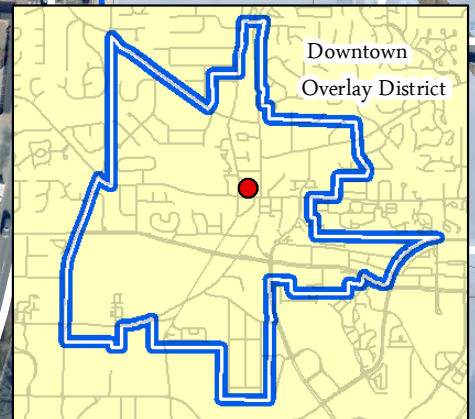
North Broad Street

Market Street

Old Roswell Street

LEGEND

-  Case Number
-  Land Lots
-  Tax Parcels



Z-17-16 / CU-17-12 / V-17-35

D/LL: 2/2/1269

PC Date: 11/2/17

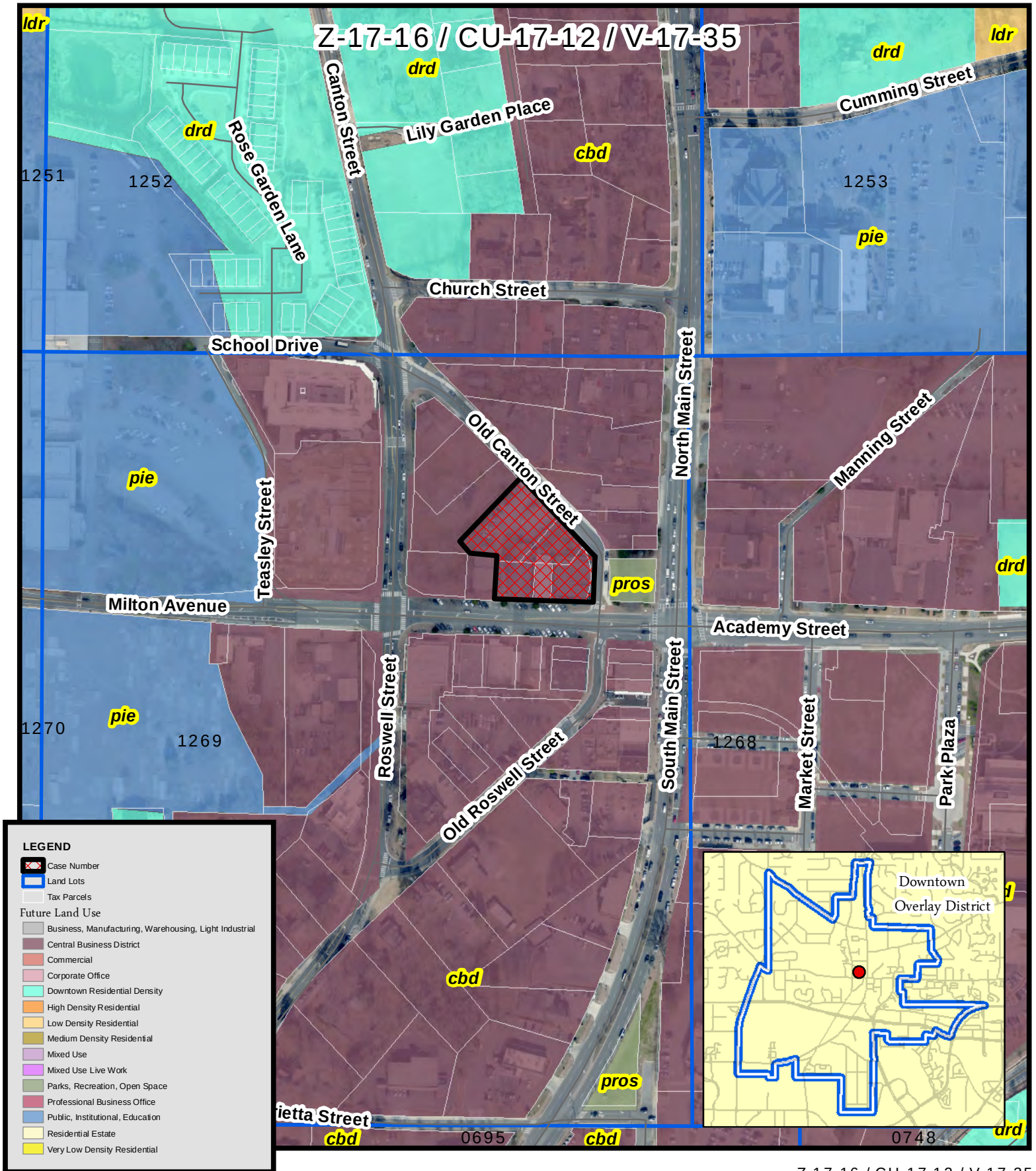
CC Date: 11/13/17

Location Map Cotton House Hotel Milton Avenue



Location Map Provided by:
Community Development - GIS

Z-17-16 / CU-17-12 / V-17-35



Z-17-16 / CU-17-12 / V-17-35

D/LL: 2/2/1269

PC Date: 11/2/17

CC Date: 11/13/17

Future Land Use Cotton House Hotel

Location Map Provided by:
Community Development - GIS





Z-17-16 / CU-17-12 / V-17-35

D/LL: 2/2/1269

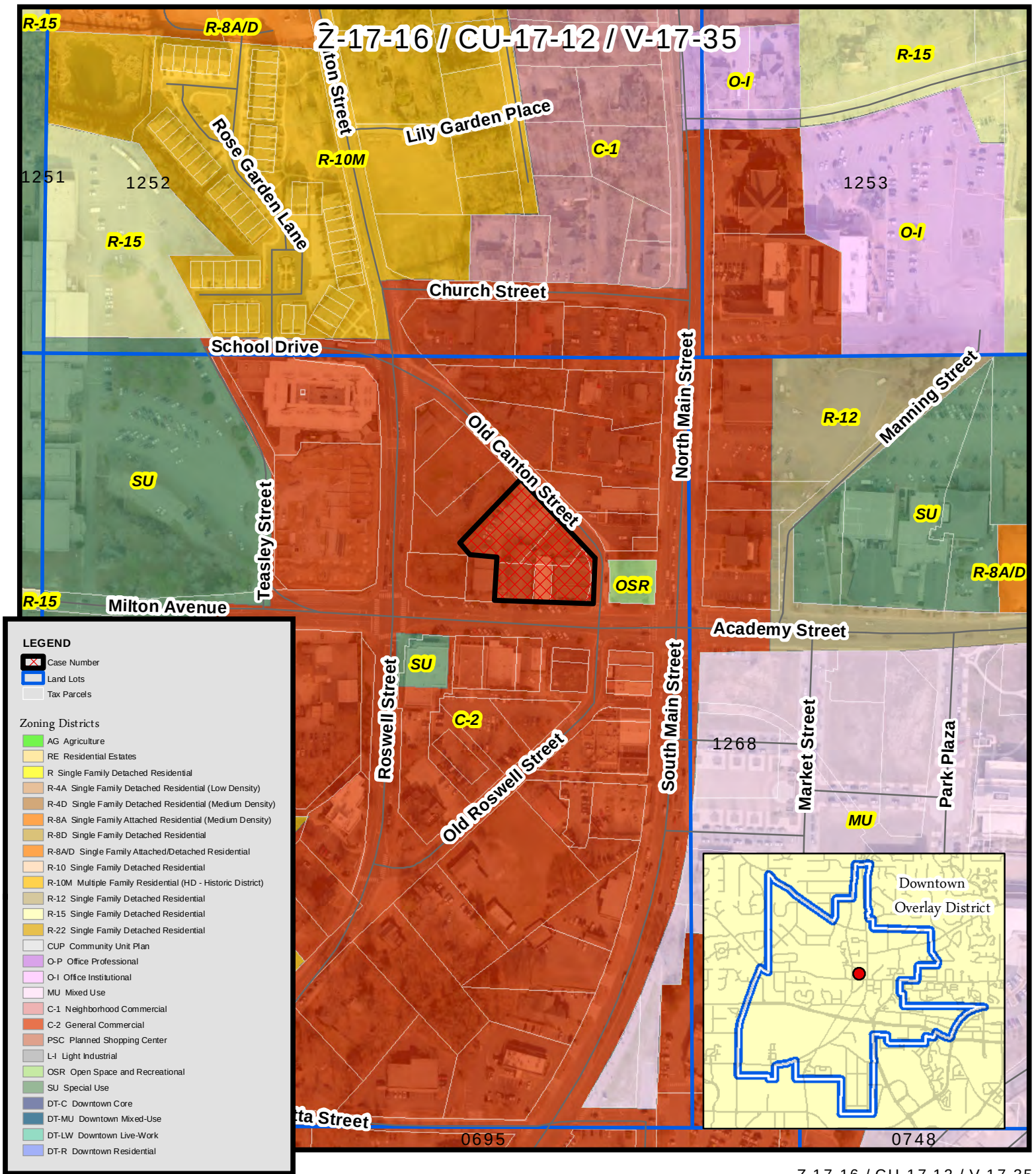
PC Date: 11/2/17

CC Date: 11/13/17

Aerial Map Cotton House Hotel



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



Z-17-16 / CU-17-12 / V-17-35

D/LL: 2/2/1269

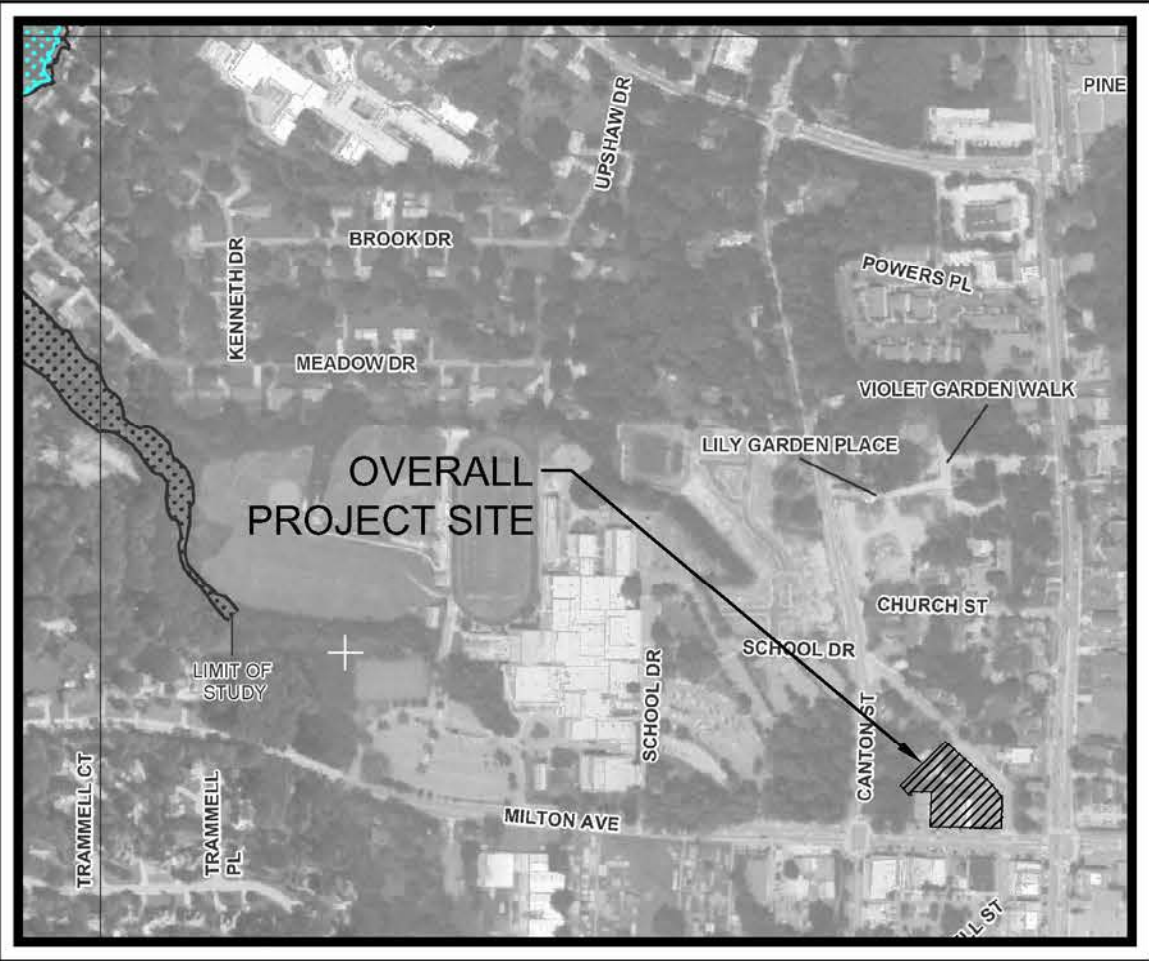
PC Date: 11/2/17

CC Date: 11/13/17

Zoning Map Cotton House Hotel

Location Map Provided by:
Community Development - GIS





FEMA MAP

THE PROJECT SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM PANEL 13121C0058F DATED 09/18/2013.

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 1269 of the 2nd District, 2nd Section of Fulton County, Georgia and being more particularly described as follows:

Beginning at a point located at the intersection of the north right of way line of Milton Avenue with the West right of way line of Old Canton Street; thence, proceed North 88 degrees 33' 05" West for a distance of 81.00 feet to a point; thence, North 88 degrees 34' 05" West for a distance of 40.50 feet to a point; thence, North 88 degrees 34' 05" West for a distance of 83.97 feet to a point; thence, North 01 degrees 33' 35" East for a distance of 100.08 feet to a point; thence, North 88 degrees 26' 25" West for a distance of 57.00 feet to a point; thence, South 01 degrees 33' 35" West for a distance of 10.44 feet to a point; thence, North 89 degrees 06' 30" West for a distance of 7.03 feet to a point; thence, North 43 degrees 10' 30" West for a distance of 36.70 feet to a point; thence, North 45 degrees 25' 00" East for a distance of 183.00 feet to a point; thence, South 47 degrees 17' 07" East for a distance of 177.53 feet to a point; thence, South 38 degrees 35' 05" East for a distance of 53.00 feet to a point; thence, South 01 degrees 06' 55" West for a distance of 89.80 feet to a point and The True Point of Beginning.

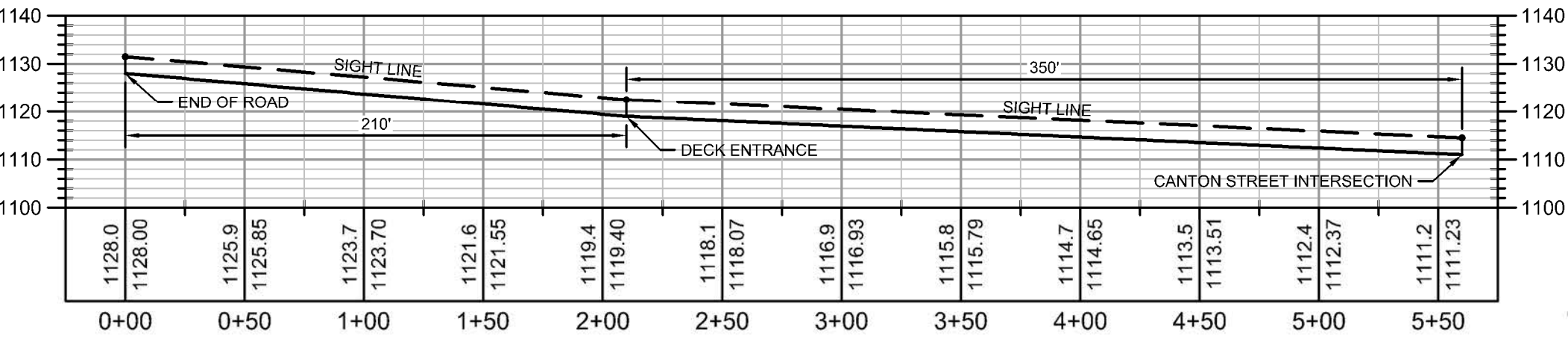
Containing within said bounds 0.989 acres (43,089 square feet) more or less.

VARIANCES:

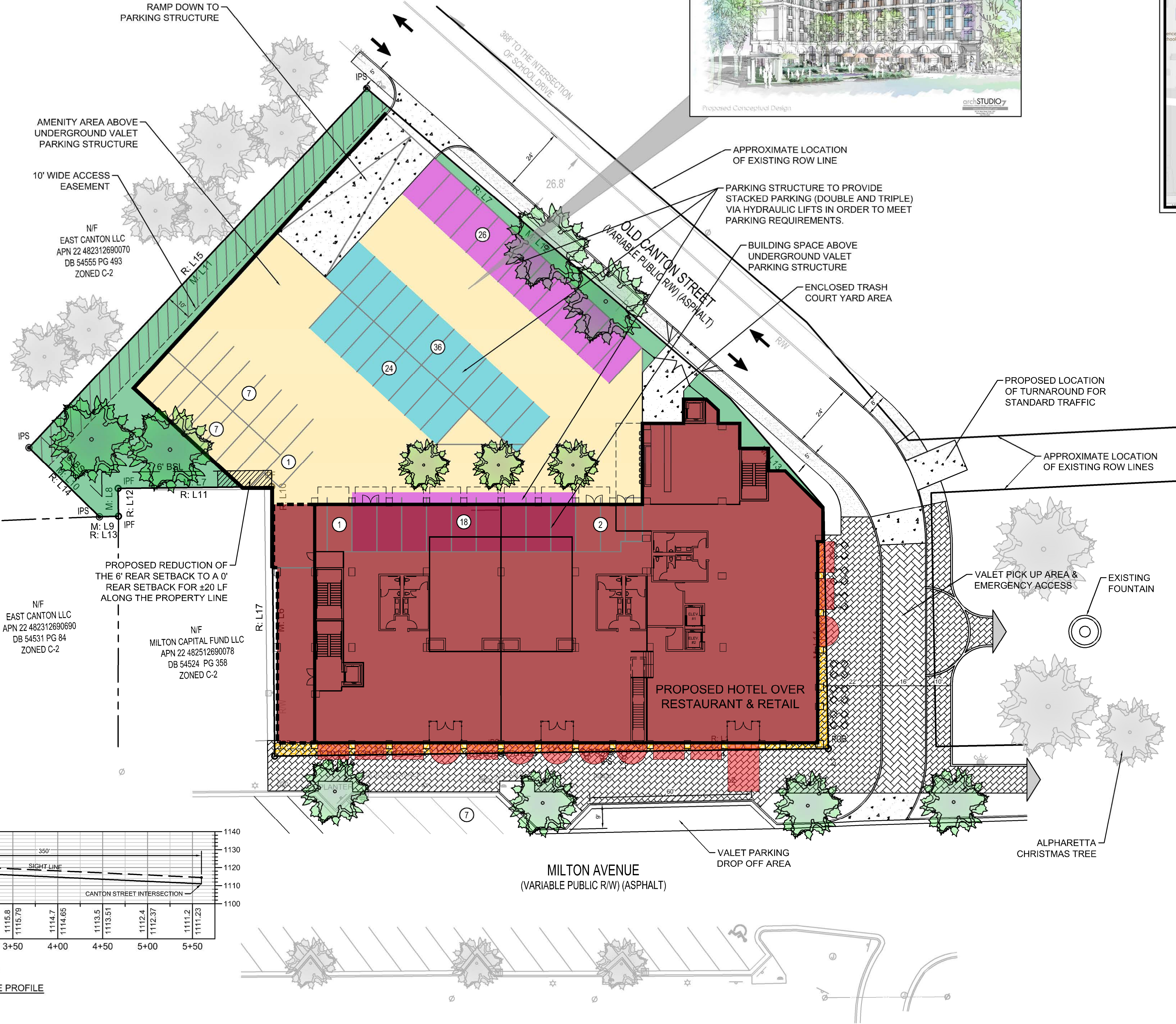
REAR BUILDING SETBACK VARIANCE TO REDUCE THE 6' REAR BUILDING SETBACK TO A 0' REAR BUILDING SETBACK FOR ±20 LF ALONG THE PROPERTY LINE.

STORMWATER MANAGEMENT NOTE:

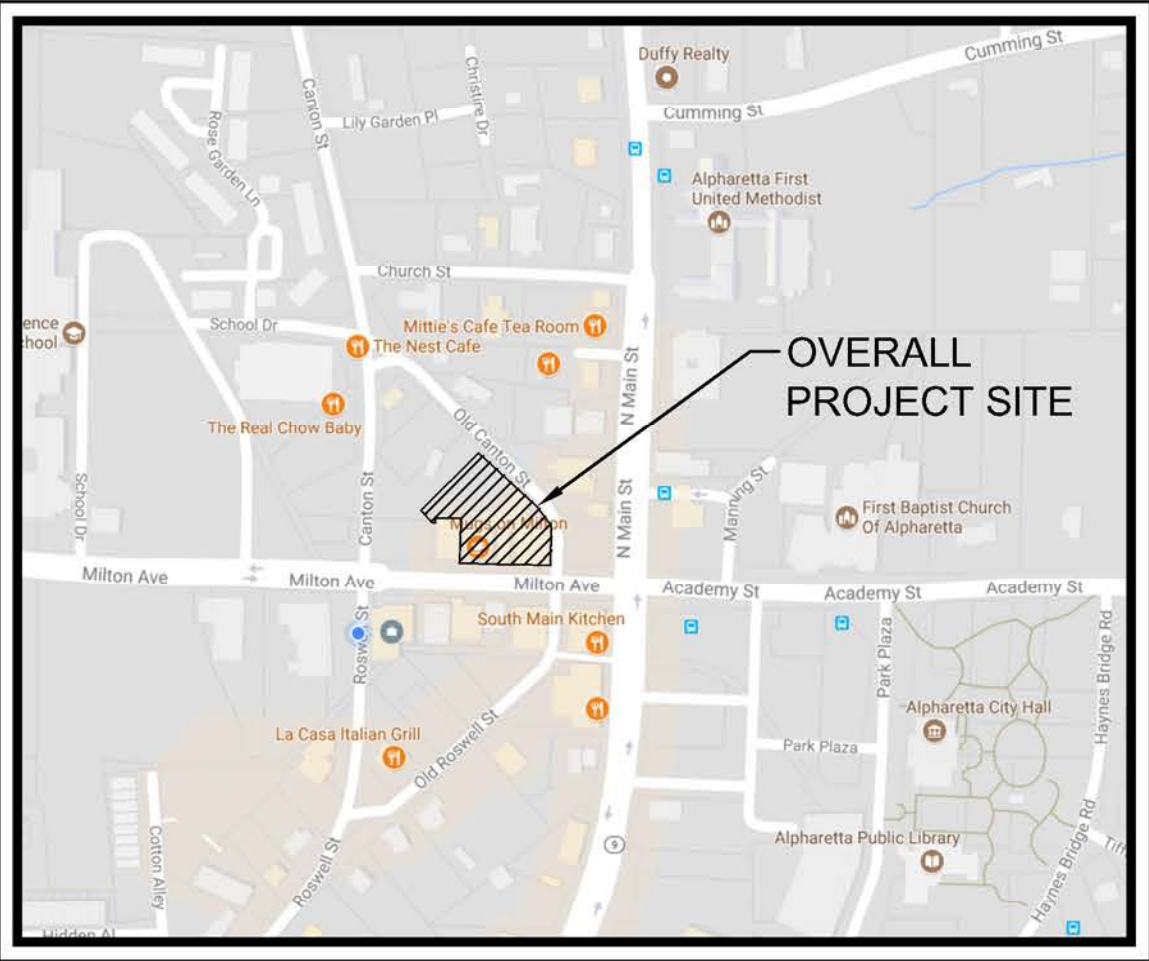
SITE WILL CONTAIN ONSITE STORMWATER CONTROLS TO MEET ALL LOCAL AND STATE REQUIREMENTS. THIS MAY INCLUDE THE COMBINATION OF SEVERAL COMPONENTS (PERVIOUS PAVING FOR OLD CANTON REALIGNMENT, A CISTERN, AND OTHER COMPONENTS) PROVIDING RUNOFF REDUCTION, CHANNEL PROTECTION, AND OVERBANK FLOODING PROTECTION, AND WATER QUALITY CONTROL PER THE CODE REQUIREMENTS.



PROFILE VIEW
DECK ENTRANCE SIGHT DISTANCE PROFILE
1" = 1' HORZ.
1" = 0' VERT.



The Cotton House Alpharetta, GA



VICINITY MAP

SITE NOTES:

PROPERTY ADDRESS: 1269 / 2 / 2
LAND LOT / DISTRICT / SECTION: 22-4825-1269-021-9
PARCEL ID NUMBERS: 22-4823-1269-010-4
22-4823-1269-060-9
22-4825-1269-006-0
22-4825-1269-005-2

EXISTING ZONING: C-2
PROPOSED ZONING: DT-C

OVERALL SITE AREA: 0.989 ACRES
MAXIMUM LOT COVERAGE: 0.890 ACRES (90.0%)
PROPOSED LOT COVERAGE: 0.883 ACRES (89.3%)

GREENSPACE AREA: 0.106 ACRES (10.8%)
AMENITY SPACE AREA: 0.390 ACRES (39.4%)

- OUTDOOR DINING AREAS
- BALCONIES
- YARD/LAWN
- HARDSCAPE AREAS

MAXIMUM BUILDING HEIGHT: 60'
PROPOSED BUILDING HEIGHT: 60'
MAXIMUM BUILDING STORIES: 4 STORIES
PROPOSED BUILDING HEIGHT: 5 STORIES + BASEMENT
(The Hotel will be built within the code requirements relative to height therefore meets relative to height and number of stories as confirmed by the City Architect.)

PROPOSED LAND USE: 120 KEYS
HOTEL: 3,920 SF
RETAIL (SPA): 13,500 SF
RESTAURANT:

REQUIRED PARKING: 120 (1 SPACE / KEY)
HOTEL GUESTS: 6 (1 SPACE / 20 KEYS)
HOTEL EMPLOYEE: 8 (2 SPACES / 1,000 SF)
RETAIL: 27 (2 SPACES / 1,000 SF)
RESTAURANT:

TOTAL SPACES: 161 SPACES
TOTAL SPACES (DOWNTOWN): 121 SPACES (25% Reduction)

PROPOSED PARKING: 7 SPACES
ON-STREET SPACES: 122 SPACES
VALET DECK SPACES:

DOUBLE STACKED: 44 SPACES
TRIPLE STACKED: 60 SPACES

STANDARD PARKING: 18 SPACES
TOTAL SPACES: 129 SPACES

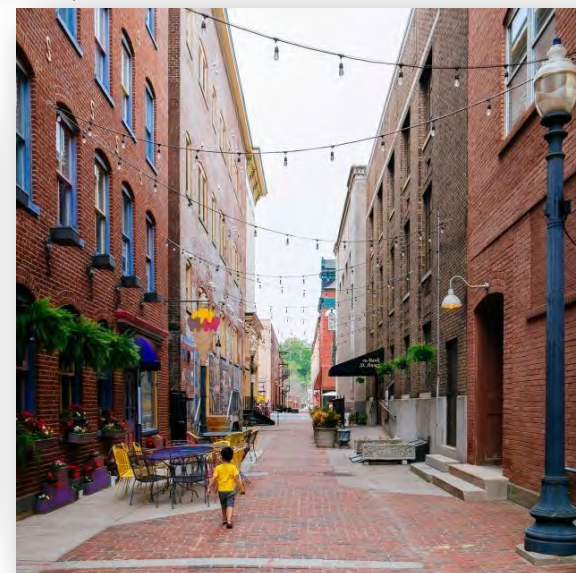
BUILDING SETBACK: 0 FEET
FRONT: 0 FEET
SIDE: 0 FEET
REAR (NO ALLEY): 6 FEET

- PROPOSED DEVELOPMENT WILL PROVIDE VALET PARKING WITHIN AN UNDERGROUND PARKING STRUCTURE.
- OPEN SPACE WILL BE PROVIDED IN THE REAR OF THE PROPERTY OVER THE PARKING STRUCTURE.
- EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY PARTNER ENGINEERING & SCIENCE, INC. DATED 06/13/17.

Land Swap Concept Plan -- Cotton House Boutique Hotel Proposal



Concepts for Potential Alley & Plaza / Open Space:



	Site of Proposed Hotel
	City-Owned Right-of-Way Needed by Hotel
	Potential Alleyway/ Open Space Given to the City (20 ft. Width)

Building Comparison

Teasley
Place

Length = 200 Feet

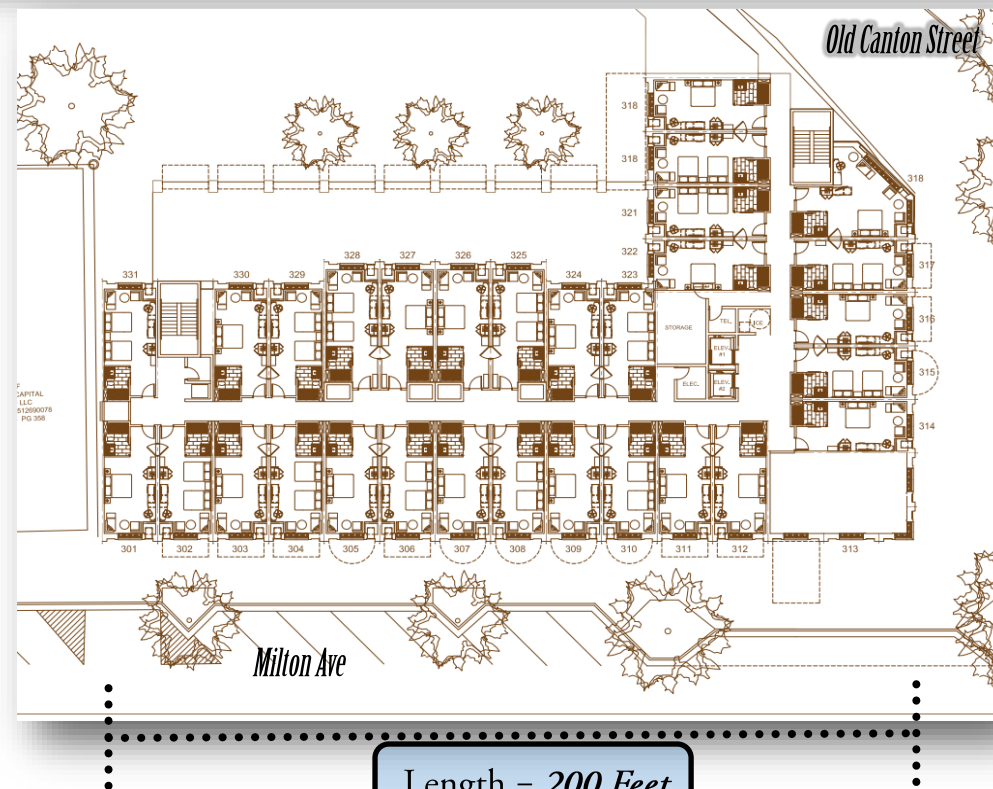


Height = 60 Feet



Cotton House
Hotel

Length = 200 Feet



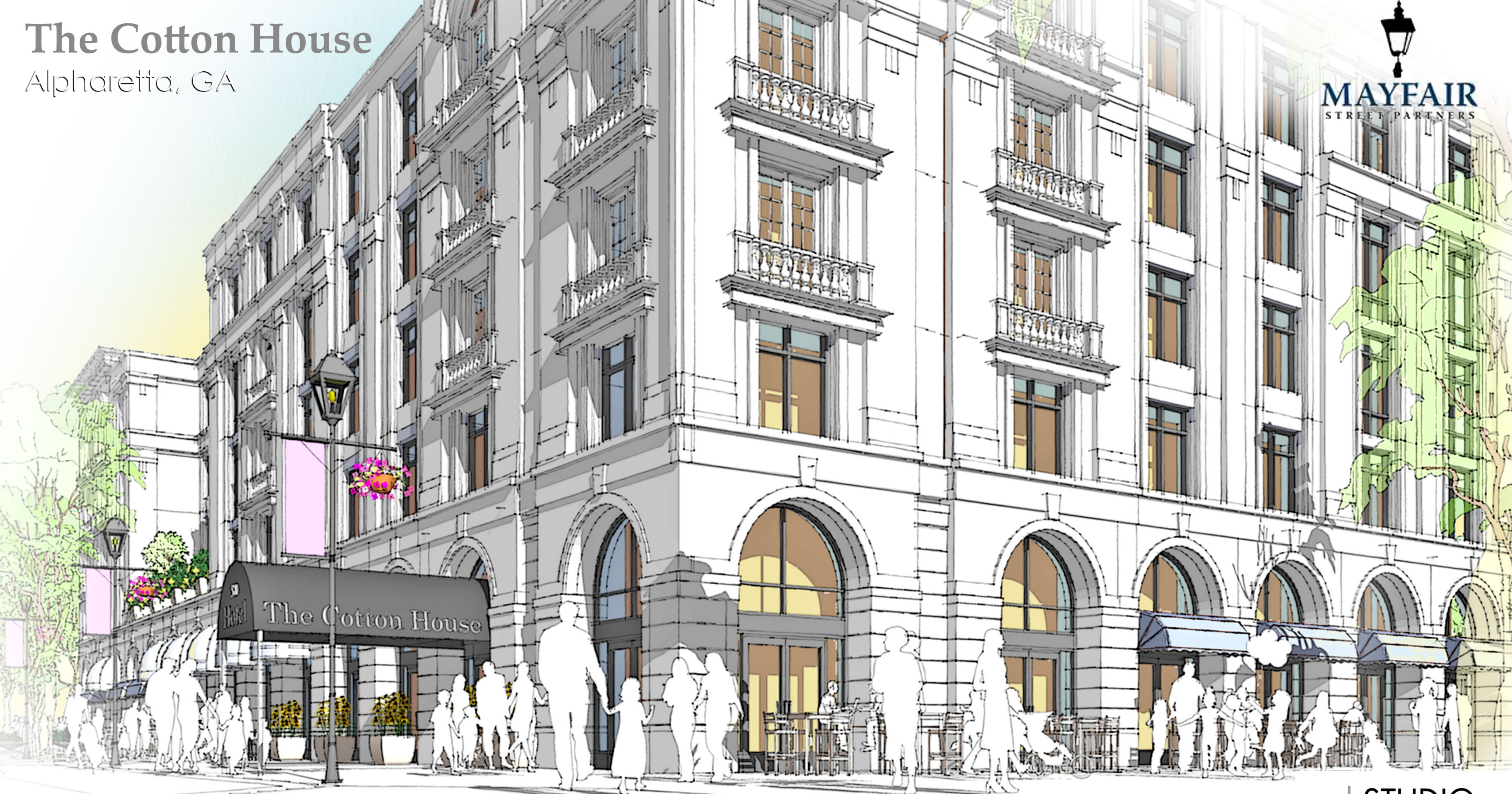
Height = 60 Feet



The Cotton House

Alpharetta, GA

MAYFAIR
STREET PARTNERS



Proposed Conceptual Design

10/26/2017

The Cotton House

Alpharetta, GA

Proposed Conceptual Design

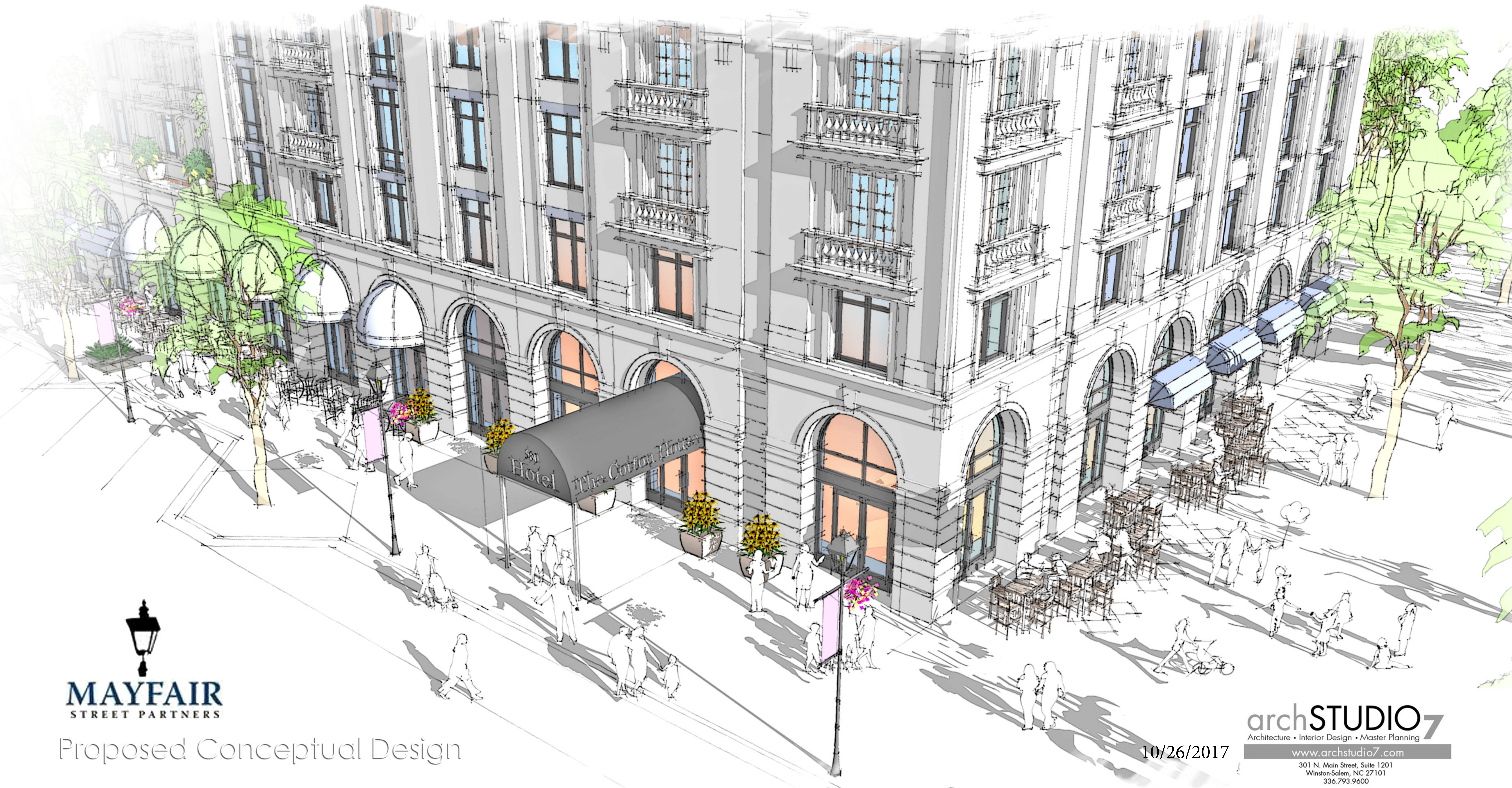


10/26/2017

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Winston-Salem, NC 27101
336.793.9600

The Cotton House

Alpharetta, GA



Proposed Conceptual Design

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Proposed Conceptual Design

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The Cotton House

Alpharetta, GA



Proposed Conceptual Design

10/26/2017

The Cotton House Alpharetta, GA



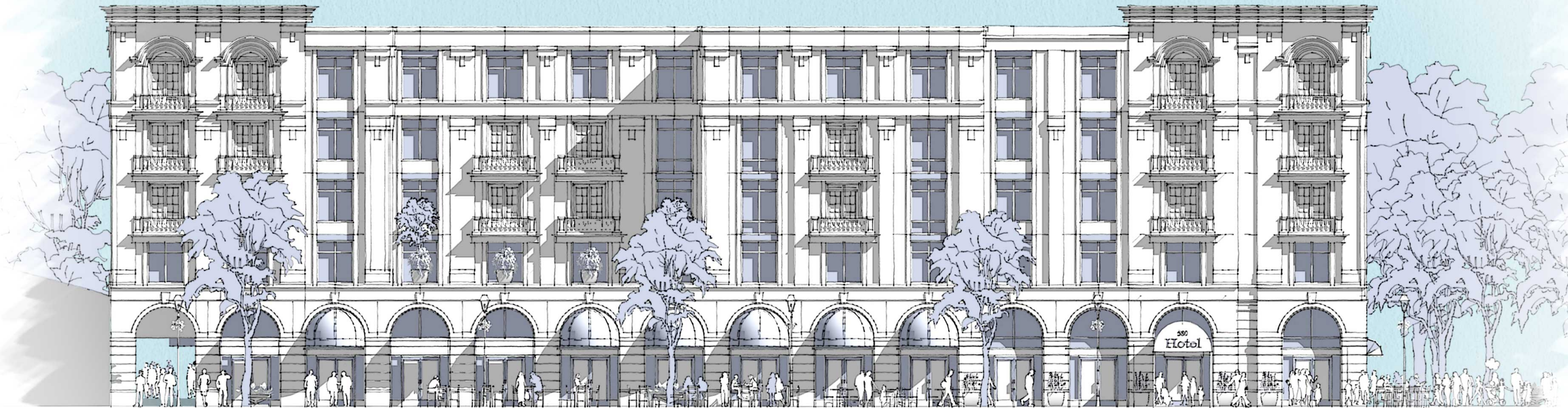
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The Cotton House

Alpharetta, GA



Proposed Conceptual Design

10/26/2017

The Cotton Gin Spa - Curio.

Alpharetta, GA



The Cotton Gin Spa



The Cotton Gin, Curio Collection by Hilton offers a luxury spa and state of the art fitness center.

Indulge in relaxing spa therapies that include massages, facials, hot stones, aromatherapy and body treatments. The salon offers pampering manicures and pedicures, hair services and makeup application. Salon services are also available for men, including waxing, nail services and our Gentlemen's Facial.

Highlights

Spa offering therapies using high-quality, natural ingredients in a calming atmosphere

Treatments that showcase healing traditions from around the world

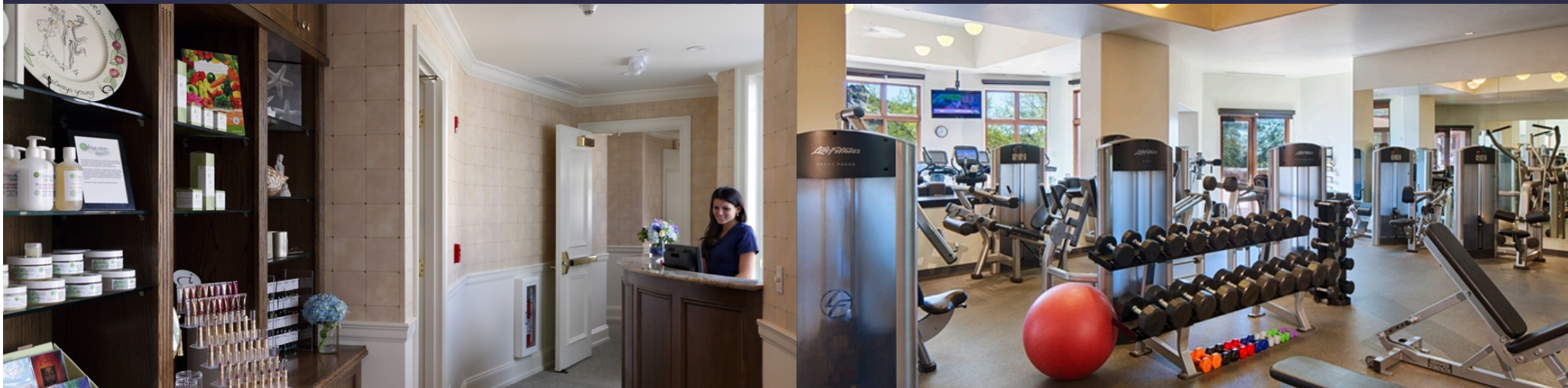
Choose from massages, skincare, nail services and body treatments to create a relaxing spa experience.

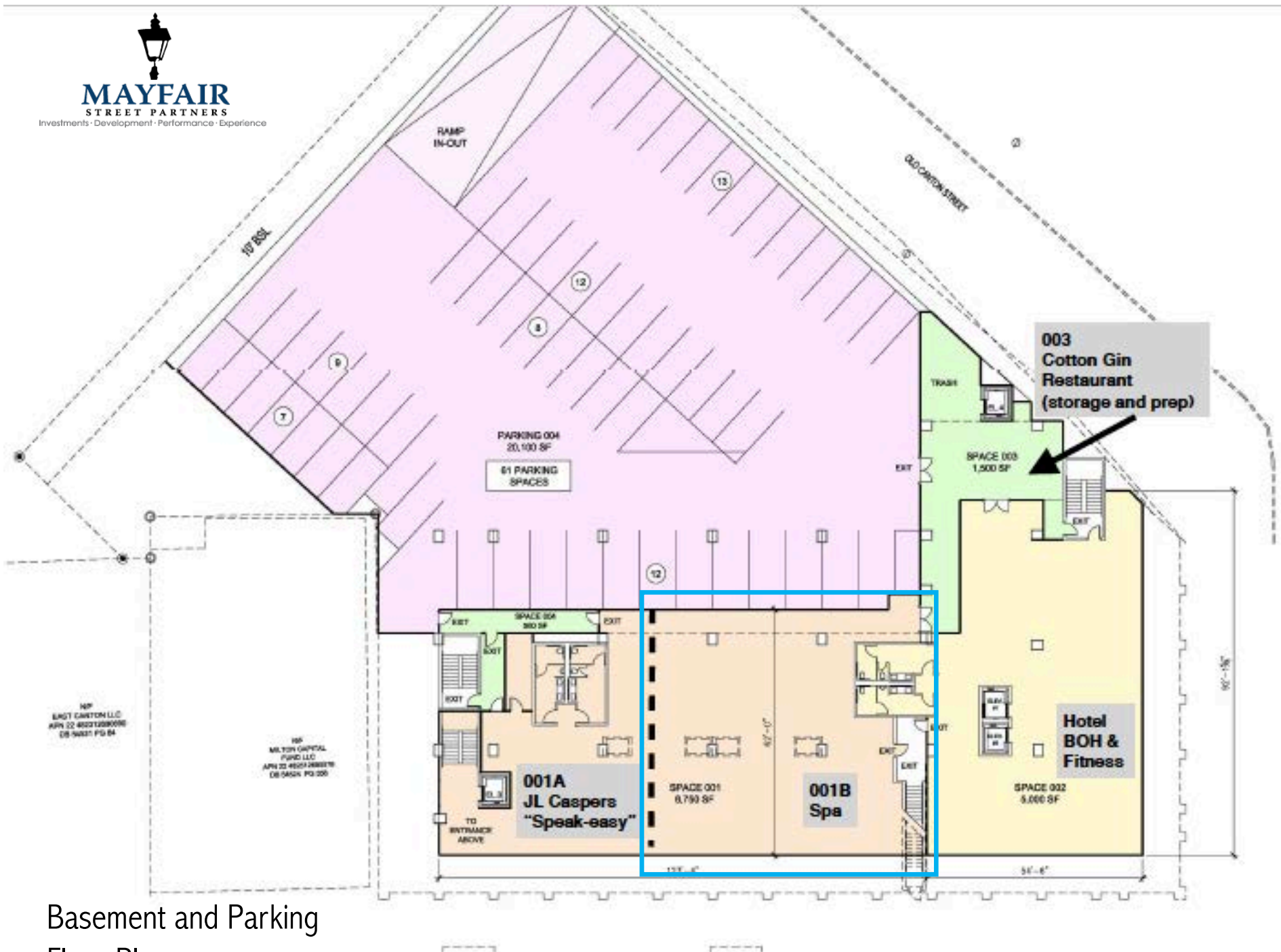


State of the art Fitness Center



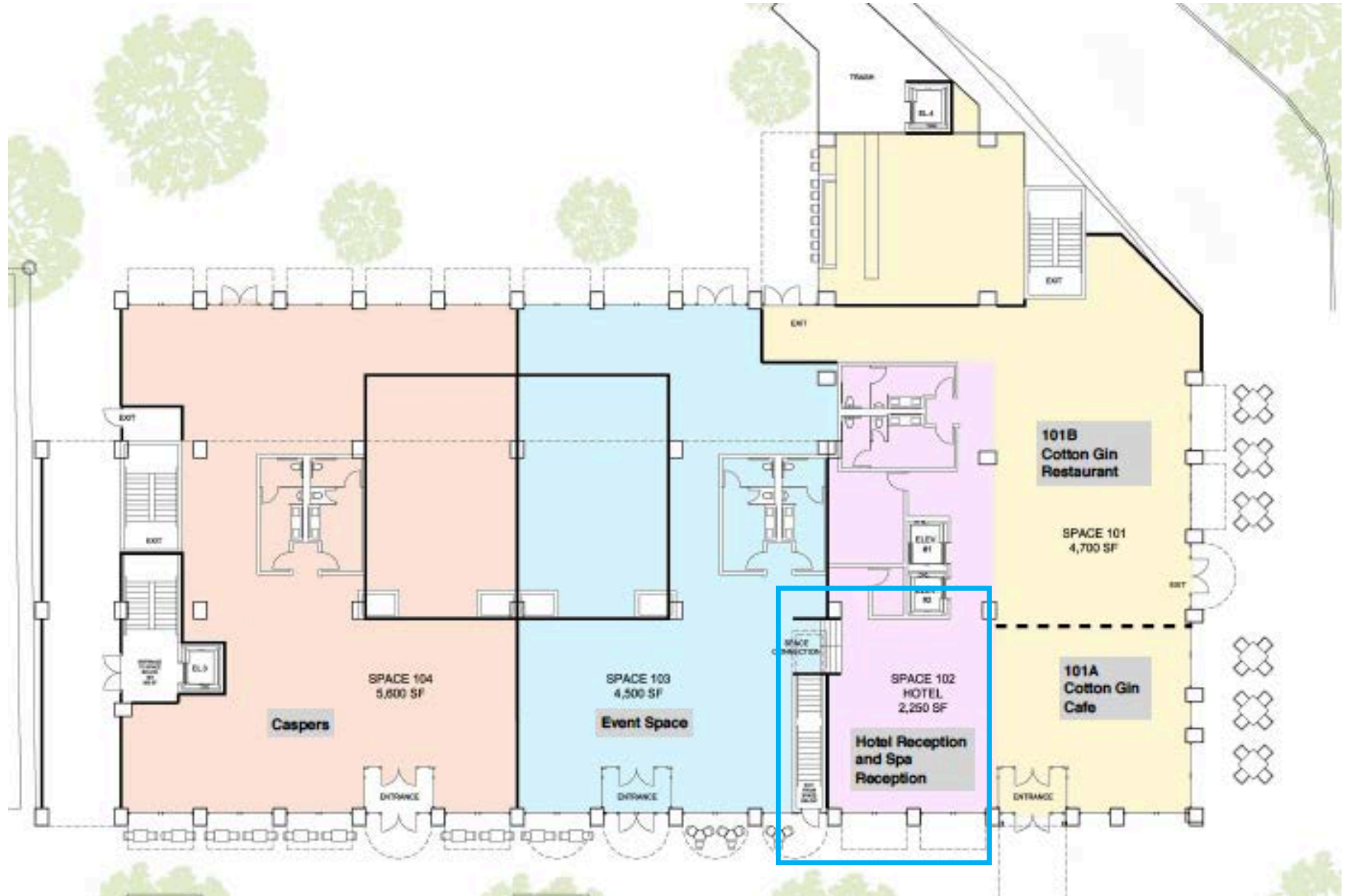
The modern 1,500 sq. ft. fitness facility offers cardio and strength training equipment; yoga, Pilates and movement studios; and fitness classes.





Basement and Parking
Floor Plan

Conceptual Site Plans



CURIO

A COLLECTION BY HILTON

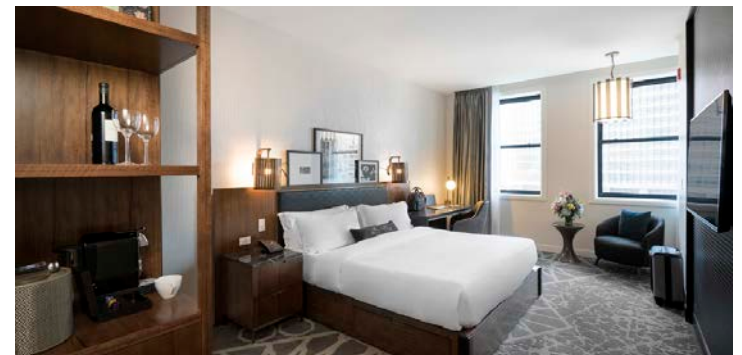
ABOUT HILTON

Hilton is one of the largest and fastest growing hospitality companies in the world, with more than 5,000 properties and more than 825,000 rooms in 103 countries and territories. In the nearly 100 years since our founding, we have defined the hospitality industry and established a portfolio of 14 world-class brands, including our flagship Hilton Hotels & Resorts brand, which is the most recognized hotel brand in the world. Our premier brand portfolio also includes Waldorf Astoria Hotels & Resorts, Conrad Hotels & Resorts, Canopy by Hilton, Curio Collection by Hilton, Tapestry Collection by Hilton, DoubleTree by Hilton, Embassy Suites by Hilton, Hilton Garden Inn, Hampton by Hilton, Tru by Hilton, Homewood Suites by Hilton, Home2 Suites by Hilton and Hilton Grand Vacations. We have more than 65 million members in our award-winning customer loyalty program, Hilton Honors.



Curio is a collection of independent, remarkable hotels whose only unifying characteristic is their glorious individuality. Each hotel is hand-picked for its distinct character and personality, appealing to passionate travelers seeking local discovery.

A delight to discover and impossible to forget, each remarkable hotel is prized for their authenticity and independence. They're part of the fabric of their cities: true locals, each embodying the spirit of their home.





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The Cotton House

Alpharetta, GA



PARAPET WALLS
MAX 6' ABOVE ROOF

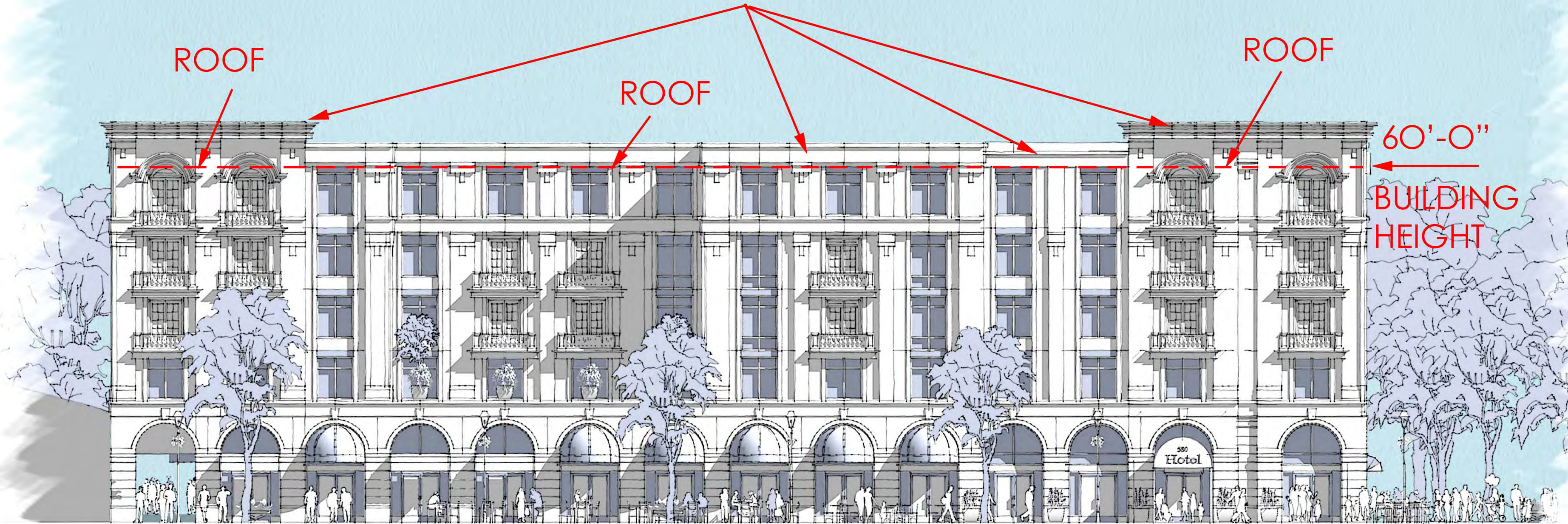
ROOF

ROOF

ROOF

60'-0"

BUILDING
HEIGHT



Proposed Conceptual Design

10/26/2017



Traffic Impact Study

Cotton House Hotel Development

City of Alpharetta, Georgia

Report Prepared:

October 2017

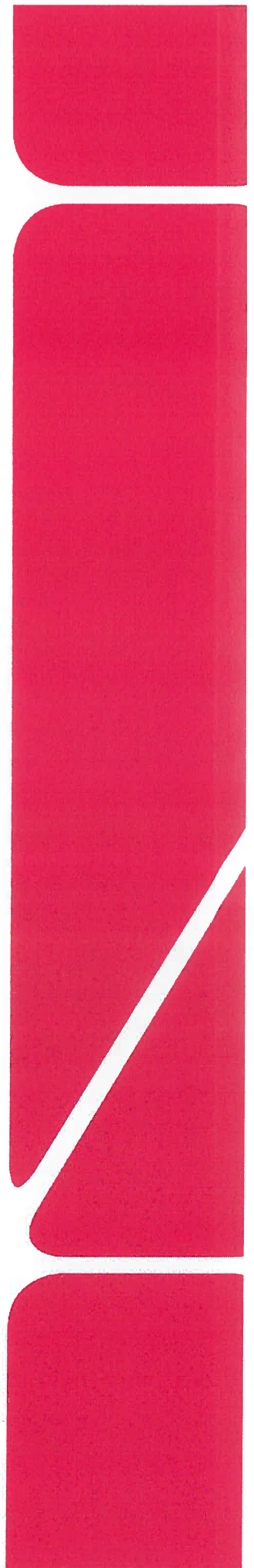
Prepared for:

VS Milton Retail, LLC

Prepared by:

Kimley»Horn

Kimley-Horn and Associates, Inc.
817 West Peachtree Street, NW, Suite 601
Atlanta, GA 30308
October 2017
013036000



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Appendix B:	Intersection Volume Worksheets
Appendix C:	<i>Synchro</i> Analysis Reports
Appendix D:	Raw Traffic Counts
Appendix E:	Project Fact Sheets
Appendix F:	Alpharetta Downtown Code, Article II Section 2.4

1.0 INTRODUCTION

This report presents the analysis of the anticipated traffic impacts associated with the *Cotton House Hotel* development. The site is located in the northwest quadrant of the intersection of Milton Avenue and Old Canton Street, west of Main Street in the City of Alpharetta, Georgia. The overall site includes 0.99-acres and is currently occupied by retail and restaurant space with surface parking. The current buildings are parking are proposed to be replaced by the proposed development. The site is proposed to consist of a 120-room hotel and 13,500 SF of high-turnover (sit-down) restaurant. It should be noted that the hotel amenities, such as spa, café, and fitness, are inside the hotel and will be services offered by the hotel in the same building.

The *Cotton House Hotel* development is proposed to be completed and open to traffic by year 2019. This report summarizes the analyses of the following three (3) scenarios:

1. Existing 2017 Traffic Conditions
2. Projected 2019 No-Build Traffic Conditions
3. Projected 2019 Build Traffic Conditions

The proposed development will be served by valet only at the front entrance of the hotel along Milton Avenue. The valet will be located on the north side of Milton Avenue for the westbound approach. Additionally, the valet will bring vehicles back to the front of the development via Old Canton Street (right-out only).

Figure 1 provides a location map. **Figures 2 and 3** provide zoomed in and zoomed out aerial imageries of the project site. Additionally, a copy of the proposed site plan is provided in Appendix A.

2.0 STUDY AREA DETERMINATION

The study area consists of the following eight (8) existing intersections:

1. Old Milton Parkway (SR 120) @ S Main Street / Alpharetta Highway (signalized)
2. Old Milton Parkway (SR 120) @ Roswell Street (signalized)
3. S Main Street / N Main Street @ Academy Street / Milton Avenue (signalized)
4. Milton Avenue @ Roswell Street / Canton Street (signalized)
5. Milton Avenue @ Old Canton Street / Old Roswell Road (two-way stop-controlled)
6. Canton Street @ Old Canton Street / School Drive (two-way stop-controlled)
7. Canton Street @ Church Street (two-way stop-controlled)
8. N Main Street @ Church Street (two-way stop-controlled)







3.0 EXISTING TRAFFIC CONDITIONS

The roadways within the study network have the following characteristics:

Old Milton Parkway (SR 120) is a six-lane divided roadway east of S Main Street / Alpharetta Highway with turn lanes and a four-lane divided roadway west of Roswell Street with turn lanes. Old Milton Parkway has a posted speed limit of 45 MPH. GDOT counts taken east of S Main Street / Alpharetta Hwy indicate a 2016 AADT of 41,400 vehicles per day.

Milton Avenue is a two-lane undivided roadway with turn lanes and a posted speed limit of 25 MPH. GDOT counts taken west of Roswell Street / Canton Street indicate a 2016 AADT of 6,590 vehicles per day. Additionally, on-street parking is allowed along Milton Avenue between Roswell Street / Canton Street and Old Canton Street / Old Roswell Road on both sides of the road.

S Main Street is a four-lane divided roadway with turn lanes and a posted speed limit of 35 MPH. GDOT counts taken just south of Milton Avenue / Academy Street indicate a 2016 AADT of 31,500 vehicles per day.

N Main Street is a four-lane divided roadway with turn lanes at Milton Avenue / Academy Street, and a posted speed limit of 35 MPH. GDOT counts taken just north of Mayfield Road indicate a 2016 AADT of 26,400 vehicles per day.

Canton Street is a two-lane undivided roadway with no turn lanes and a posted speed limit of 30 MPH. GDOT counts taken just north of Church Street indicate a 2016 AADT of 8,640 vehicles per day.

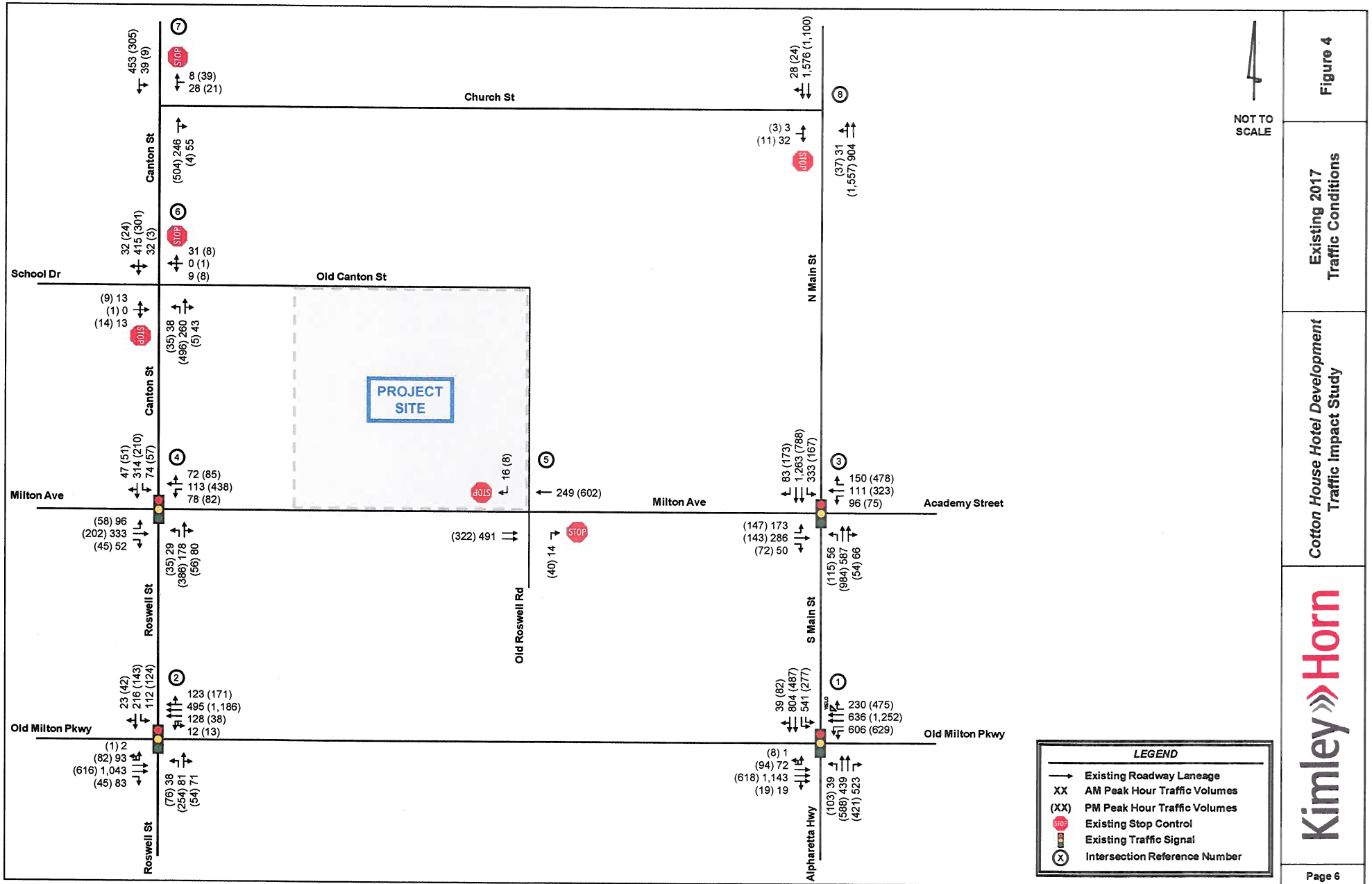
Old Canton Street is a two-lane undivided roadway with no turn lanes and a posted speed limit of 25 MPH. There are no GDOT count stations along Old Canton Street.

Roswell Street is a two-lane undivided roadway with a two-way left-turn lane north of Old Milton Parkway, and a posted speed limit of 25 MPH. There are no GDOT count stations along Roswell Street.

Church Street is a two-lane undivided roadway with no turn lanes and a posted speed limit of 25 MPH. There are no GDOT count stations along Church Street.

This analysis considers Old Milton Parkway, Milton Avenue, and Church Street as having an east-west orientation. Additionally, this analysis considers Main Street, Alpharetta Highway, Roswell Street, and Canton Street as having a north-south orientation.

Vehicle peak hour turning movement counts during the AM period (7:00 AM to 9:00 AM) and the PM period (4:00 PM to 6:00 PM) were performed on Wednesday, October 11, 2017. The counts are provided in Appendix D. **Figure 4** illustrates the Existing 2017 peak hour volumes.



4.0 PROJECTED BACKGROUND (NON-PROJECT) TRAFFIC

Projected background (non-project) traffic is defined as the expected traffic on the roadway network in the future year(s) absent the construction and opening of the proposed project. The Existing 2017 peak hour traffic volumes were increased by 2.0% per year for two (2) years to account for the expected background growth in traffic to 2019.

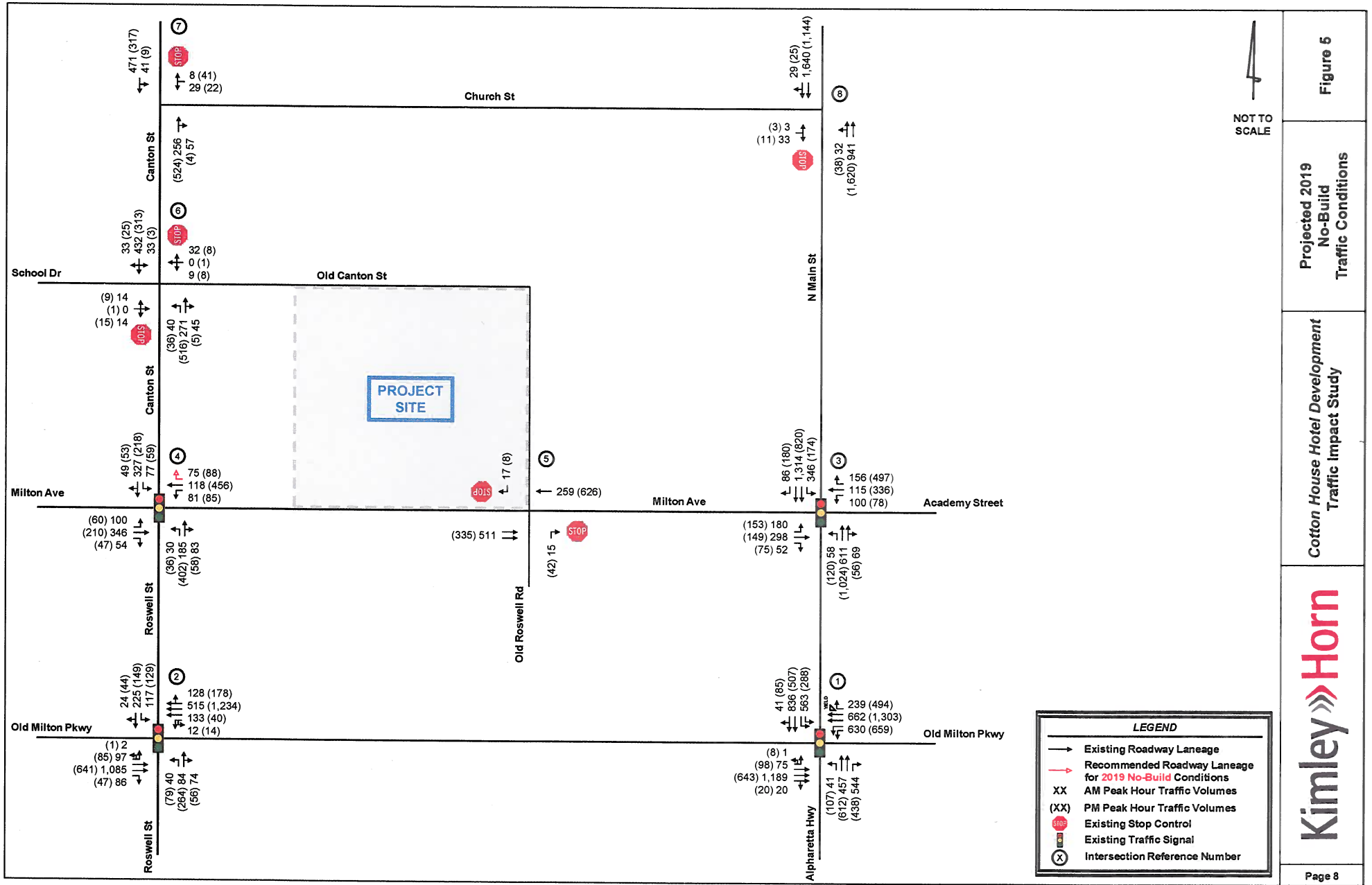
Figure 5 illustrates the Projected 2019 No-Build traffic conditions for the AM and PM peak hours and the recommended improvements.

4.1 FUTURE ROADWAY/INTERSECTION PROJECTS

The Atlanta Regional Commission's (ARC's) Atlanta Region's Plan was researched for currently programmed transportation projects within the vicinity of the proposed development. Two (2) major projects were identified:

1. **Atlanta Region's Plan project FN-067A** is a programmed project to widen N Main Street (SR 9) from two-lanes to four-lanes between Academy Street and Windward Parkway.
2. **Atlanta Region's Plan project FN-067B** is a programmed project to improve S Main Street (SR 9) between Upper Hembree Road and Academy Street. Improvements include, but not limited to, side roads reconfiguration, signal upgrades, multi-use paths, on-street parking, and sidewalk improvements.

Fact sheets for the future roadway/intersection projects are included in Appendix E.



5.0 PROJECT TRAFFIC

Project traffic used in this analysis is defined as the vehicle trips expected to be generated by the development and the distribution and assignment of that traffic through the study roadway network. This traffic impact study evaluated the impacts of developing a 120-room hotel and 13,500 SF of high-turnover (sit-down) restaurant.

5.1 PROJECT SITE ACCESS

Access to the proposed *Cotton House Hotel* development will be served by valet only at the front of the development along Milton Avenue. The valet will be located on the north side of Milton Avenue for the westbound approach. The vehicles will be dropped off and picked up at the valet location. The vehicles being dropped off will be taken to a parking deck on the south side of Old Canton Street at the rear of the hotel. Additionally, the valet will bring vehicles back to the front of the development via Old Canton Street (right-out only).

See the referenced site plan in Appendix A for a visual representation of vehicular access and circulation throughout the proposed site.

5.2 PARKING

Existing parking lot is currently a gravel surface parking lot. With the proposed *Cotton House Hotel* development, a below grade parking structure will be constructed to replace the gravel surface parking lot.

To determine the parking required with the proposed development, the parking required by the City of Alpharetta Unified Development Code was calculated. As it pertains to the land uses proposed with the *Cotton House Hotel* development, the Alpharetta Code provides a minimum number of spaces required based on density, but does not account for the potential sharing of parking within a mixed-use development. Based on conversations with City staff, the Downtown parking code was used in lieu of the City-wide code because of the nature of the development being in keeping with the desired development Downtown.

In addition to the Downtown Alpharetta Code to determine minimum parking requirement, there is also a shared parking reduction that can be applied to developments in the Downtown Alpharetta area (Section 2.5.2 Shared Parking). If the principal uses on site can be shown to not utilize a shared parking area during the same hours, the required number of spaces may be reduced by 25% in the common area. For the proposed *Cotton House Hotel* development, this reduction applies to all proposed land uses.

The Alpharetta Downtown Code, Article II Section 2.4 can be found in Appendix F.

The parking calculations based on the City of Alpharetta Code are summarized in **Table 1** for the existing development and proposed development.

Table 1: Parking Required by Downtown Alpharetta Code Section 2.4.1			
Land Use	Code Minimum Requirement	Proposed	
		Density	Minimum Parking Required
Hotel (Guests)	1 spaces per room/key	120 rooms	120
Hotel (Employees)	1 space per 20 rooms/keys	120 rooms	6
Hotel (amenities)	1 space per 500 SF for amenities	4,000 SF	8
Restaurant	1 space per 500 SF	13,500 SF	27
Parking Spaces Required by Code			161
25% Parking Reduction			-40
Parking Required			121
Parking Provided			129*

*Note: Includes 7 existing on-street parking spaces in front of the development.

It should be noted that the above parking demand may be conservative, and the actual number of parking spaces required may be slightly lower than 121 spaces. This is due to no alternative mode or pass-by reductions being applied.

5.3 TRIP GENERATION

Traffic for the proposed development was calculated using equations and rates contained in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, Ninth Edition, 2012. The trip generation was calculated assuming 120 hotel rooms (Land Use 310) and 13,500 SF of high-turnover (sit-down) restaurant (Land Use 932).

Table 2 summarizes the trip generation for the proposed development at full build-out (year 2019).

Table 2: Project Trip Generation Summary								
Land Use	Density	ITE Code	Daily Traffic		AM Peak Hour		PM Peak Hour	
			Enter	Exit	Enter	Exit	Enter	Exit
Hotel	120 rooms	310	350	350	38	26	37	35
High-Turnover (Sit-Down) Restaurant	13,500 SF	932	859	859	80	66	80	53
Mixed-Use Reduction			-172	-172	-2	-2	-4	-4
Total New Trips			1,037	1,037	116	90	113	84

Mixed-use vehicle trip reductions were taken according to the *ITE Trip Generation Handbook*, Third Edition, 2014, for the AM and PM peak hour volumes and the *ITE Trip Generation Handbook*, Second Edition, 2004, for daily volumes. Total internal capture and vehicle trip reduction between the land uses is expected to be 14.2% daily, 3.8% for the AM peak hour, and 7.8% for the PM peak hour as a result of the anticipated interaction between the hotel and restaurant land uses within the proposed development.

It should be noted that a higher mixed-use percentage is expected due to the proximity of the proposed development to other retail uses in downtown Alpharetta. However, the expected higher mixed-use reductions were not assumed for this analysis.

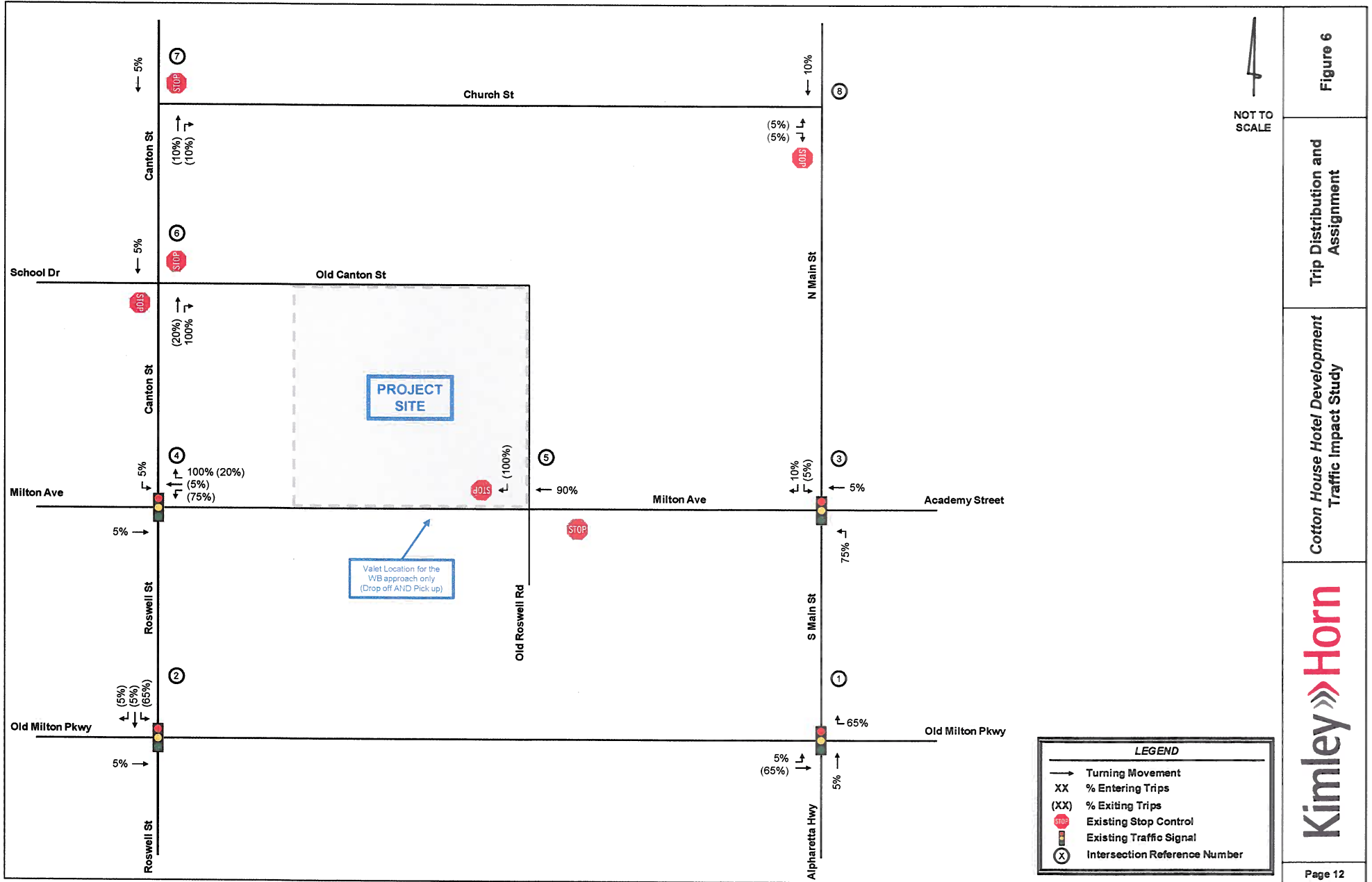
Additionally, for the purposes of a more conservative analysis, pass-by and alternative mode reductions were not taken.

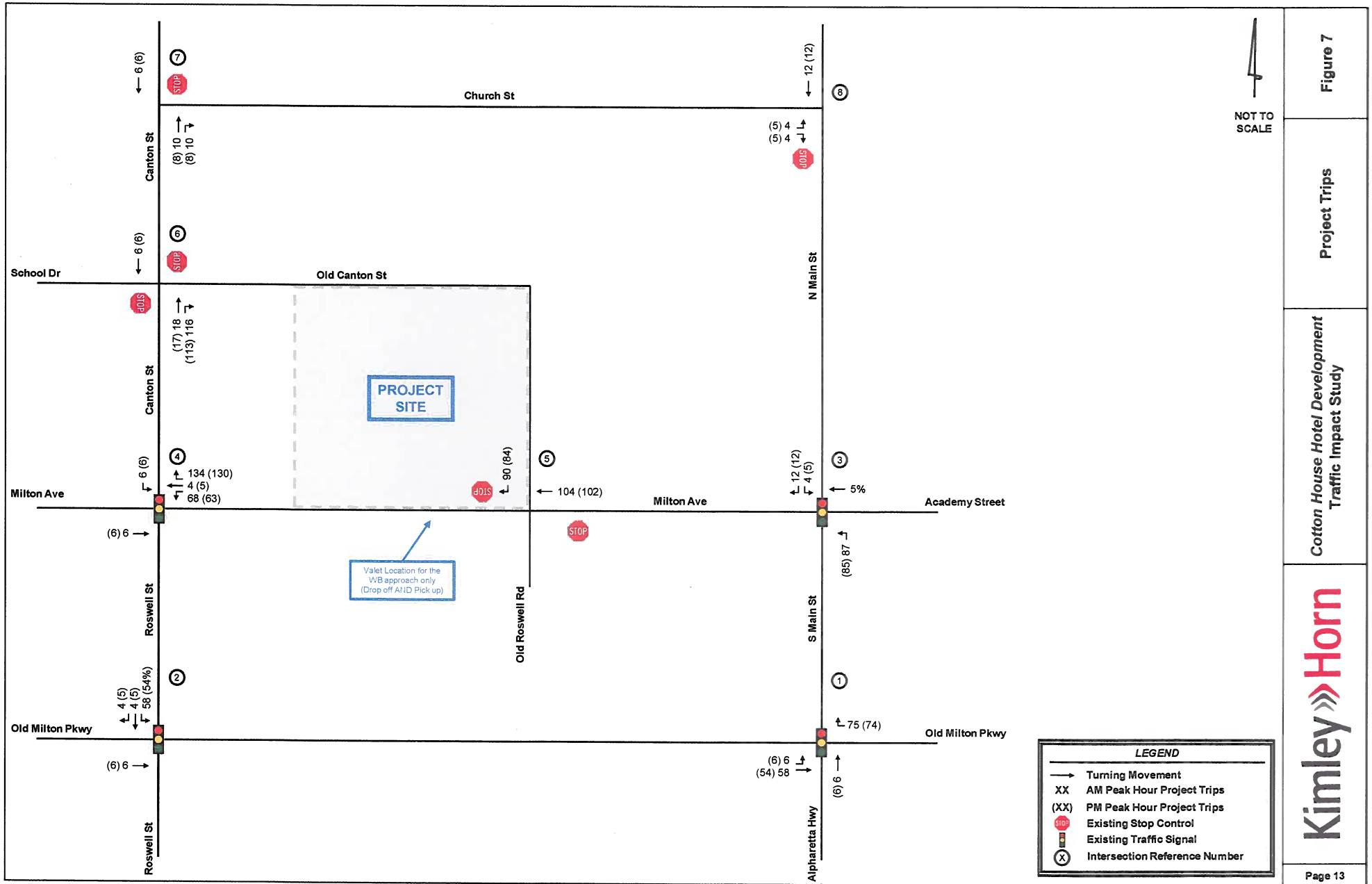
5.4 TRIP DISTRIBUTION AND ASSIGNMENT

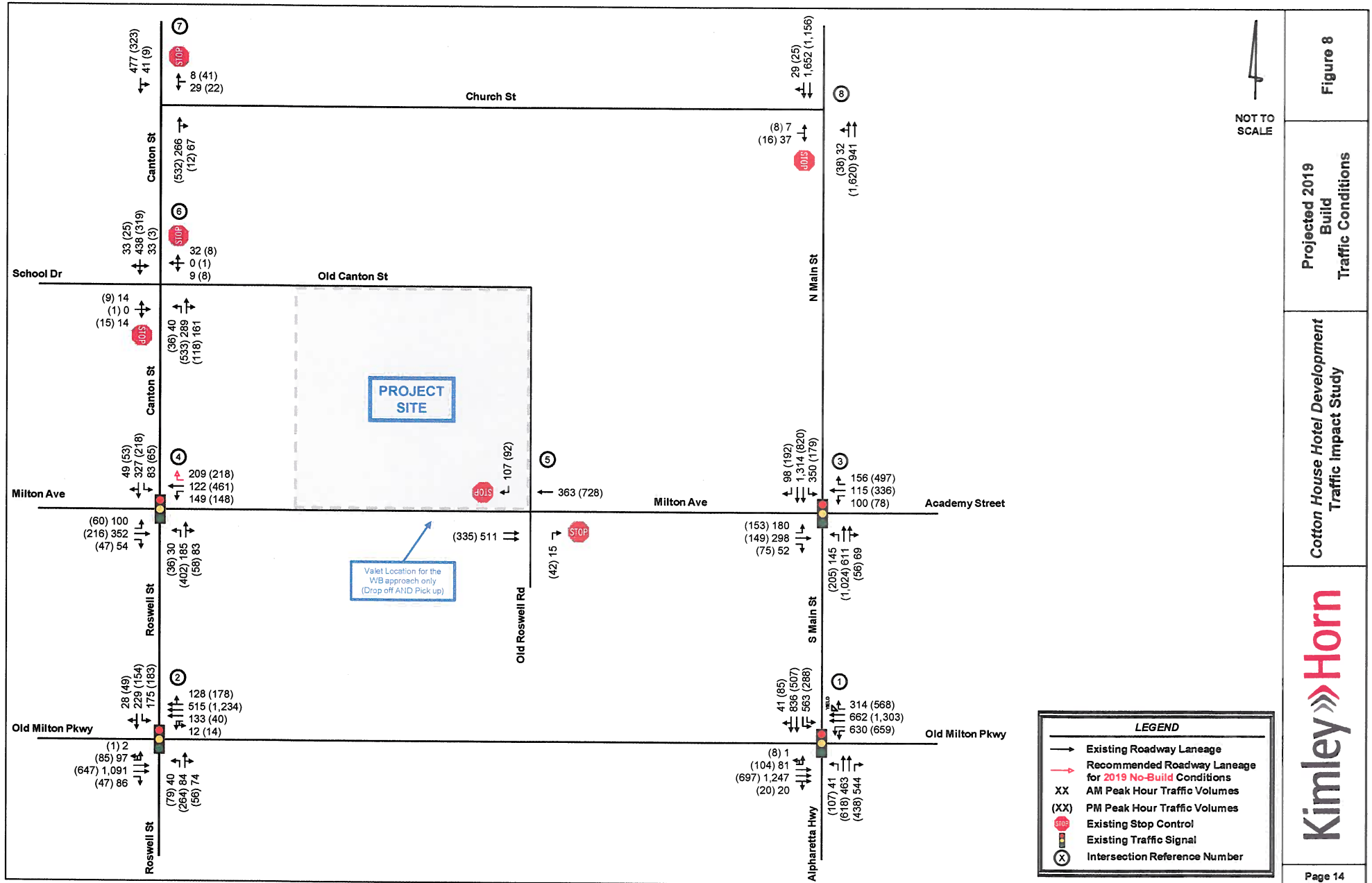
The directional distribution and assignment of new project trips was based on a review of land uses and population densities in the area, and a review of the existing peak hour travel patterns. It should be noted that because the predominant land use of the proposed development is hotel, the majority of the project trips are assumed to orient towards SR 400 via Old Milton Parkway. Additionally, due to the valet operations where the vehicles being dropped off and picked up are westbound along Milton Avenue, the majority of the project trips coming to the site are projected to arrive via S Main Street and the majority of the project trips leaving the site are projected to depart via Roswell Street.

A detailed trip distribution and assignment are illustrated in **Figure 6** and the project trips are illustrated in **Figure 7**.

Figure 8 illustrates the Projected 2019 Build traffic conditions for the AM and PM peak hours. Appendix B provides intersection volume worksheets for all intersections and driveways within the study network.







6.0 LEVEL-OF-SERVICE ANALYSIS

Level-of-service (LOS) determinations were made for the weekday AM and PM peak hours for the existing study network intersections and proposed site-access intersections using *Synchro Professional, Version 9.0*. The program uses methodologies contained in the *Highway Capacity Manual* to determine the operating characteristics of an intersection. It should be noted that the methodologies contained in the *2000 Highway Capacity Manual* were used for signalized intersections, and the methodologies contained in the *2010 Highway Capacity Manual* were used for unsignalized intersections. This is due to the limitations in the analysis of non-standard intersections and u-turns with the methodologies contained in the *2010 Highway Capacity Manual*.

Capacity is defined as the maximum number of vehicles that can pass over a particular road segment or through a particular intersection within a specified period under prevailing roadway, traffic, and control conditions.

Level-of-service (LOS) is used to describe the operating characteristics of a road segment or intersection in relation to its capacity. LOS is defined as a qualitative measure that describes operational conditions and motorists' perceptions of a traffic stream. The *Highway Capacity Manual* defines six levels of service, LOS A through LOS F, with A being the best and F the worst.

Levels-of-service for unsignalized intersections, with stop control on the minor street(s) only, are reported for the side street approaches. Levels-of-service for signalized intersections are reported for the intersection as a whole. One or more movements at an intersection may experience a low level-of-service, while the intersection as a whole may operate acceptably.

In addition to the Existing 2017 traffic conditions, an analysis was performed for the AM and PM peak hours for the Projected 2019 No-Build and the Projected 2019 Build traffic conditions. The results of the LOS analysis are summarized in **Table 3**. *Synchro* analyses reports are available in Appendix C.

Table 3: Level-of-Service Summary
LOS (Delay in Seconds)

Intersection	Approach	Existing 2017		Projected 2019 No-Build		Projected 2019 Build	
		AM Peak	PM Peak	AM Peak	PM Peak	AM Peak	PM Peak
1. Old Milton Pkwy (SR 120) @ S Main St / Alpharetta Hwy (signalized)*	Overall	E (71.4)	E (59.3)	E (78.1)	E (62.9)	E (79.8)	E (64.0)
2. Old Milton Pkwy (SR 120) @ Roswell Street (signalized)*	Overall	D (35.1)	D (37.9)	D (37.1)	D (41.2)	D (38.9)	D (47.7)
3. S Main St / N Main St @ Academy St / Milton Ave (signalized)*	Overall	D (41.0)	E (55.2)	D (43.3)	E (57.2)	D (50.1)	E (57.8)
4. Milton Ave @ Roswell St / Canton St (signalized)*	Overall	C (29.0)	E (58.3)	C (32.5)	F (103.9)	D (41.5)	F (116.9)
5. Milton Ave @ Old Canton St / Old Roswell Road (unsignalized)	Northbound	B (10.3)	A (9.6)	B (10.4)	A (9.6)	B (10.4)	A (9.6)
	Southbound	B (10.0)	B (13.1)	B (10.1)	B (13.4)	B (12.4)	C (19.8)
6. Canton St @ Old Canton St / School Dr (unsignalized)	NB Left	A (8.5)	A (8.0)	A (8.5)	A (8.0)	A (8.6)	A (0.4)
	SB Left	A (8.1)	A (8.5)	B (8.1)	A (8.6)	A (8.6)	A (0.1)
	Eastbound	C (18.4)	B (14.9)	C (19.5)	C (15.2)	C (21.7)	C (16.1)
	Westbound	B (13.6)	C (16.9)	B (14.0)	C (17.5)	C (15.5)	C (19.9)
7. Canton St @ Church St (unsignalized)	SB Left	A (8.1)	A (8.6)	A (8.2)	A (8.6)	A (8.2)	A (0.4)
	Westbound	C (18.1)	B (14.9)	C (19.0)	C (15.4)	C (19.6)	C (15.6)
8. N Main St @ Church St (unsignalized)	NB Left	C (15.7)	B (11.3)	C (16.5)	B (11.6)	C (16.7)	A (0.7)
	Eastbound	D (32.6)	F (50.0)	E (37.0)	F (166.1)	F (107.0)	E (39.6)

*Note: HCM 2000 methodologies used for signalized intersections instead of HCM 2010 methodologies due to limitations of the HCM 2010 methodologies.

As shown in **Table 3**, the signalized intersection of Milton Avenue at Roswell Street / Canton Street (Intersection 4) currently operates at LOS C during the AM peak hour and LOS E during the PM peak hour. The intersection is projected to continue to operate at LOS C during the AM peak hour and is projected to operate at LOS F during the PM peak hour under the Projected 2019 No-Build traffic conditions. The intersection is projected to operate at LOS D during the AM peak hour and is projected to continue to operate at LOS F during the PM peak hour under the Projected 2019 Build traffic conditions. All other signalized intersections are projected to operate at acceptable LOS.

The eastbound approach at the unsignalized intersection of N Main Street at Church Street (Intersection 3) is projected to operate at LOS F during the AM peak hour and LOS E during the PM peak hour under the Projected 2019 Build traffic conditions. It should be noted that low and failing levels-of-service for side street approaches are not uncommon, as vehicles may experience significant delay turning onto a major roadway. No improvements are recommended for this intersection. All other unsignalized intersections are projected to operate at acceptable LOS.

Table 4 provides results for the Projected 2019 No-Build Improved and the Projected 2019 Build Improved traffic conditions. In order for Intersection 4 to operate at LOS E under the Projected 2019 No-Build and Build traffic conditions, the following improvement was applied:

Intersection #4: Milton Avenue @ Roswell Street / Canton Street:

- Construct one (1) westbound right-turn lane with a minimum of 75 feet of storage and 50 feet of taper.

Table 4: Level-of-Service Summary (Improved) LOS (Delay in Seconds)					
Intersection	Approach	Projected 2019 No-Build Improved		Projected 2019 Build Improved	
		AM Peak	PM Peak	AM Peak	PM Peak
4. Milton Ave @ Roswell St / Canton St (signalized)	Overall	C (32.0)	E (62.5)	D (40.1)	E (63.2)

In a downtown, walkable environment like Downtown Alpharetta, other considerations should be taken for integrating multi-modal solutions to continue to enhance the Downtown character. In this environment, additional lanes and a wider street may not be the right solution, at which time the City should investigate other operational improvements, such as signal timing, to alleviate increased delay.

7.0 CONCLUSION

As currently envisioned, the *Cotton House Hotel* development is proposed to consist of a 120-room hotel and 13,500 SF of high-turnover (sit-down) restaurant. It should be noted that the hotel amenities, such as spa, café, and fitness, are inside the hotel and will be services offered by the hotel in the same building. The site is located in the northwest quadrant of the intersection of Milton Avenue and Old Canton Street, west of Main Street in the City of Alpharetta, Georgia.

The *Cotton House Hotel* development is proposed to be completed and open to traffic by year 2019. This report summarizes the analyses of the following three (3) scenarios:

1. Existing 2017 Traffic Conditions
2. Projected 2019 No-Build Traffic Conditions
3. Projected 2019 Build Traffic Conditions

The proposed development will be served by valet only at the front entrance of the hotel along Milton Avenue. The valet will be located on the north side of Milton Avenue for the westbound approach. Additionally, the valet will bring vehicles back to the front of the development via Old Canton Street (right-out only).

The signalized intersection of Milton Avenue at Roswell Street / Canton Street (Intersection 4) currently operates at LOS C during the AM peak hour and LOS E during the PM peak hour. The intersection is projected to continue to operate at LOS C during the AM peak hour and is projected to operate at LOS F during the PM peak hour under the Projected 2019 No-Build traffic conditions. The intersection is projected to operate at LOS D during the AM peak hour and is projected to continue to operate at LOS F during the PM peak hour under the Projected 2019 Build traffic conditions. All other signalized intersections are projected to operate at acceptable LOS.

8.0 GENERAL RECOMMENDATIONS

Kimley-Horn recommends the City consider a system improvement based on the results of this study.

System improvements, or “No-Build” improvements, are needed to serve the background road network traffic without taking into account the traffic associated with the *Cotton House Hotel* development.

8.1 RECOMMENDED SYSTEM IMPROVEMENTS

Based on the results of this study, Kimley-Horn recommends the City consider the following system improvement to serve the Projected 2019 No-Build traffic conditions (note: this would be the improvement needed to serve the background traffic without taking into account the traffic associated with the *Cotton House Hotel* development traffic):

Intersection #4: Milton Avenue @ Roswell Street / Canton Street:

- Construct one (1) westbound right-turn lane with a minimum of 75 feet of storage and 50 feet of taper.

In a downtown, walkable environment like Downtown Alpharetta, other considerations should be taken for integrating multi-modal solutions to continue to enhance the Downtown character. In this environment, additional lanes and a wider street may not be the right solution, at which time the City should investigate other operational improvements, such as signal timing, to alleviate increased delay.

CITIZEN PARTICIPATION FORM - PART B

This form must be completed and submitted to the City of Alpharetta Community Development Department a minimum of twenty (20) working days prior to the scheduled Public Hearing. Failure to do so will result in cancellation of the scheduled hearing.

Public Hearing or Project Name: VS Milton Retail Milton Avenue

Contact Name: Don Rolader

Telephone: 770-442-0330

Please describe comments and concerns provided by any and all individuals contacted as part of the the Citizen Participation Program. If any individuals provided written correspondence, please attach copies of same to this report.

None to date. Response will be amended as inquiries are received.

Method by which these individuals were contacted. Please mark all that apply. *Please provide samples of any and all written communications used to provide notification.*

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

Attach a list of people who have been notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified.

See Exhibit A attached

I, the undersigned, as an authorized representative of the applicant and Public Hearing item identified above, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Citizen Participation Form - Part B and in any and all documents provided in support of this report are true and accurate. I further understand that any false statements provided by representatives of the applicant as part of this report may result in penalties up to and including denial of the subject application.

Signature of Authorized Agent: _____

Donald A. Rolader

Date: 10/12/2017

Print Form

Beanies Prop LLC
233 Canton St.
Alpharetta, GA 30004

28 North Main St. LLC
3270 Cochise Drive
Atlanta, GA 30339

Parsons Ace Hardware
10465 Stonefield Lndg.
Duluth, GA 30097-5951

Thirty Four Thirty Six Church St. LLC
233 Canton Street
Alpharetta, GA 30004

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

Carlos L Bagwell Revocable Trust
40 Roswell St
Alpharetta, GA 30009

Martha Stone
1525 Holbrook Campground Rd
Cumming, GA 30040

Alpharetta Town Commons LLC
2801 Buford Hwy NE
Suite T 70
Atlanta, GA 30329

33 South Main LLC
1905 Evergreen Ln
Alpharetta, GA 30009

Sara H Lunsford
245 Chinberry Dr
Roswell, GA 30076

Milton Capital Fund LLC
705 Windwalk Dr
Roswell, GA 30076

Palmer Family Investments LLC
79 S. Main St
Alpharetta, GA 30009

Larry L & Marge A Attig
225 Oakmere Dr
Alpharetta, GA 30009

Stonewalk Loft Alp. LLC
170 Westbury Lane
Alpharetta, GA 30005

Stephen P Leafé
30 Milton Ave
Alpharetta, GA 30009

Chalk 2 Champions LLC
38 N. Main St
Alpharetta, GA 30009

Blue Devil Asso. LLC
1100 Powers Place
Alpharetta, GA 30004

D & R Miller Holdings LLC
980 Birmingham Rd
Suite 501-391
Alpharetta, GA 30004

Hyper Chatter LLC
11680 Great Oaks Way
Suite 175
Alpharetta, GA 30022

Alpharetta First United Methodist
Church Inc.
69 North Main Street
Alpharetta, GA 30004

44 Milton Ave Partners LLC
53 South Main St
Suite 300
Alpharetta, GA 30009

East Canton LLC
11785 Northfall Lane
Suite 510
Alpharetta, GA 30009

GA Fed Sav & Loan Assn.
P.O. Box 2609
Carlsbad, CA 92018-2609

RAM Development Partners LLC
14195 Hopewell Road
Milton, GA 30004

First Baptist Church of Alpharetta
42 Academy Street
Alpharetta, GA 30009-3702

Delson Stories Inc.
3270 Cochise Drive
Atlanta, GA 30339

Joseph K Lockwood
369 Dorris Rd
Alpharetta, GA 30004

VS Milton Retail, LLC

October 10, 2017

Property Owner

RE: Rezoning Application, Variance request and Conditional Use Application by The VS Milton Retail, LLC for property located on Milton Avenue, Alpharetta, GA; Z-17-16/CU-17-12/V-17-35

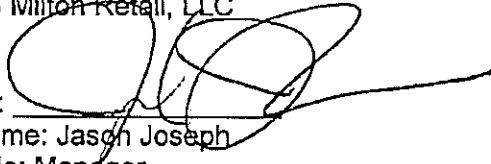
Dear Property Owner:

VS Milton Retail, LLC has filed an application for rezoning from C-2 to DT-C, a variance to permit the building height to exceed 60 feet (64') and a Conditional Use to allow the property to be developed as a hotel, on 0.989 acres on Milton Avenue for the development of a boutique hotel and associated retail/restaurant use on this property.

The Planning Commission meeting is scheduled for November 2, 2017 at 6:30 p.m. at City Hall. The City Council meeting is scheduled for November 13, 2017 at 6:30 p.m. at City Hall. If you have questions or would like additional information, please contact Don Rolader at 770-442-0330. His fax number is 770-442-0641, and his email is don@roladerandrolader.com. His address is 1865 Lockeway Drive, Suite 601, Alpharetta, GA 30004.

Sincerely,

VS Milton Retail, LLC

By: 

Name: Jason Joseph

Title: Manager

5920 O'Dell Street, Suite 202
Cumming, GA 30040



September 25, 2017

Simon Burgess
Managing Director Partner
Mayfair Street Partners
5920 Odell Street
Suite 202
Cumming, Georgia 30040

RE: *Project Trip Generation Memorandum*
 Cotton House Hotel
 Alpharetta, Georgia

Dear Simon:

Kimley-Horn is pleased to provide this memorandum summarizing the projected trip generation for the proposed Cotton House Hotel development. The purpose of this memorandum is to determine the daily, AM peak hour, and PM peak hour trips generated by the proposed development.

Project Site Overview

The Cotton House Hotel is a proposed development located in the northwest quadrant of the intersection of Milton Avenue and Old Canton Street, west of Main Street in the City of Alpharetta, Georgia. The overall site includes 0.99-acres, currently occupied by retail and restaurant space with surface parking. The site is currently served by two (2) full-movement driveways on Old Canton Street. The development is proposed to be served by one (1) full-movement driveway on Old Canton Street, with pedestrian access via an alley off Milton Avenue. As currently envisioned, the Cotton House Hotel will consist of a 120-room hotel, 4,000 SF of spa, and 13,500 SF of high-turnover (sit-down) restaurant. Proposed parking will be located at the rear of the site for all visitors, patrons, and staff.

Project Trip Generation

A summary of the proposed densities for the Cotton House Hotel development are provided in **Table 1**. The trip generation potential of the development was evaluated using methodologies contained in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 9th Edition, 2012. Anticipated project trip volumes are shown in **Table 1** for Daily, AM, and PM peak hours. Mixed-use reductions account for the anticipated interaction between the proposed land uses on the site. Note: ITE considers a spa as a hair salon land use, described as, "facilities that specialize in cosmetic and beauty services including hair cutting and styling, skin and nail care, and massage therapy. Hair salons may also contain spa facilities."

Table 1 Trip Generation: Cotton House Hotel ITE Trip Generation Manual, 9th Edition, 2012								
Land Use & Density	ITE Code	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Hotel (120 rooms)	310	701	64	38	26	72	37	35
Hair Salon (4,000 SF)	918	60*	5	5	0	6	1	5
High-Turnover (Sit-Down) Restaurant (13,500 SF)	932	1,717	146	80	66	133	80	53
Gross Trips - Total		2,478	215	123	92	211	118	93
Mixed-Use Reductions - Total		-342	-2	-1	-1	-5	-3	-2
New Trips - Total		2,136	211	121	90	201	113	88

* Daily trip calculations are not provided by ITE. Industry standard assumes PM peak hour traffic is 10% of daily trips.

Summary

In summary, the land use density associated with the proposed Cotton House Hotel development is projected to generate 2,136 daily trips (1,068 entering and 1,068 exiting), 211 AM peak hour trips, and 201 PM peak hour trips. These trips will access the site parking deck via the proposed driveway directly from Old Canton Street.

I hope this information is helpful. Please contact me at (678) 533-3934 should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Mallory Scates, P.E.
Project Engineer

Attachments:

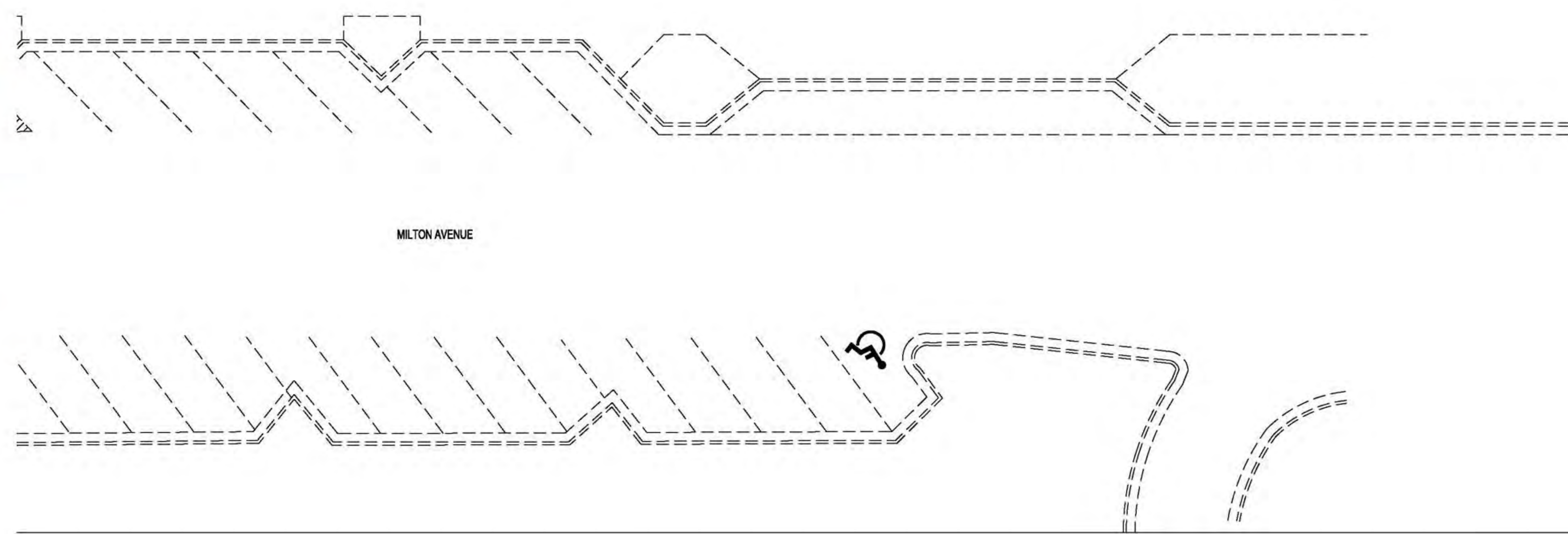
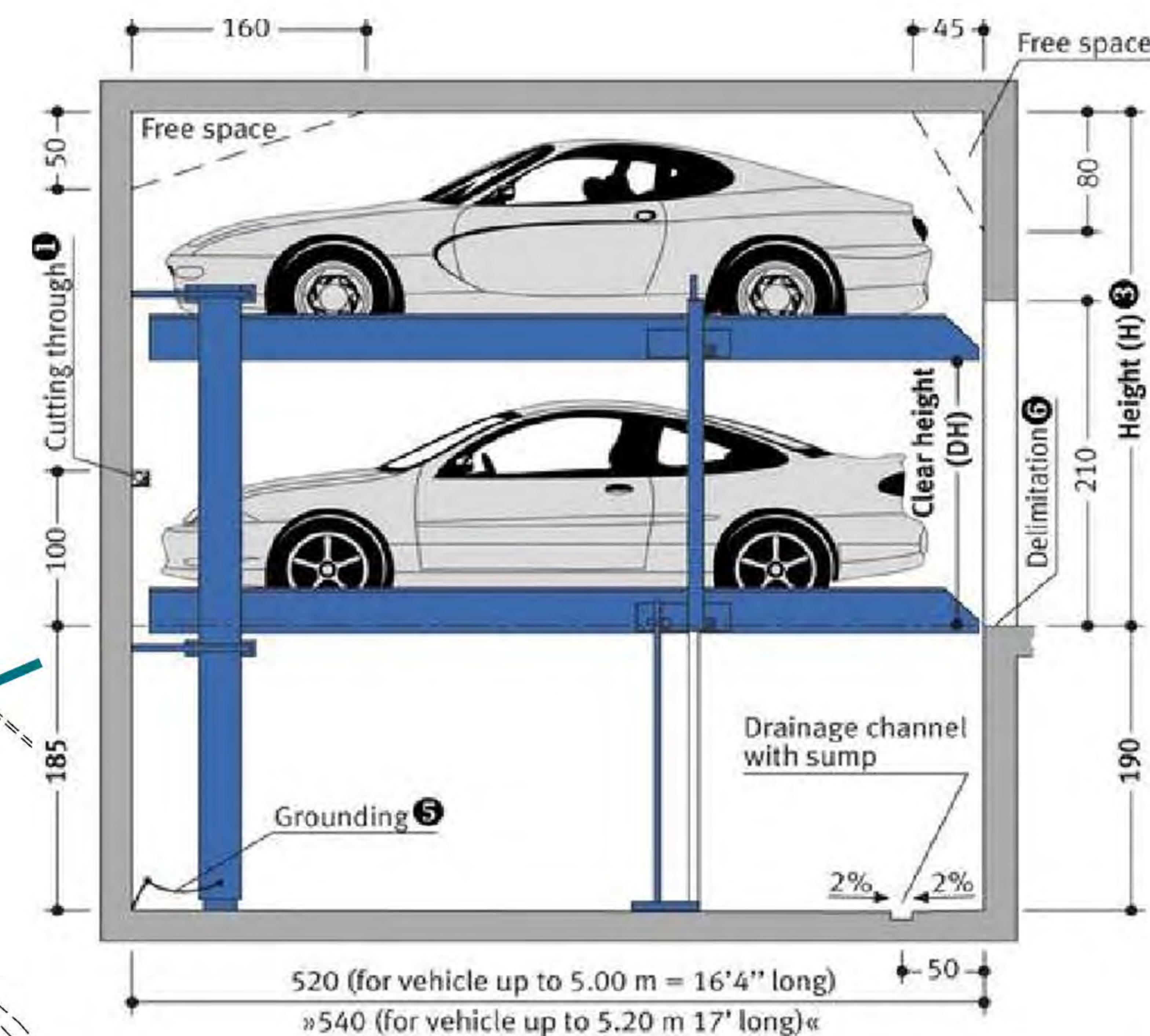
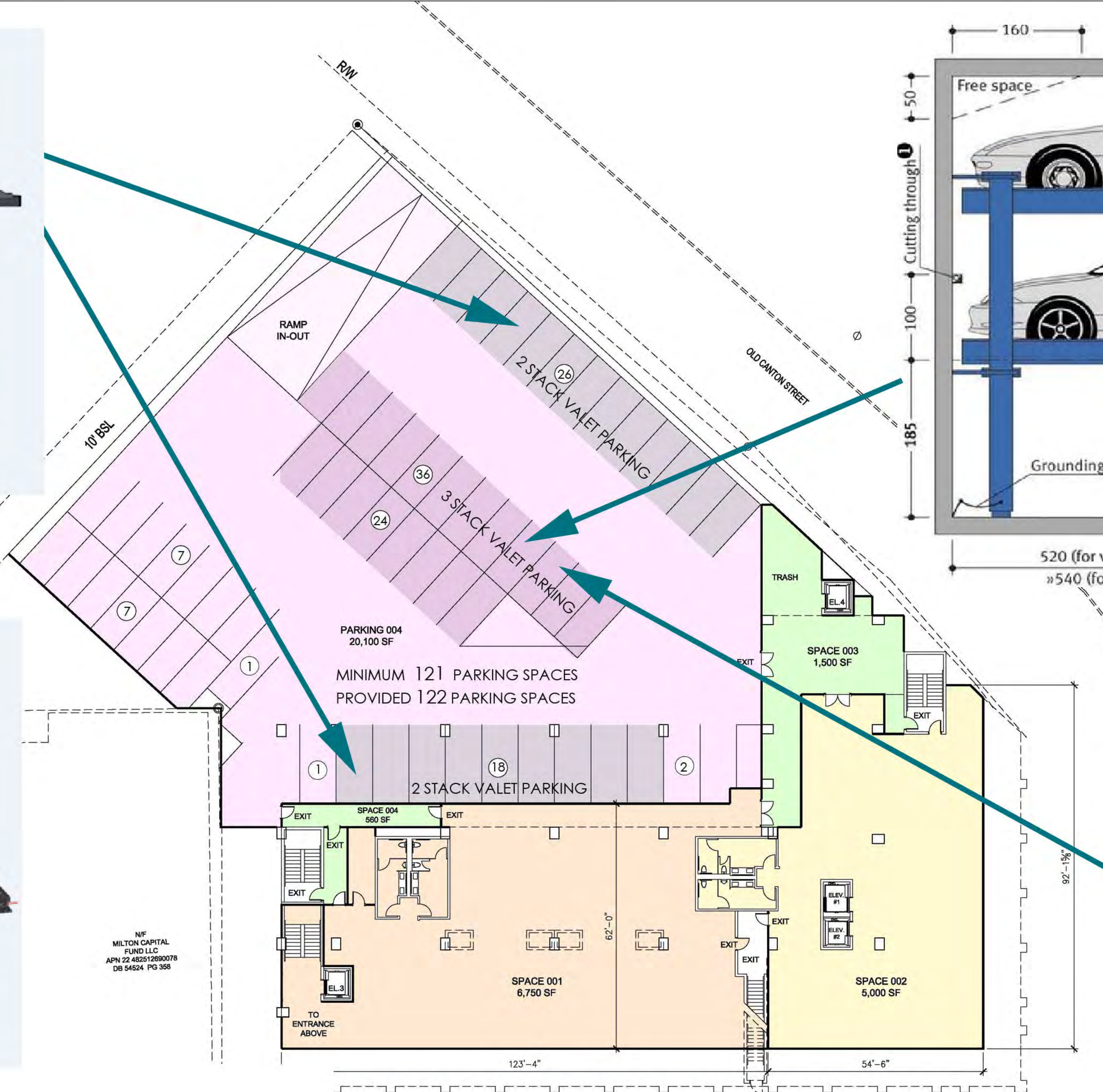
- Trip Generation Analysis
- Site Plan

Trip Generation Analysis (9th Ed. with 2nd Edition Handbook Daily IC & 3rd Edition AM/PM IC)

**Cotton House Hotel
Alpharetta, GA**

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
<u>Proposed Site Traffic</u>								
310 Hotel	120 rooms	701	64	38	26	72	37	35
918 Hair Salon	4,000 s.f.	N/A	5	5	0	6	1	5
932 High-Turnover (Sit-Down) Restaurant	13,500 s.f.	1,717	146	80	66	133	80	53
Gross Trips		2,418	215	123	92	211	118	93
Hotel Trips		701	64	38	26	72	37	35
Mixed-Use Reductions		-171	-2	-1	-1	-4	-2	-2
Alternative Mode Reductions		0	0	0	0	0	0	0
Adjusted Hotel Trips		530	62	37	25	68	35	33
Retail Trips		0	5	5	0	6	1	5
Mixed-Use Reductions		0	0	0	0	-1	0	-1
Alternative Mode Reductions		0	0	0	0	0	0	0
Pass By Reductions (Based on ITE Rates)		0	0	0	0	0	0	0
Adjusted Retail Trips		0	5	5	0	5	1	4
Restaurant Trips		1,717	146	80	66	133	80	53
Mixed-Use Reductions		-171	-2	-1	-1	-5	-3	-2
Alternative Mode Reductions		0	0	0	0	0	0	0
Pass By Reductions (Based on ITE Rates)		0	0	0	0	0	0	0
Adjusted Restaurant Trips		1,546	144	79	65	128	77	51
Mixed-Use Reductions - TOTAL		-342	-4	-2	-2	-10	-5	-5
Alternative Mode Reductions - TOTAL		0	0	0	0	0	0	0
Pass-By Reductions - TOTAL		0	0	0	0	0	0	0
New Trips		2,076	211	121	90	201	113	88
Driveway Volumes		2,076	211	121	90	201	113	88

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archSTUDIO7, PLLC
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Winston-Salem, NC 27101
Tel. 336.793.9600
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Consultants :

Permit - Seal :

Issued / Revisions : Appd. Date

Client :
Investments • Development • Performance • Experience
MAYFAIR
STREET PARTNERS

Project :
The Cotton House

Milton Ave
Alpharetta, Georgia
Title :

BASEMENT &
PARKING FLOOR
PLAN

Date :
Project No. : 717-016 Drawn by :
Sheet :
A-010

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Consultants :

Permit - Seal :

Issued / Revisions :	Appd.	Date

Client :

Investments · Development Performance · Experience

MAYFAIR
STREET PARTNERS

Project :

The Cotton House

Milton Ave

Alpharetta, Georgia

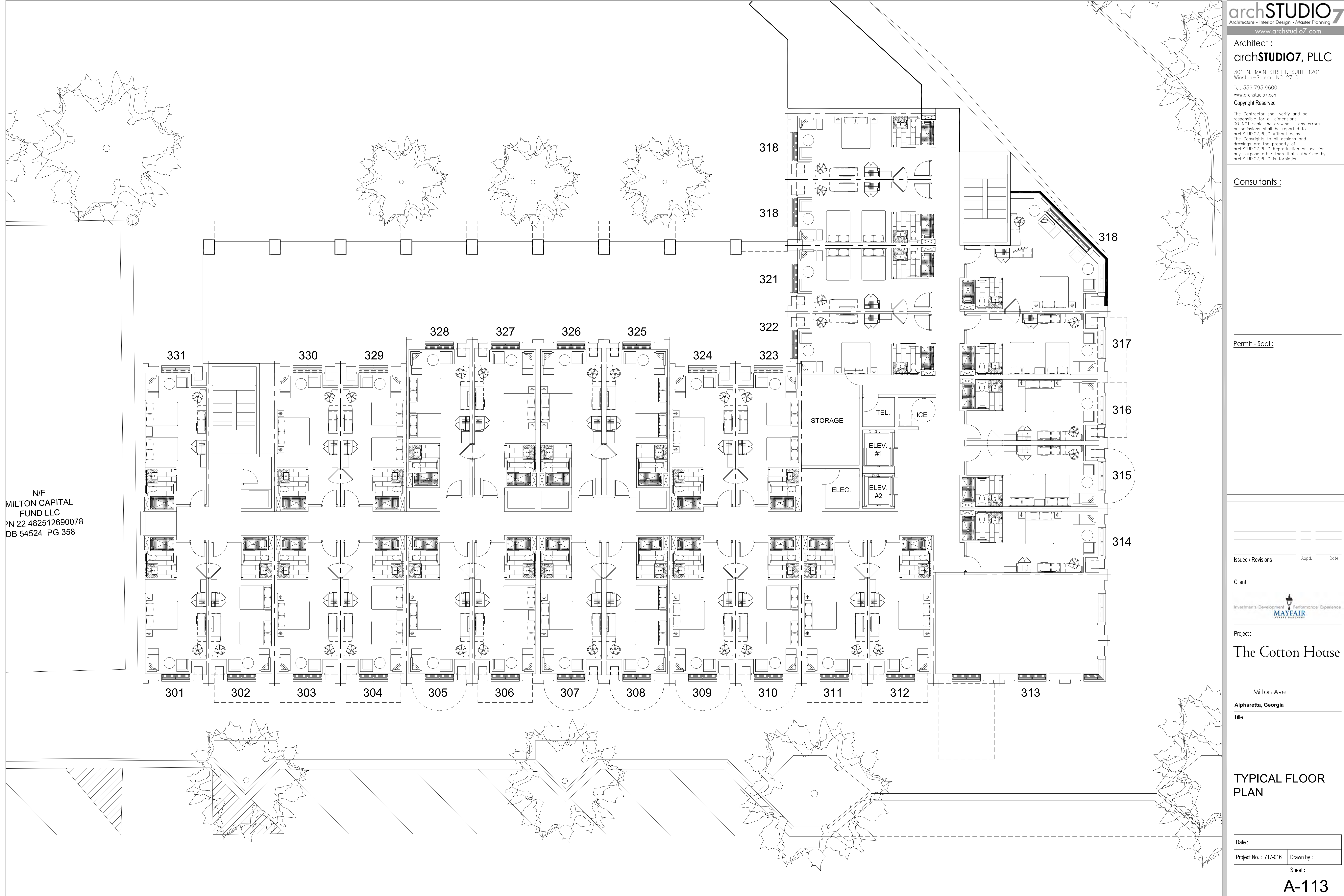
Title :

SITE PLAN & 1ST FLOOR PLAN

Date : _____

Project No. : 717-016	Drawn by :
-----------------------	------------

Sheet : _____



N/F
MILTON CAPITAL
FUND LLC
PN 22 482512690078
DB 54524 PG 358

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: _____

☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

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

Contact Information:

Contact Name: Jason Joseph

Telephone: 678-802-4912

Address: 5920 O'Dell Street

Suite: 202

City: Cumming

State: GA

Zip: 30040

Fax: 404-935-5235

Mobile Tel: 678-521-6070

Email: jj@mayfairstreetpartners.com

Subject Property Information:

Address: Milton Avenue

Current Zoning: C-2

District: 2

Section: 2

Land Lot: 1269

Parcel ID: *See below

*22-4825-1269-021-9, 22-4823-1269-010-4,
22-4823-1269-060-9, 22-4825-1269-006-0,
22-4825-1269-005-2

Proposed Zoning: DT-C

Current Use: retail and office

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?

Boutique hotel with associated retail and restaurant uses.

Applicant's Request (Please itemize the proposal):

To rezone the property DT-C, to have a Conditional Use for Hotel, and to have a height variance.

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

Applicant intends to develop a boutique hotel with retail space and restaurant on the main floor.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Jason C. Joseph

Telephone: 678-802-4912

Address: 5920 O'Dell Street

Suite: 202

City Cumming

State: GA

Zip: 30040

Authorization:

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

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: VS Milton Retail, LLC

Telephone: 678-802-4912

Address: 5920 O'Dell Street

Suite: 202

City Cumming

State: GA

Zip: 30040

So Sworn and Attested:

Owner Signature: _____

(Jason C. Joseph)

Date: _____

9-20-2017

Notary:

Notary Signature: _____



Date: _____

9/20/17

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Thomas W. Phillips

Telephone: 843-319-4018

Address: 1135 Mimosa Drive

Suite:

City Florence

State: SC

Zip: 29501

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: VS Milton Retail, LLC

Telephone: 678-802-4912

Address: 5920 O'Dell Street

Suite: 202

City Cumming

State: GA

Zip: 30040

So Sworn and Attested:

Owner Signature:

(Thomas W. Phillips)

Date:

Notary:

Notary Signature:

Date:

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: VS Milton Retail, LLC

Subject Public Hearing Case: Milton Avenue Hotel

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: None

Position: _____

Description of Contribution: N/A

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: _____

(Jason C. Joseph)

Date: _____

9-20-2017

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

Adding a boutique hotel to the Downtown Development Plan is a compatible, supporting use for downtown office, retail and office development.

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

If developed, the hotel will increase the value of surrounding properties and have a positive effect on their uses.

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

The property consists of old structures which under utilize the properties. The economic value is unreasonably limited. Construction of new buildings will grant the property reasonable economic use.

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

See traffic generation report.

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

There would be no impact on schools. Sufficient utilities are in place to accommodate the intended use.

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

The proposal is consistent with the purpose and intent of the Downtown Development Plan.

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

With the creation of City Center, the business core of downtown Alpharetta is re-developing with a mixture of office and commercial uses. The proposed hotel is a vital part of that re-development.

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.

A boutique hotel has to have a minimum of 120 guest rooms, retail amenities and a restaurant. To put those requirements on a small, downtown property requires a small height variance from 60 feet to 67 feet. There is precedent in downtown Alpharetta for height variances or new construction.

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

It would create a hardship in that Applicant would have to sacrifice architectural design and accessory uses. Without the height variance, not enough hotel rooms and retail can be constructed. The project cannot be developed as a hotel by a national hotel company without sufficient rooms and amenities. The project could not be developed.

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

The property is small in size and the use requires certain amenities and a minimum number of rooms which can be achieved by increasing the height, making the project financially viable.

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.

If granted, the relief would cause no detriment to the public good, nor impair the purpose and intent of the UDC. The use will enhance the Downtown Development central core.

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.

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: Milton Avenue Hotel

Contact Name: Don Rolader

Telephone: 770-442-0330

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.

All those persons listed on Exhibit "A" attached hereto

and incorporated herein by reference.

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.

Response may be by mail, telephone call, fax, email or personal meeting.



Sep. 21, 2017

21 Milton Avenue
500' PROPERTY OWNERS

Beanies Prop LLC
233 Canton St.
Alpharetta, GA 30004

Thirty Four Thirty Six Church St. LLC
233 Canton Street
Alpharetta, GA 30004

Martha Stone
1525 Holbrook Campground Rd
Cumming, GA 30040

Sara H Lunsford
245 Chinberry Dr
Roswell, GA 30076

Larry L & Marge A Attig
225 Oakmere Dr
Alpharetta, GA 30009

Chalk 2 Champions LLC
38 N. Main St
Alpharetta, Ga 30009

Hyper Chatter LLC
11680 Great Oaks Way
Suite 175
Alpharetta, GA 30022

East Canton LLC
11785 Northfall Lane
Suite 510
Alpharetta, GA 30009

The Waters Bldg. LLC
241 Lake Forrest Lane
Atlanta, GA 30342-3211

Delson Stories Inc.
3270 Cochise Drive
Atlanta, GA 30339

28 North Main St. LLC
3270 Cochise Drive
Atlanta, GA 30339

City of Alpharetta
P.O. box 33275
Decatur, GA 30033

Ermine B Phillips
205 Slaton Circle
Roswell, GA 30076

Milton Capital Fund LLC
705 Windwalk Dr
Roswell, GA 30076

Stonewalk Loft Alp. LLC
170 Westbury Lane
Alpharetta, Ga 30005

Blue Devil Asso. LLC
1100 Powers Place
Alpharetta, GA 30004



Alpharetta First United Methodist Church Inc.
69 North Main Street
Alpharetta, GA 30004

GA Fed Sav & Loan Assn.
P.O. Box 2609
Carlsbad, CA 92018-2609

First Baptist church of Alpharetta
42 Academy Street
Alpharetta, GA 30009-3702

City of Alpharetta
2667 Crestworth Lane
Buford, GA 30519

City of Alpharetta
287 South Main St
Alpharetta, GA 30004

City of Alpharetta
2 South Main St
Alpharetta, GA 30009

Joseph K Lockwoody
369 Dorris Rd
Alpharetta, GA 30004

Parsons Ace Hardware
10465 Stonefield Lndg.
Duluth, GA 30097-5951

Carlos L Bagwell Revocable Trust
40 Roswell St
Alpharetta, GA 30009

33 South Main LLC
1905 Evergreen Ln
Alpharetta, GA 30009

Palmer Family Investments LLC
79 S. Main St
Alpharetta, GA 30009

Stephen P Leafe
30 Milton Ave
Alpharetta, Ga 30009

D & R Miller Holdings LLC
980 Birmingham Rd
Suite 501-391
Alpharetta, GA 30004

44 Milton Ave Partners LLC
53 South Main St
Suite 300
Alpharetta, Ga 30009

Alpharetta Town Commons LLC
2801 Buford Hwy NE
Suite T 70
Atlanta, GA 30329

City of Alpharetta
1065 Chantilly Dr
Alpharetta, Ga 30004

City of Alpharetta
2 South Main St
Alpharetta, GA 30201

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 1269 of the 2nd District, 2nd Section of Fulton County, Georgia and being more particularly described as follows:

Beginning at a point located at the intersection of the North Right-of-Way line of Milton Avenue with the West Right-of-Way line of Old Canton Street;

thence, proceed North 88° 33' 05" West for a distance of 81.00 feet to a point;

thence, North 88° 34' 05" West for a distance of 40.50 feet to a point;

thence, North 88° 34' 05" West for a distance of 83.97 feet to a point;

thence, North 01° 33' 35" East for a distance of 100.08 feet to a point;

thence, North 88° 26' 25" West for a distance of 57.00 feet to a point;

thence, South 01° 33' 35" West for a distance of 10.44 feet to a point;

thence, North 89° 06' 30" West for a distance of 7.03 feet to a point;

thence, North 43° 10' 30" West for a distance of 36.70 feet to a point;

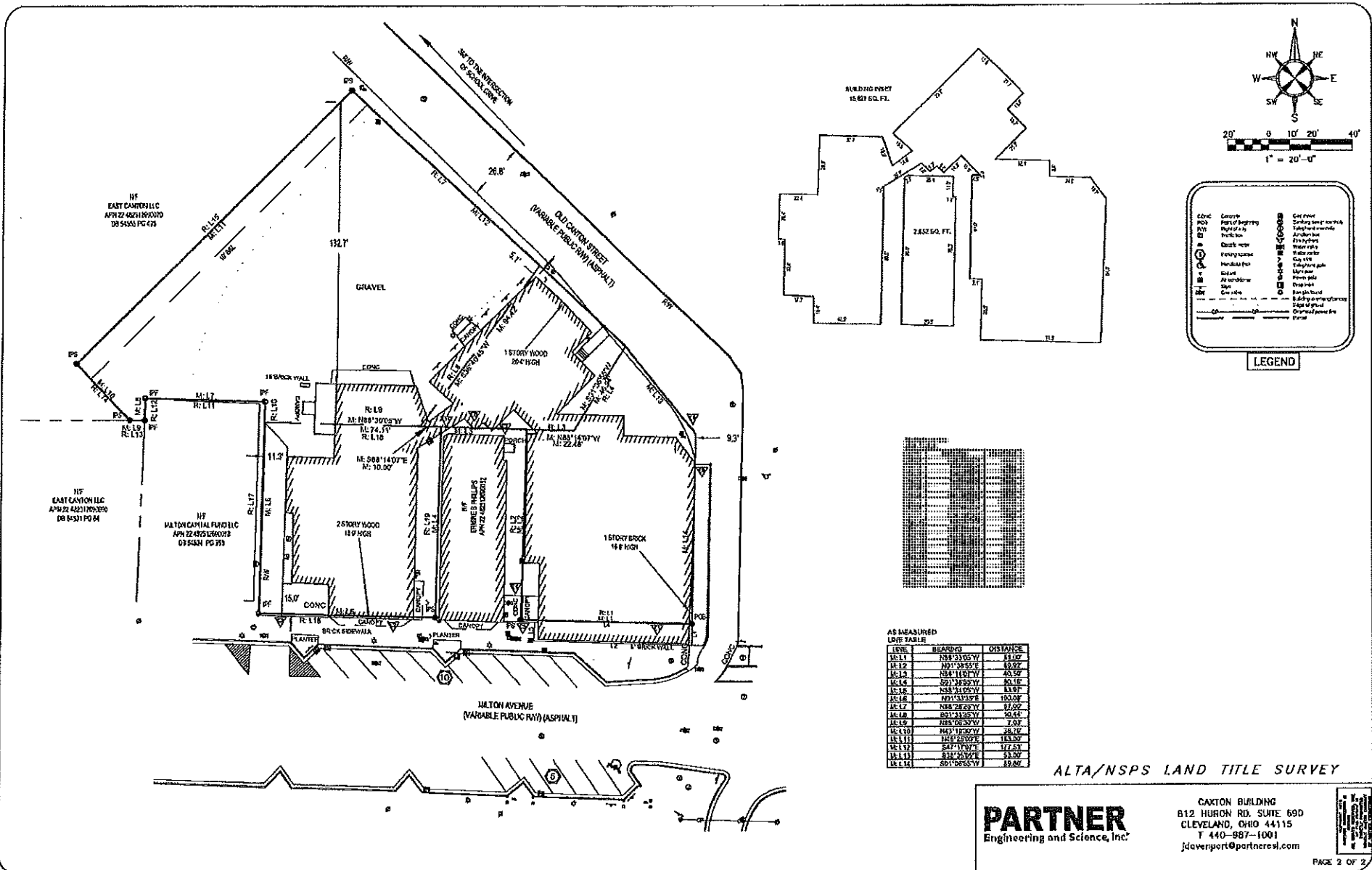
thence, North 45° 25' 00" East for a distance of 183.00 feet to a point;

thence, South 47° 17' 07" East for a distance of 177.53 feet to a point;

thence, South 38° 35' 05" East for a distance of 53.00 feet to a point;

thence, South 01° 06' 55" West for a distance of 89.80 feet to a point and The True Point of Beginning.

Containing within said bounds 0.989 acres (43,089 square feet) more or less.



ROLADER & ROLADER, P.C.

ATTORNEYS AND COUNSELORS AT LAW
1865 LOCKEWAY DRIVE, SUITE 601
ALPHARETTA, GEORGIA 30004
Telephone (770) 442-0330
Fax (770) 442-0641
www.roladerandrolader.com

DONALD A. ROLADER
don@roladerandrolader.com

D.W. "Pete" ROLADER
1924 - 2011

September 22, 2017

Mayor and City Council
City of Alpharetta, Georgia
2 Park Plaza
Alpharetta, Georgia 30009

RE: Application of VS Milton Retail, LLC for Rezoning from C-2 to DT-C, Conditional Use for hotel and Variance on 0.989 acres on Milton Avenue, City of Alpharetta, Fulton County, Georgia

Dear Mayor and Councilpersons:

This firm represents VS Milton Retail, LLC, the Applicant, seeking approval of this Rezoning from C-2 to DT-C, Conditional Use Permit for a hotel and a Variance. This letter shall be construed as the Letter of Intent for this Application.

The subject property contains approximately 0.989 acres and is located on the north side of Milton Avenue. The property is in the core of downtown Alpharetta and is surrounded by retail, restaurant and office uses. The area is rapidly developing under the Downtown Plan.

Applicant proposes to rezone the property DT-C and construct a boutique hotel with associated retail and restaurants on the main floor. The impact on the surrounding area would be minimal and will compliment new projects developing in the vicinity, providing hotel accommodations in the center of the City. The property presently has outdated structures not usable for redevelopment.

Mayor and City Council
City of Alpharetta, Georgia
September 22, 2017
Page 2

The granting of this Zoning Application will have no negative impact on adjoining or nearby properties, but will provide a compatible supporting use. This development will not unduly tax any City of Alpharetta services, including, but not limited to, fire and police protection, water service and garbage collection. Presently sewer is available through Fulton County. The development will have no impact on the Fulton County School System. To fail to approve this Application will be of no benefit to the citizens of Alpharetta, Georgia while causing a financial burden upon the property owners and the Applicant. There is a current demand for a high quality boutique hotel near office and retail development downtown and City Center, and that demand is increasing presently.

Applicant requests the following Variance:

1. Height Variance to exceed the 60' maximum height by 7 feet.

Applicant has attached Constitutional Objections which are incorporated herein by reference and made a part hereof.

Property owner respectfully requests that the Mayor and City Council approve this Application for Rezoning, Conditional Use (hotel) and the Variance requested to allow the use of the property as indicated on the site plan.

Very truly yours,
ROLADER & ROLADER, P.C.



Donald A. Rolader

DAR/ddf
cc: Simon Burgess

CONSTITUTIONAL OBJECTIONS

Georgia Law and the procedures of the City of Alpharetta require us to raise Federal and State Constitutional objections during the rezoning application process. While the Owner anticipates a smooth application process, failure to raise constitutional objections at this stage may mean that the owner will be barred from raising important legal claims later in the process. Accordingly, we are required to raise the following constitutional objections at this time:

A denial of the Application would be unconstitutional in that it would destroy the Owner's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

Any application of the Code of the City of Alpharetta, or the Unified Development Code of the City of Alpharetta, to the Subject Property that prohibits the Owner from developing the Subject Property as proposed is unconstitutional, illegal, null and void because such an application constitutes a taking of the Owner's property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I, of the Constitution of the State of Georgia of 1983 and a violation of the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States because such an application denies the Owner an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would also constitute an arbitrary and capricious act by the City of Alpharetta without any rational basis therefore, thereby constituting an abuse of discretion in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the City of Alpharetta to grant the Application would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Owner and Owners of similarly situated property in violation of Article I,

Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any approval of the Application that subjects the Subject Property to conditions that are different from the conditions requested by the Owner, to the extent such different conditions would have the effect of further restricting the Owner's utilization of the Subject Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional category and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

In addition, this constitutes formal written notice to City of Alpharetta, pursuant to O.C.G.A. § 36-33-5, that the Owner plans to seek to recover all damages that it sustains or suffers as a result of the denial of this Application and/or the unconstitutional zoning of the Subject Property by the City of Alpharetta. Such damages may include, but are not necessarily limited to, damages related to the diminution in the value of the Subject Property, attorneys' fees and expenses of litigation.

Accordingly, the Owner respectfully requests that the City of Alpharetta grant the Application as requested.

ROLADER & ROLADER, P.C.

By: 

Donald A. Rolader
Attorney for Owner

1865 Lockeway Drive
Suite 601
Alpharetta, GA 30004
770-442-0330



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: Z-17-14/V-17-32 MID BROADWELL PARC

PLANNING COMMISSION: NOVEMBER 2, 2017

CITY COUNCIL: NOVEMBER 13, 2017

II. RECOMMENDATION:

Approve Z-17-14/V-17-32 Mid Broadwell Parc, subject to the following conditions:

1. The site, consisting of approximately 2.18 acres, shall be zoned R-15 and developed substantially similar to site plan submitted by Roger S. Lee & Associates, dated 9/25/2017, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. Home elevations shall be substantially similar to photographs submitted by the applicant (Exhibit A), with final approval by Staff.
3. Homes shall have a front covered entry and shall be a minimum 6' in depth.
4. Minimum building setbacks shall be: Front – 20' (as measured from edge of street), Side – 8', Rear – 20'.
5. Unfinished wood decks, fences or porches shall not be visible from Mid Broadwell Road.
6. The following specimen trees shall be saved: Tree #273 (41" Water Oak), #274 (39" Tulip Poplar), #275 (25" Water Oak), #276 (25" Water Oak), #277 (24" Water Oak), #279 (33" Water Oak), #280 (28" Red Maple), and #282 (24" Water Oak). Home sites shall be laid out to minimize impact to the existing tree canopy, as approved by Staff.
7. 20' decorative landscape strip shall be provided along Mid Broadwell Road and shall include a minimum 3' high planted berm or decorative low wall, as approved by Staff.
8. Minimum 10' landscape buffer shall be provided along the east, west and north property lines, consisting of 80% evergreen material. Existing trees shall be saved, where possible, within the perimeter landscape buffers.
9. Decorative pervious paver apron shall be required at the project entrance, as approved by Staff.
10. 5' internal sidewalk shall be constructed of pervious pavers, as depicted on the site plan.
11. Fire turnaround shall be constructed of grasscrete, or similar product, as approved by Staff.
12. Stormwater pond shall be heavily screened with a minimum 20' landscape strip on-grade from Mid Broadwell Road with evergreen landscaping, as approved by Staff.

III. REPORT IN BRIEF:

The applicant, Shervin and Sherry Bathaei, are requesting a change in zoning for 2.18 acres from R (Dwelling 'For-Sale', Residential) to R-15 (Dwelling 'For-Sale', Residential) for the purpose of subdividing the property into five (5) single-family detached lots. A variance is requested to allow a private street within residential lots. The subject property is located on the north side of Mid Broadwell Road, just west of Peyton Farm Drive.

DISCUSSION

The submitted request, if approved, will allow for the development of five (5) 'For-Sale' single-family detached lots on 2.18 acres with a proposed residential density of 2.3 dwelling units per acre. The property is currently zoned R (Dwelling, 'For-Sale' Residential) and is undeveloped. The subject property is located on the north side of Mid Broadwell Road, just west of Peyton Farm Drive.

The property is currently zoned R, which allows minimum one (1) acre lots. The property is undeveloped and heavily wooded. Properties surrounding the subject parcel are zoned R-15 (Dwelling, 'For-Sale' Residential) to the north, east and south and AG (Agriculture) to the west. Brierfield subdivision is located to the north and east and consists of minimum 15,000 square foot lots with a maximum density of 2.5 dwelling units per acre. Fuller Farms subdivision is located to the south and consists of minimum 15,000 square foot lots with a density of 1.41 dwelling units per acre. The AG property to the west is approximately four (4) acres and was recently purchased by the City for future park land.

The Comprehensive Land Use Plan reflects a 'Low Density Residential' future land use designation for the subject property. The R-15 (minimum 15,000 square feet) and R-12 (minimum 12,000 square feet) zoning districts are shown as appropriate zoning districts within the 'Low Density Residential' land use designation. The surrounding area is predominately zoned R-15; therefore, the R-15 zoning district is the most appropriate zoning district for the subject property.

The applicant requests a variance to allow a private street within residential lots. The Unified Development Code (UDC) Section 1.4.2. Defined Terms defines 'Lot' as:

"A portion of a subdivision, or any other parcel of land, intended as a unit for transfer of ownership or for development or both. In determining the area and dimensions of a lot, no part of the street right-of-way or private street easement may be included."

The subject property is approximately 700' deep by 138' wide. The narrowness of the property limits how it could be subdivided. The applicant proposes a 40' private street (access/utility) easement along the west side of the property and within the residential lots to provide access to each lot. In an effort to remove this variance request, the applicant proposed a shared driveway to serve the proposed residential subdivision and future City park. However, the City has not developed a site plan for the proposed park and is not prepared to make commitments as it relates to a shared driveway.

SITE PLAN

The submitted site plan depicts five (5) single-family detached lots with lots ranging in size from 16,562 to 16,865 square feet. All lots are oriented to and have access from a new private street along the west side of the property. A five-foot (5') paver sidewalk is depicted along the east side of the new private street. Each lot has a minimum lot width of 120'. Building footprints are provided on the site plan to show how an appropriately-sized home can fit on each lot. The maximum impervious area on any one lot is 33%, which is below the maximum 50% impervious area permitted in the R-15 zoning district. The proposed site plan meets or exceeds the development standards in the R-15 zoning district, including minimum lot size, lot width, building setbacks, maximum impervious area, etc. In order to minimize impacts on the tree

canopy, staff recommends minimum building setbacks be: Front – 20’ (as measured from edge of street), Side – 8’ and Rear – 20’.

The property is wooded and consists of a mix of hardwoods and Pines. The tree survey and assessment identify several specimen quality trees on the property. If approved, staff recommends certain tree saves, tree saves in perimeter landscape buffers and that home sites be laid out in such a way to minimize impacts on the tree canopy. A stormwater pond is depicted along Mid Broadwell Road on a separate parcel of just under 12,000 square feet in size. If approved, staff recommends conditions requiring heavy landscape screening of the pond from Mid Broadwell Road.

TRAFFIC

The proposed subdivision, consisting of five (5) single-family detached homes, would generate five (5) PM Peak Hour trips.

SCHOOLS

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

FULTON COUNTY SCHOOLS – 5 Single-Family Detached Homes

School	Single Family Average #
Alpharetta Elementary School	0 to 3 students
Northwestern Middle School	0 to 1 students
Milton High School	0 to 2 students
TOTAL	0 to 6 students

Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 0 – 6 school age children. Numbers provided by Fulton County Schools show that Alpharetta Elementary School has capacity; however, Northwestern Middle School and Milton High School are currently over capacity.

STANDARDS FOR ZONING CHANGES

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

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

Response: The zoning proposal would allow 'For-Sale' single-family detached homes on minimum 15,000 square foot lots, which is consistent with the use of adjacent and nearby properties.

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

Response: The zoning proposal is consistent with the zoning and existing use of adjacent and nearby properties, which are zoned R-15 and developed with single-family detached homes.

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

Response: The applicant's proposal should not have significant impacts on the natural environment, if conditions are approved requiring protection of the existing tree canopy.

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

Response: The subject property could be developed with up to two (2) single-family detached lots under the existing R zoning district. However, surrounding residential properties are zoned R-15 and are developed with minimum 15,000 square foot lots.

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

Response: The zoning proposal should not have significant impacts on public facilities or services as the applicant's proposal would result in only five (5) residential units.

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

Response: The subject property is zoned R, which has a minimum lot size of one (1) acre. However, the Comprehensive Land Use Plan designation of the property is 'Low Density Residential', which allows the R-12 and R-15 zoning districts.

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

Response: The applicant's zoning proposal generally reflects a reasonable balance as the proposed development is consistent with the Comprehensive Land Use Plan designation of the property and surrounding development.

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

Response: The subject property could be developed with up to two (2) single-family detached lots under the existing R zoning, which requires a minimum 1-acre lot size. However, surrounding residential properties are zoned R-15 and developed with minimum 15,000 square foot lot size.

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

Response: The request to rezone the property to R-15 and to allow 'For-Sale' single-family detached use is consistent with the Comprehensive Land Use Plan designation of the property, which is 'Low Density Residential'.

VARIANCE REVIEW CRITERIA

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

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

Response: The subject property is long and narrow (approximately 700' by 138'), which limits how the property could be subdivided. A 40' private street is proposed along the west side of the property and within the residential lots to provide access to each lot. The maximum impervious area of any one lot, including the new street, driveway and building footprint, is 33% which is below the maximum 50% permitted in the R-15 zoning district. If the property were to be subdivided under the existing zoning of R (minimum 1 acre lots), a variance would likely be needed to allow a private street within residential lots due to the narrowness of the property.

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

Response: The subject property is long and narrow (approximately 700' by 138'), which limits how the property could be subdivided. The maximum impervious area of any one lot, including the new street, driveway and building footprint, is 33% which is below the maximum 50% permitted in the R-15 zoning district. If the property were to be subdivided under the existing zoning of R (minimum 1 acre lots), a variance would likely be needed to allow a private street within residential lots due to the narrowness of the property.

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

Response: The subject property is long and narrow (approximately 700' by 138'), which limits how the property could be subdivided. A 40' private street is proposed along the west side of the property and within the residential lots to provide access to each lot. The maximum impervious area of any one lot, including the new street, driveway and building footprint, is 33% which is below the maximum 50% permitted in the R-15 zoning district.

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

Response: Approval would not cause substantial detriment to the public good as the site plan has been laid out to minimize impacts on adjacent residential properties by placing the private street along the west property line. If the property were to be subdivided under the existing zoning of R (minimum 1 acre lots), a variance would likely be needed to allow a private street within residential lots due to the narrowness of the property.

CONCURRENCES

Staff has reviewed the applicant's proposal and finds that it can generally support the applicant's request for rezoning and variance. The proposed rezoning is consistent with the Comprehensive Land Use Plan designation of the property and surrounding residential development, which is Low Density Residential with R-15 zoning. Surrounding subdivisions have residential densities between 1.4 and 2.5 dwelling units per acre and adjacent lots are minimum 15,000 square feet. Therefore, staff believes that the applicant's proposed density of 2.3 dwelling units per acre is appropriate on the subject property.

The variance to allow a private street within residential lots can be supported given the narrow shape of the property, which would limit subdivision of the property under the current zoning. The maximum impervious area of any one lot, including the new street, driveway and building footprint, is 33% which is below the maximum 50% permitted in the R-15 zoning district. In addition, staff recommends a condition allowing reduced building setbacks in order to protect trees.

CITIZEN PARTICIPATION PLAN

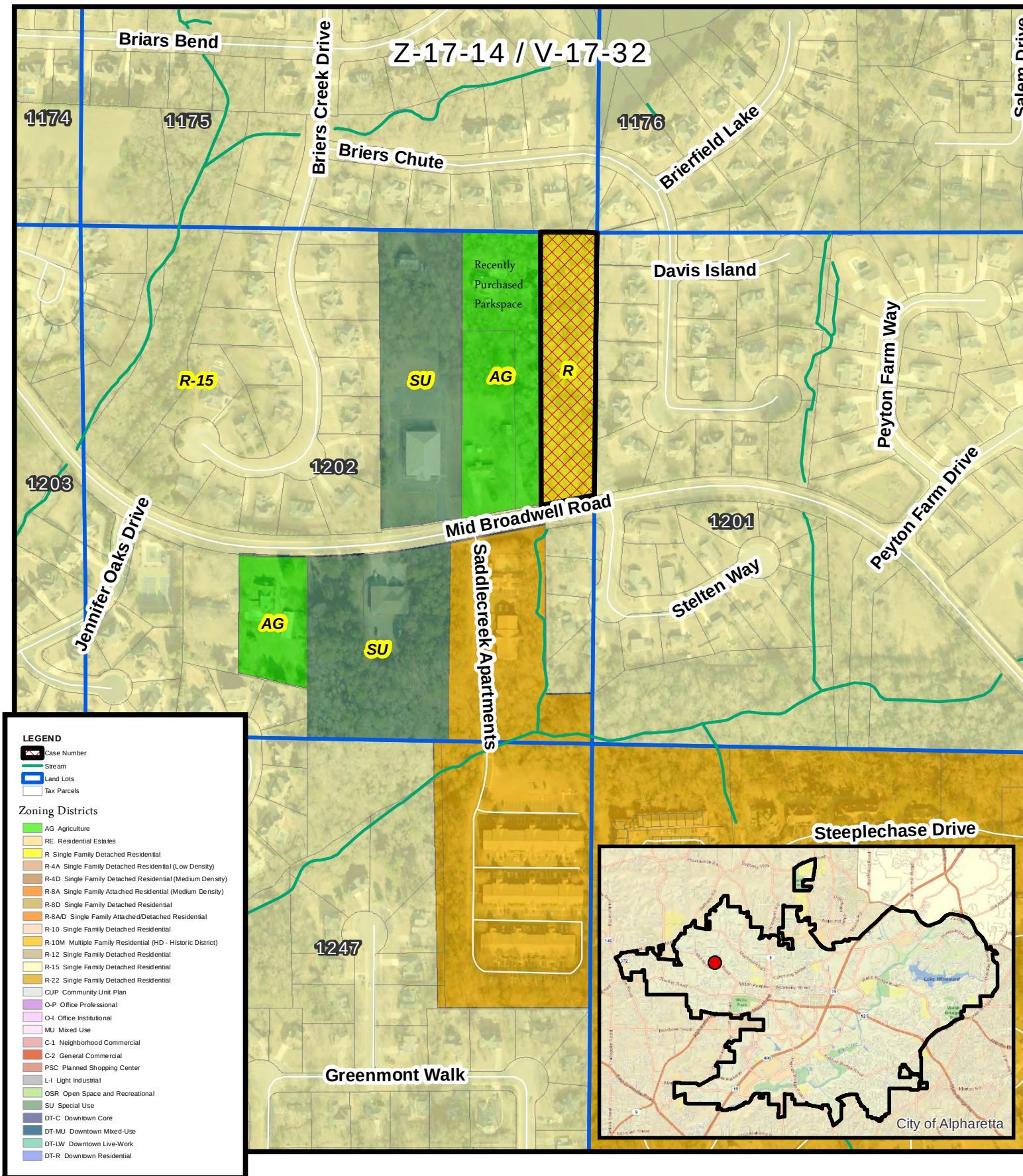
The report submitted by the applicant states that property owners were contacted regarding the applicant's intent. The report states that no comments were received.

Staff received correspondence regarding the applicant's proposal from two (2) residents in the adjacent Brierfield subdivision. Neither resident was for or against the applicant's proposal, but just wanted additional information to disseminate to the neighborhood.

IV. ATTACHMENTS:

- Site Plan
- Home Photographs





Zoning Map Mid Broadwell Parc

Z-17-14 / V-17-32

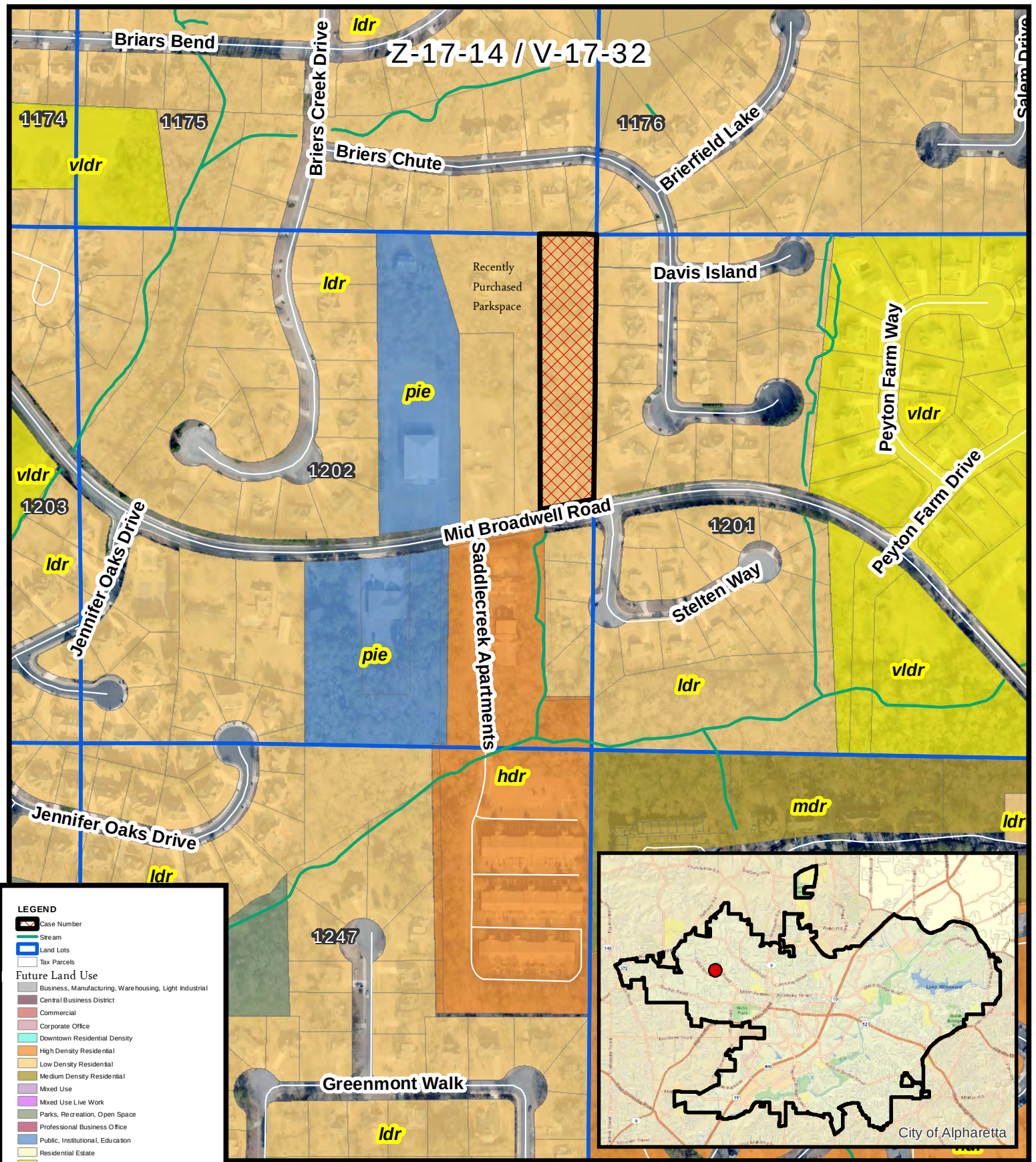
D/LL: 2/2/1072

PC Date: 11/2/17

CC Date: 11/13/17



Location Map Provided by:
Community Development - GIS

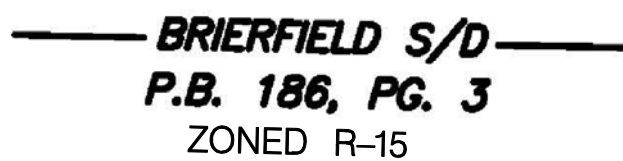


Future Land Use Mid Broadwell Parc

Z-17-14 / V-17-32
D/LL: 2/2/1072
PC Date: 11/2/17
CC Date: 11/13/17



Location Map Provided by:
Community Development - GIS



1. SUBJECT PARCEL IS 2.177 ACRES
2. CASE NUMBER: PHA170053.
3. BOUNDARY SURVEY AND TOPOGRAPHIC INFORMATION FROM SURVEY BY SITE WORKS SURVEYS & PLANNING DATED: FEBRUARY 12, 2015.
4. PARCEL IS CURRENTLY ZONED R SINGLE FAMILY DETACHED.
5. NO BUILDINGS, WELLS, DRAINAGE, FENCE, CELL TOWERS, OR ANY OTHER IMPROVEMENTS EXIST ON SITE.
6. NO PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA ACCORDING TO F.I.R.M. PANEL NO. 1312IC00054 F, LAST REVISED SEPTEMBER 18, 2013.
7. NO LAKES, STREAMS, OR ANY OTHER WETLANDS EXIST ON PARCEL.
8. PROPOSED DRIVEWAY EXCEEDS AASHTO INTERSECTION SIGHT DISTANCE REQUIREMENTS.
9. DEVELOPER/ENGINEER SHALL ENDEAVOR TO CONSTRUCT AND DESIGN AN EFFICIENT PROJECT TO LIMIT GRADING AND LAND DISTURBANCE. SITE SHALL BE LEFT IN BETTER CONDITION THAN WHEN FIRST OBSERVED.
10. HOME SHALL BE LOCATED TO LIMIT IMPACTS TO SPECIMEN TREES.
11. STORMWATER POND MUST MEET BUILDING SETBACKS.

GEORGIA811
Utilities Protection Center, Inc.



PROJECT No.

EXHIBIT A



EXHIBIT A



EXHIBIT A



CITIZEN PARTICIPATION FORM - PART B

This form must be completed and submitted to the City of Alpharetta Community Development Department a minimum of twenty (20) working days prior to the scheduled Public Hearing. Failure to do so will result in cancellation of the scheduled hearing.

Public Hearing or Project Name: Midbroadwell Parc

Contact Name: Shervin Bathaei

Telephone: 678-650-2155

Please describe comments and concerns provided by any and all individuals contacted as part of the the Citizen Participation Program. If any individuals provided written correspondence, please attach copies of same to this report.

Public Participation Letters were mailed via certificate of mailing on October 13, 2017, notifying adjacent and nearby property

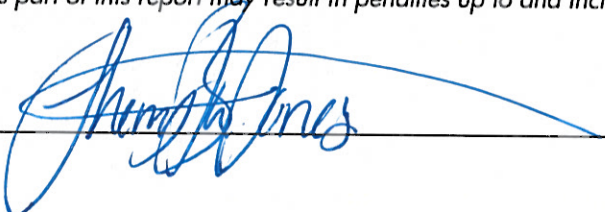
owners of the proposed application. A copy of the public participation letter and a copy of the mailing receipts are attached.

Method by which these individuals were contacted. Please mark all that apply. *Please provide samples of any and all written communications used to provide notification.*

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

Attach a list of people who have been notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified.

I, the undersigned, as an authorized representative of the applicant and Public Hearing item identified above, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Citizen Participation Form - Part B and in any and all documents provided in support of this report are true and accurate. I further understand that any false statements provided by representatives of the applicant as part of this report may result in penalties up to and including denial of the subject application.

Signature of Authorized Agent: 

Date: 10/13/2017

Print Form

Shervin Bathaei
678-650-2155
MidBroadwellParc@gmail.com

October 12, 2017

Dear Property Owner:

Please be advised that a formal application has been submitted to the City of Alpharetta seeking approval of a Public Hearing Application for the following described property:

*1500 Mid Broadwell Road Alpharetta, GA 30004;
Located two properties East of The Alpharetta Church of God, and across the
street from Fuller Farms Subdivision*

The petitioner is asking the City to approve this application for rezoning and variance to allow development of a small and upscale, five single-family home community, zoned R-15, matching the zoning of surrounding properties. A variance is requested to allow an access driveway on residential lots.

Public Hearings will be held to provide you an opportunity to become fully aware of our development intentions and to give you an opportunity to provide input. The Planning Commission meeting will be held on Thursday, November 2, 2017 at 6:30 PM and the City Council meeting will be held on Monday, November 13, 2017 at 6:30 PM. Both meetings will be held at Alpharetta City Hall, located at 2 South Main Street, Alpharetta GA 30009.

Should you have questions prior to the scheduled public hearing meetings, please feel free to contact me at the contact information above.

Sincerely,

Shervin Bathaei



Citizen Participation Form- Part A (continued)

Home Owners of Brierfield Subdivision at:

1210 Briers Creek Drive Alpharetta GA 30004
1220 Briers Creek Drive Alpharetta GA 30004
1230 Briers Creek Drive Alpharetta GA 30004
1240 Briers Creek Drive Alpharetta GA 30004
1250 Briers Creek Drive Alpharetta GA 30004
1260 Briers Creek Drive Alpharetta GA 30004
1270 Briers Creek Drive Alpharetta GA 30004
1280 Briers Creek Drive Alpharetta GA 30004
1290 Briers Creek Drive Alpharetta GA 30004

1505 Brier Chute Alpharetta, GA 30004
1515 Brier Chute Alpharetta, GA 30004
1525 Brier Chute Alpharetta, GA 30004
1530 Brier Chute Alpharetta, GA 30004
1540 Brier Chute Alpharetta, GA 30004
1545 Brier Chute Alpharetta, GA 30004
1550 Brier Chute Alpharetta, GA 30004
1555 Brier Chute Alpharetta, GA 30004
1565 Brier Chute Alpharetta, GA 30004
1575 Brier Chute Alpharetta, GA 30004
1585 Brier Chute Alpharetta, GA 30004
1590 Brier Chute Alpharetta, GA 30004
1595 Brier Chute Alpharetta, GA 30004
1605 Brier Chute Alpharetta, GA 30004
1610 Brier Chute Alpharetta, GA 30004
1615 Brier Chute Alpharetta, GA 30004
1620 Brier Chute Alpharetta, GA 30004
1625 Brier Chute Alpharetta, GA 30004
1635 Brier Chute Alpharetta, GA 30004
1645 Brier Chute Alpharetta, GA 30004
1655 Brier Chute Alpharetta, GA 30004
1665 Brier Chute Alpharetta, GA 30004
1670 Brier Chute Alpharetta, GA 30004
1680 Brier Chute Alpharetta, GA 30004
3000 Brier Chute Alpharetta, GA 30004

1600 Davis Island Alpharetta, GA 30004
2010 Davis Island Alpharetta, GA 30004
2015 Davis Island Alpharetta, GA 30004
2025 Davis Island Alpharetta, GA 30004

3005 Brierfield Lake Alpharetta, GA 30004

3010 Brierfield Lake Alpharetta, GA 30004
3015 Brierfield Lake Alpharetta, GA 30004
3020 Brierfield Lake Alpharetta, GA 30004
3025 Brierfield Lake Alpharetta, GA 30004

Homeowner of Fuller's Farm Subdivision at:

1485 Stelten Way Alpharetta, GA 30004
1490 Stelten Way Alpharetta, GA 30004
1495 Stelten Way Alpharetta, GA 30004
1500 Stelten Way Alpharetta, GA 30004
1505 Stelten Way Alpharetta, GA 30004
1510 Stelten Way Alpharetta, GA 30004
1515 Stelten Way Alpharetta, GA 30004
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1545 Stelten Way Alpharetta, GA 30004
1550 Stelten Way Alpharetta, GA 30004
1555 Stelten Way Alpharetta, GA 30004
1565 Stelten Way Alpharetta, GA 30004

Name and Address of Sender

Check type of mail or service:

- ☐ Certified
☐ COD
☐ Delivery Confirmation
☐ Express Mail
☐ Insured
- ☐ Recorded Delivery (International)
☐ Registered
☐ Return Receipt for Merchandise
☐ Signature Confirmation

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Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Fee																	
1.	Home owner of: 1210 Briers Creek Dr Alpharetta, GA 30004																			
2.	1220 Briers Creek Dr Alpharetta, GA 30004																			
3.	1230 Briers Creek Dr. Alpharetta, GA 30004																			
4.	1240 Briers Creek Dr Alpharetta, GA 30004																			
5.	1250 Briers Creek Dr. Alpharetta, GA 30004																			
6.	1260 Briers Creek Dr. Alpharetta, GA 30004																			
7.	1270 Briers Creek Dr. Alpharetta, GA 30004																			
8.	1280 Briers Creek Dr. Alpharetta, GA 30004																			
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)																		
See Privacy Act Statement on Reverse																				

Check type of mail or service:

- ☐ Certified
☐ COD
☐ Delivery Confirmation
☐ Express Mail
☐ Insured
- ☐ Recorded Delivery (International)
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☐ Signature Confirmation

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Article Number

Addressee (Name, Street, City, State, & ZIP Code)

Postage

Free

1.

1290 Briers Creek Dr.
Alpharetta, GA 30004

2.

1505 Brier Chute
Alpharetta, GA 30004

3.

1505 Brier Chute
Alpharetta, GA 30004

4.

1525 Brier Chute
Alpharetta, GA 30004

5.

1530 Brier Chute
Alpharetta, GA 30004

6.

1540 Brier chute
Alpharetta, GA 30004

7.

1545 Brier Chute
Alpharetta, GA 30004

8

1550 Brier chute
Alpharetta, GA 30004

Total Number of Pieces
Listed by Sender

Total Number of Pieces
Received at Post Office

Postmaster, Per (Name of receiving employee)

See Privacy Act Statement on Reverse

Name and Address of Sender

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1.	1615 Brier Chute Alpharetta, GA 30004							
2.	1620 Brier Chute Alpharetta, GA 30004							
3.	1625 Brier Chute Alpharetta, GA 30004							
4.	1635 Brier Chute Alpharetta, GA 30004							
5.	1645 Brier Chute Alpharetta, GA 30004							
6.	1655 Brier Chute Alpharetta, GA 30004							
7.	1665 Brier Chute Alpharetta, GA 30004							
8.	1670 Brier Chute Alpharetta, GA 30004							
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)						
See Privacy Act Statement on Reverse								

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1.	3015 Brierfield Lake Alpharetta, GA 30004											
2.	3020 Brierfield Lake Alpharetta, GA 30004											
3.	3025 Brierfield Lake Alpharetta, GA 30004											
4.	1485 Stelten Way Alpharetta, GA 30004											
5.	1490 Stelten Way Alpharetta, GA 30004											
6.	1495 Stelten Way Alpharetta, GA 30004											
7.	1500 Stelten Way Alpharetta, GA 30004											
8.	1505 Stelten Way Alpharetta, GA 30004											
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)		See Privacy Act Statement on Reverse								

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Delivery Confirmation	
Signature Confirmation	
Special Handling	
Restricted Delivery	
Return Receipt	

Total Number of Pieces Received at Post Office

Postmaster, Per (Name of receiving employee)

See Privacy Act Statement on Reverse



Tree Study Report

Mid Broadwell Parc Alpharetta GA 30004

Date of Inspection 9/14/2017

Inspector

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

Developer

Sherwin Bathaei
sherwinbathaei@yahoo.com

INTRODUCTION

This inspection was made to verify trees that meet Specimen Tree criteria and/or meet the criteria for an Arborist Report as outlined in the City of Alpharetta checklist..

METHODOLOGY

The project site was traversed to identify trees that meet the minimum size criteria for Specimen trees, including boundary trees within 30 feet outside of the parcel limits and potential 'Trees of Character.' Boundary trees can only be inspected from the subject parcel, unless written permission is given by the neighboring parcel owner. This inspection uses Level I and Level II assessment standards. Level III standards can be applied at the customers request.

Any tree which qualifies for special consideration for preservation due to its size, type, condition, location or historical significance and which also meets the minimum size criteria set forth below:

30-inch DBH or larger for trees in the *Pinus* genus

30-inch diameter or larger for trees in the Sweetgum or Tulip poplar genus

20-inch DBH or larger for trees in the *Cedrus*, *Thuja*, or other ecologically similar trees

20-inch diameter or larger for trees in the Beech, *Nyssa*, Persimmon, Sassafras, or other ecologically similar trees

20-inch diameter or larger for *Magnolia grandiflora* and those cultivars that generally reach a mature height over 40'

24-inch DBH or larger for trees in all other genera

10-inch DBH or larger for Sourwood

Understory Trees: 8-inch DBH diameter or larger

DEFINITIONS OF TREE HEALTH

GOOD - Few if any pathological problems exist; canopy is full, leaf density is above average, and live crown ratio is generally 50% or greater

FAIR - vigor is reasonable but a minor pathological problem may exist; leaf density is average; live crown ratio may be less than 50%. Most urban trees fall in this category.

POOR - vigor is waning, some dieback may be present, leaf density is below average; a significant pathological problem may be present; decay may exist within vital structures.

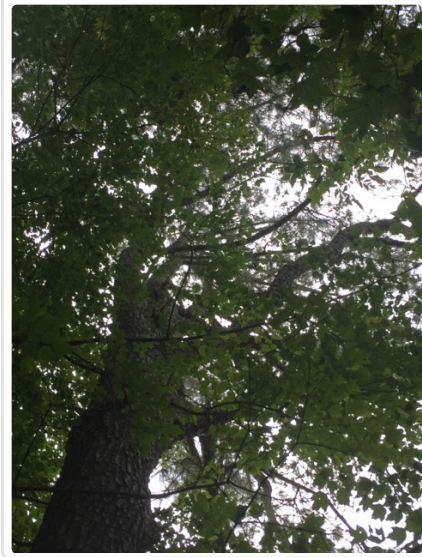
DECLINING - vigor is terminal, dieback is developing or is inevitable; tree has a limited life expectancy of less than 5 years.

Received 9.25.17

Tree 262

Species	30"	Pine, loblolly	<i>Pinus taeda</i>
Status	Specimen		
Health/Vigor	Fair	No significant problems identified; live crown ratio ~40%	
Structure	Asymmetric	One - sided canopy	

Other notes



Tree 263

Species	28"	Maple, red	<i>Acer rubrum</i>
Status	Specimen		
Health/Vigor	Fair	Moderate / sporadic bacterial weeping in lower trunk	
Structure	Multiple trunks	Asymmetric canopy; weighted to west	

Other notes Tree is not located on as built survey, may be boundary tree

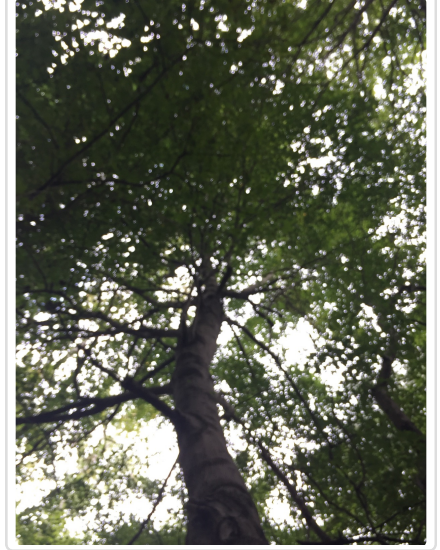


Received 9.25.17

Tree 264

Species	25"	Maple, red	<i>Acer rubrum</i>
Status	Not Specimen		
Health/Vigor	Fair	Minor bacterial weeping in lower trunk	
Structure	Asymmetric	Root plate region appears to have suffered a partial failure in the past; catastrophic failure is possible	

Other notes Tree is not located on as built survey, may be boundary tree

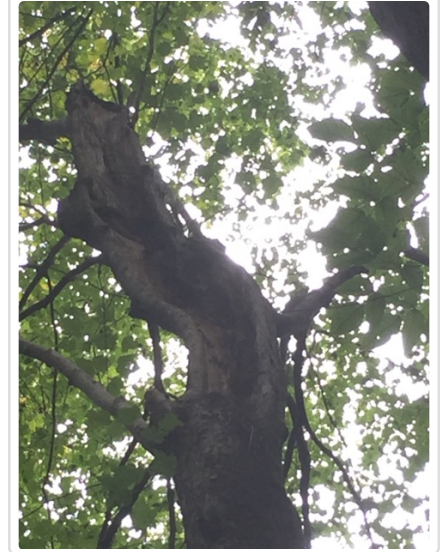


Received 9.25.17

Tree 265

Species	28"	Maple, red	<i>Acer rubrum</i>
Status	Specimen		
Health/Vigor	Fair	No significant problems identified; some bacterial weeping in lower trunk	
Structure	Multiple trunks	Small side stem, canopy is narrow but symmetrical; small stem is severely decayed at top	

Other notes



Tree 266

Species	32"	Sweetgum	<i>Liquidambar styraciflua</i>
Status	Specimen		
Health/Vigor	Good	No significant problems identified	
Structure	Single	Generally symmetric canopy, slightly weighted towards West	

Other notes Located off site



Received 9.25.17

Tree 267

Species	30"	Pine, loblolly	<i>Pinus taeda</i>
Status	Specimen		
Health/Vigor	Good	No significant problems identified	
Structure	Single		

Other notes



Tree 268

Species	31"	Pine, loblolly	<i>Pinus taeda</i>
Status	Specimen		
Health/Vigor	Fair	Possible old canker in lower trunk, sunken area	
Structure	Single	No major structural defects observed, low dead limbs	

Other notes



Received 9.25.17

Tree 269

Species	30"	Pine, loblolly	<i>Pinus taeda</i>
Status	Specimen		
Health/Vigor	Fair	No significant problems identified; numerous large dead limbs along lower trunk	
Structure	Single		

Other notes



Tree 270

Species	45"	Oak, water	<i>Quercus nigra</i>
Status	Specimen		
Health/Vigor	Fair	No significant problems identified	
Structure	Multiple trunks	Unit is actually two trees that have pressed against each other; seam Extends to soil level	
Other notes	Tree meets the narrative criteria for specimen status, however unit is actually two trees. City Arborist to review status.		

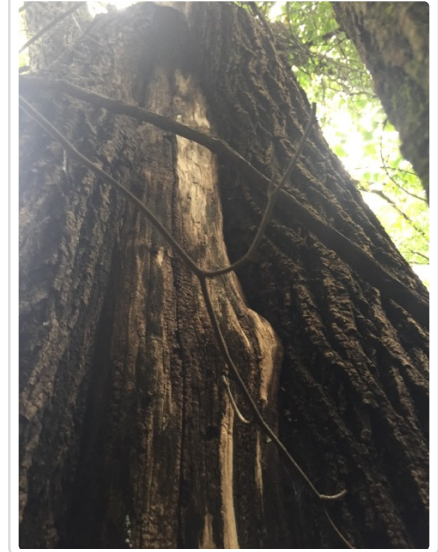


Received 9.25.17

Tree 271

Species	25"	Walnut, black	<i>Juglans nigra</i>
Status	Not Specimen		
Health/Vigor	Poor	Dieback in canopy on north aspect; column of decay in lower trunk, visible	
Structure	Multiple trunks		

Other notes



Tree 272

Species	17"	Sweetgum	<i>Liquidambar styraciflua</i>
Status	OK		
Health/Vigor	Fair	Leaf density is average	
Structure	Single	generally symmetric	

Other notes Possible 'Tree of Character' City Arborist to review.

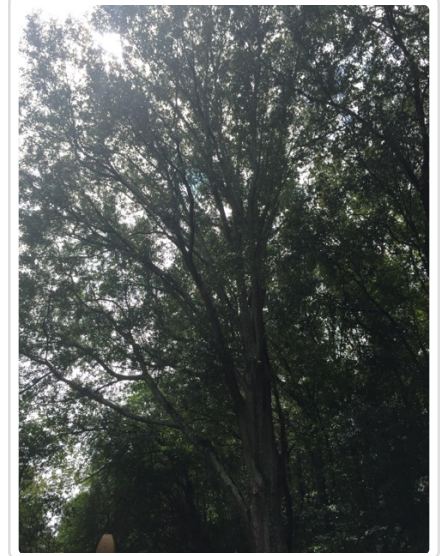


Received 9.25.17

Tree 273

Species	41"	Oak, water	<i>Quercus nigra</i>
Status	Specimen		
Health/Vigor	Good	No significant problems identified; small area of decay observed at base, apparently not problematic.	
Structure	Asymmetric	No significant structural defects observed; normal amount of deadwood accumulation	

Other notes



Received 9.25.17

Tree 274

Species	39"	Tuliptree	<i>Liriodendron tulipifera</i>
Status	Not Specimen		
Health/Vigor	Good	No significant problems identified	
Structure	Multiple trunks	Poor form; bark inclusion identified in lower trunk, internal decay suspected between stems.	
Other notes	Tree appears to meet narrative criteria for specimen status; however internal decay may disqualify ; city arborist to review		



Tree 275

Species	25"	Oak, water	<i>Quercus nigra</i>
Status	Specimen		
Health/Vigor	Good		
Structure	Asymmetric		Very poor canopy form
Other notes			



Received 9.25.17

Tree 276

Species	25"	Oak, water	<i>Quercus nigra</i>
Status	Specimen		
Health/Vigor	Good	No significant problems identified	
Structure	Asymmetric		
Other notes	Growing on slope edge		



Tree 277

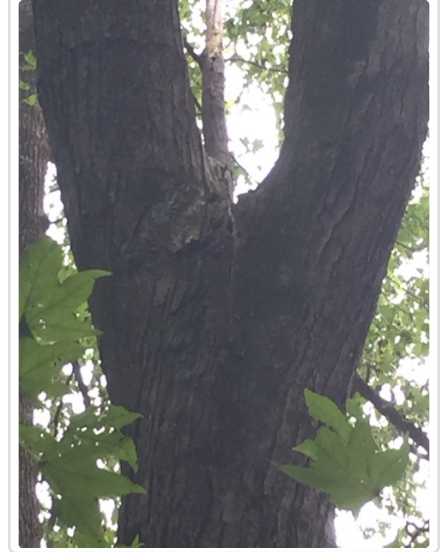
Species	24"	Oak, water	<i>Quercus nigra</i>
Status	Specimen		
Health/Vigor	Good		
Structure	Asymmetric	Growing on slope edge; large burl at base	
Other notes			



Received 9.25.17

Tree 278

Species	25"	Maple, red	<i>Acer rubrum</i>
Status	Not Specimen		
Health/Vigor	Fair	Leaf density is average	
Structure	Bifurcated	Trunk bifurcation in a state of active failure.	
Other notes	Does not meet condition criteria; remove tree		



Tree 279

Species	33"	Oak, water	<i>Quercus nigra</i>
Status	Specimen		
Health/Vigor	Good	New significant problems identified	
Structure	Asymmetric	Poorly formed canopy; one-sided	
Other notes			

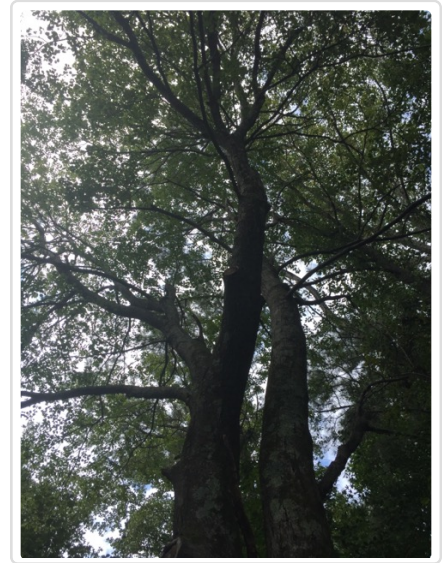


Received 9.25.17

Tree 280

Species	28"	Maple, red	<i>Acer rubrum</i>
Status	Specimen		
Health/Vigor	Good	No significant problems identified	
Structure	Bifurcated	No major structural defects observed; by furcation may become weak over time	

Other notes



Tree 281

Species	29"	Pine, loblolly	<i>Pinus taeda</i>
Status	Not specimen		
Health/Vigor	Poor	Trunk is significantly decayed internally ; produces characteristic resonance when sounded with a mallet	
Structure	Bifurcated		

Other notes

Does not meet size criteria; does not meet condition criteria



Received 9.25.17

Tree 282

Species	24"	Oak, water	<i>Quercus nigra</i>
Status	Specimen		
Health/Vigor	Good	No significant problems identified	
Structure	Asymmetric	No major structural defects identified	

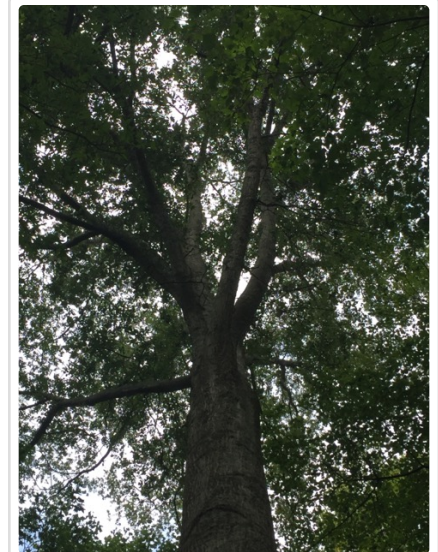
Other notes



Tree 283

Species	31"	Oak, water	<i>Quercus nigra</i>
Status	Specimen		
Health/Vigor	Good	No significant problems identified	
Structure	Bifurcated	No major structural defects identified	

Other notes



Summary

Total specimen trees identified: 16

Additional Recommendations

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

This site was evaluated for potential Trees of Character. Identification of these trees was dependent on desirable shape, size, and vigor. We determined the quality of tree on this site is limited to dense urban forest conditions, and few if any special trees could be located beyond Specimen status. Most understory trees are characterized by slim tall trunks, with asymmetrical or narrow canopies. If any buffer areas are proposed, then very small trees may fall under the classification of Trees of Character.

LIMITATIONS

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

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

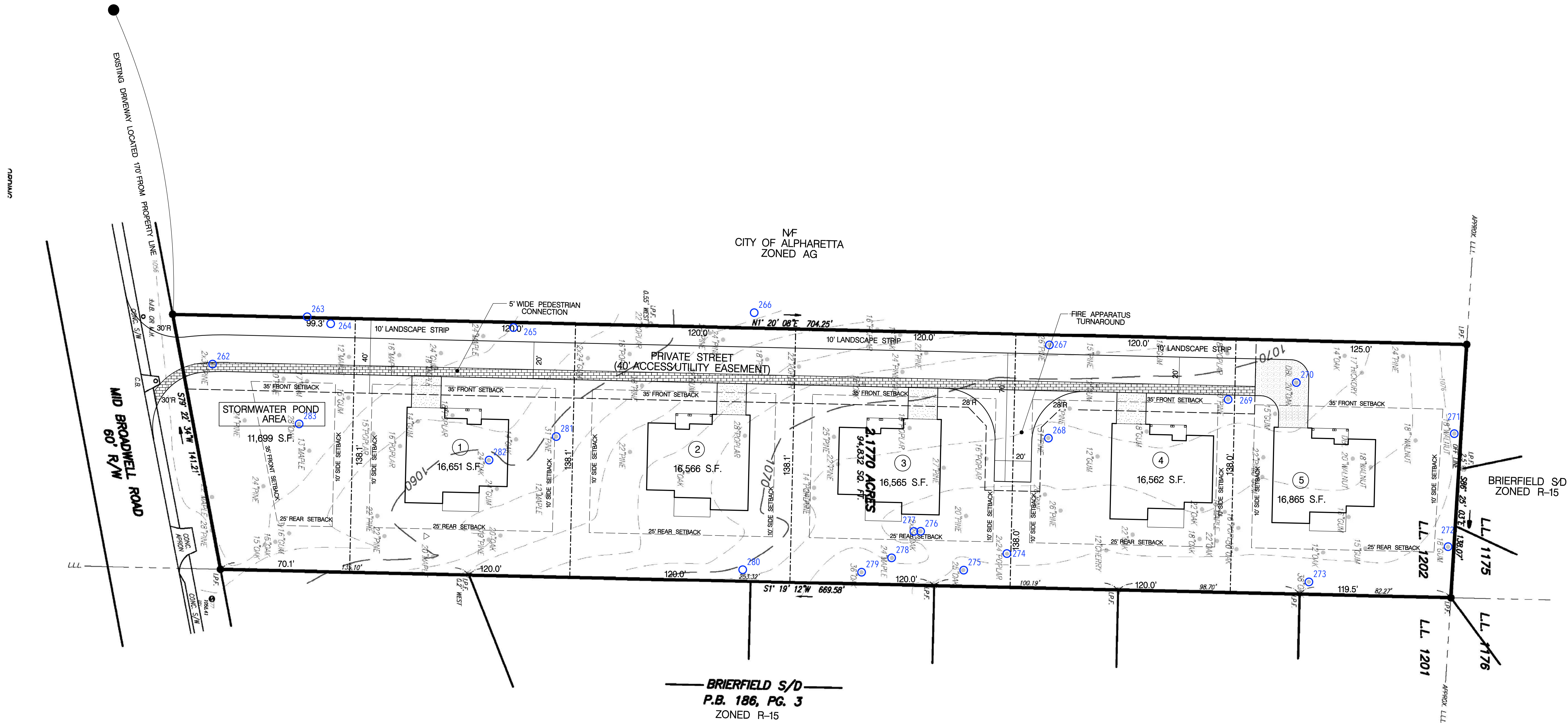
Certification

Date Certified: 9/14/2017

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



Jesse Milton
ISA #SO-1170B



NOTES:

- SUBJECT PARCEL IS 2.177 ACRES
- CASE NUMBER: PHA170053.
- BOUNDARY SURVEY AND TOPOGRAPHIC INFORMATION FROM SURVEY BY SITE WORKS SURVEYS & PLANNING DATED: FEBRUARY 12, 2015.
- PARCEL IS CURRENTLY ZONED R SINGLE FAMILY DETACHED.
- NO BUILDINGS, WELLS, DRIVEWAYS, FENCES, CELL TOWERS, OR ANY OTHER IMPROVEMENTS EXIST ON SITE.
- NO PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA ACCORDING TO F.I.R.M. PANEL NO. 13121C0054 F, LAST REVISED SEPTEMBER 18, 2013.
- NO LAKES, STREAMS, OR ANY OTHER WETLANDS EXIST ON PARCEL.
- PROPOSED DRIVEWAY EXCEEDS AASHTO INTERSECTION SIGHT DISTANCE REQUIREMENTS.
- DEVELOPER/ENGINEER SHALL ENDEAVOR TO CONSTRUCT AND DESIGN AN EFFICIENT PROJECT TO LIMIT GRADING AND LAND DISTURBANCE. SITE SHALL NOT BE MASS GRADED.
- HOME SHALL BE LOCATED TO LIMIT IMPACTS TO SPECIMEN TREES.
- STORMWATER POND MUST MEET BUILDING SETBACKS.

24 HOUR CONTACT:
SHERWIN BATHAEI
678-650-2155



PREPARED BY:

**ROGER S. LEE
& ASSOCIATES**
PROFESSIONAL
LAND SURVEYORS

P.O. BOX 1145
WOODSTOCK, GA 30188
PHONE 770-653-9984
CONTACT: ROGER S. LEE

PREPARED FOR:

**MID BROADWELL
PARK LLC**

4770 JETT ROAD
ATLANTA, GEORGIA 30327
CONTACT:
MR. SHERWIN BATHAEI
678-650-2155
sherwinbathaei@yahoo.com

MID BROADWELL PARC

MID BROADWELL ROAD
TAX ID # 22-448012020428

PROPERTY INFORMATION

LL 1202/ 2nd, 2nd

LAND LOT/DISTRICT/SECTION

ALPHARETTA, FULTON, GEORGIA

CITY, COUNTY, STATE

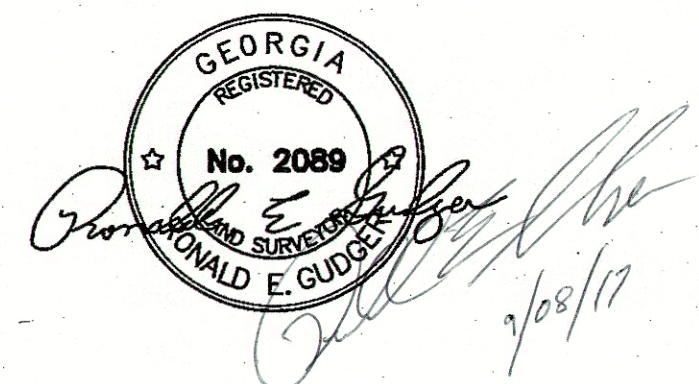
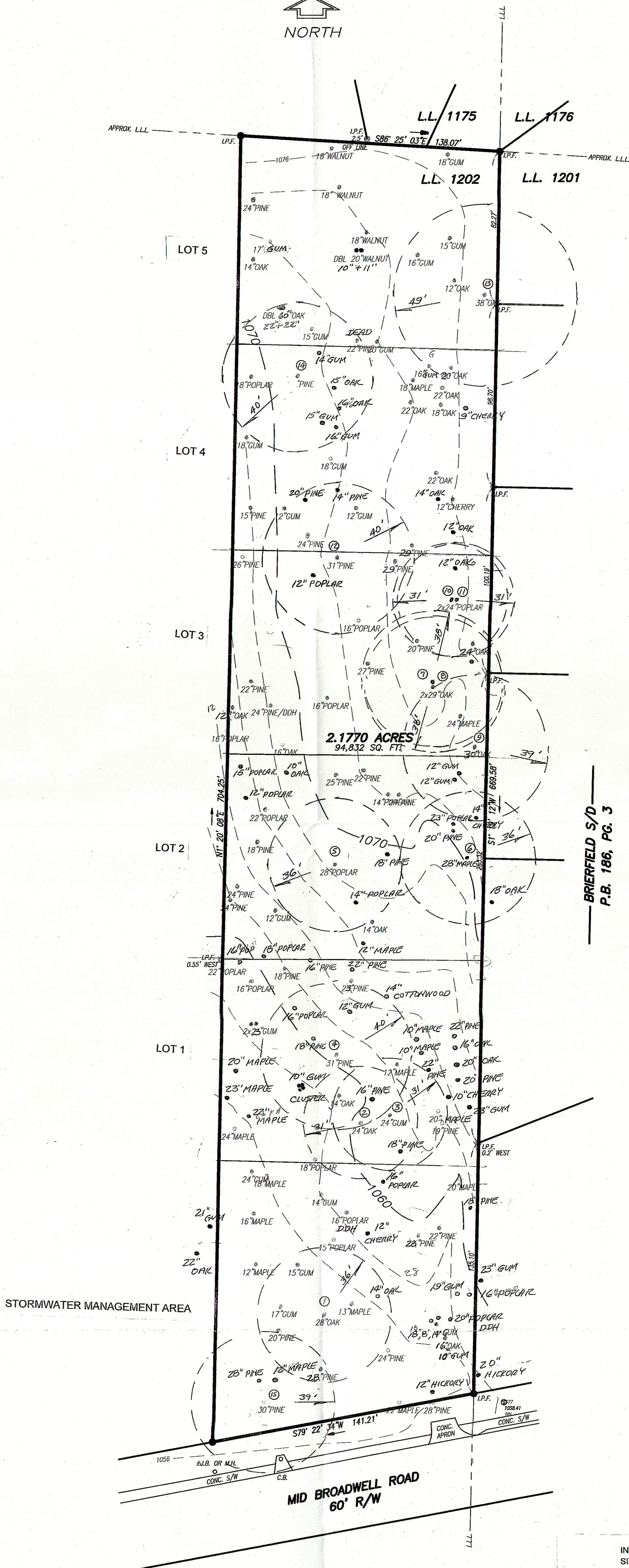
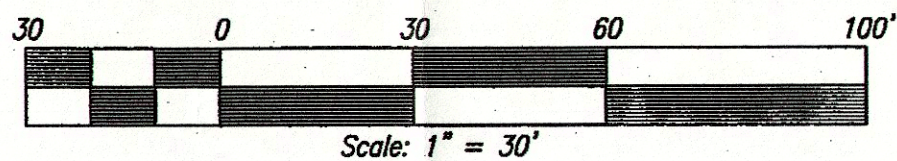
ZONING SITE PLAN

SIGNED / SEALED



REVISION		DATE	
No.	1.	08/25/2017	
DESIGN	REVISED AS PER CITY COMMENTS		
DRAWN			
CHECKED			
DATE			
PROJECT No.			

AS SHOWN
Z-1



FLOOD STATEMENT
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO F.I.R.M. PANEL #13121C0054 F LAST REVISED ON SEP. 18, 2013.

IN MY OPINION NO 'QUALITY TREES' EXIST ON THE PROPERTY. SITE IS VERY OVERGROWN WITH DENSE CANOPY LEAVING NO ROOM FOR LARGE OR SYMMETRICAL CROWN. MANY TRUNKS ARE LEANING OR CROOKED.

SPECIMEN TREES SHOWN WITH NUMBERS ARE FLAGGED WITH GREEN SURVEY FLAGGING ON THE SITE.

SURVEYED REG. CS
CALCULATED REG. RAM
DRAWN REG. RAM
DWG. NAME MID BROADWELL 1500
DATE FEB. 12, 2015

SITE WORKS
SURVEYS & PLANNING
7000 PEACHTREE DUNWOODY ROAD
BUILDING 6, SUITE 250
ATLANTA, GEORGIA 30328
PHONE: 770-396-6011 FAX: 770-396-2379
e-mail: gudgersurveying@bellsouth.net

RONALD E. GUDGER, LS
404-731-8696

SURVEY OF
MIDBROADWELL ROAD
TAX I.D.#22 449012020429
L.L. 1202, DISTRICT 2, SECTION 2
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

NO.	DATE	REVISION
1	9/07/17	UPDATED TREE INFO, ADDED PROPOSED LOT LINES

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

Z-17-14/V-17-32

Mid Broadwell Parc

FOR OFFICE USE ONLY

Case #: PHA170053

☒ Fee Paid

Initial: SB

Check # 98

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

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

Contact Information:

Contact Name: Sherry Bathaei Jones & Shervin Bathaei

Telephone: 404-966-7366

Address: 4770 Jett Rd NW

Suite: _____

City Atlanta

State: Ga

Zip: 30327

Fax: _____

Mobile Tel: 678-650-2155

Email: sbathaei@gmail.com, sherwinbathaei@yahoo.com, midbroadwellparc@gmail.com

Subject Property Information:

Address: 1500 Mid Broadwell Rd Alpharetta Ga 30004

Current Zoning: R

District: 2

Section: 2

Land Lot: 1202

Parcel ID: 22 44901202042

Proposed Zoning: R-15

Current Use: Vacant Land

This Application For (Check All That Apply):

☐ Conditional Use

☒ Rezoning

☒ Variance

☐ Comprehensive Plan Amendment

☐ Master Plan Amendment

☐ Master Plan Review

☐ Public Hearing

☐ Other (Specify): _____

SB J.
[Signature]

9/1/17

APPLICANT REQUEST AND INTENT

Z-17-14/V-17-32

Mid Broadwell Parc

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

A small subdivision zoned R15

Applicant's Request (Please itemize the proposal):

We have been working with the City of Alpharetta and the adjacent property for over a year now in attempts to rezone this vacant lot to a small R15 community and we are requesting varince to allow streets within a residential lot.

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

The development and construction of five single family homes


S.B.J.

9/1/17

PROPERTY OWNER AUTHORIZATION

Z-17-14/V-17-32

Mid Broadwell Parc

Property Owner Information:

Contact Name: Sherry Bathaei Jones & Shervin Bathaei

Telephone: 404-966-7366, 678-650-2155

Address: 4770 Jett Rd NW

Suite:

City Atlanta

State: GA

Zip: 30327

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: Sherwin Bathaei

Telephone: 678- 650-2155

Address: 4770 Jett Rd NW

Suite:

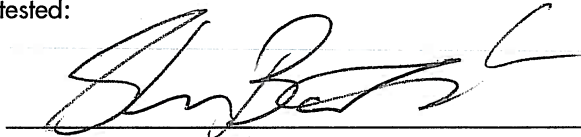
City Atlanta

State: GA

Zip: 30327

So Sworn and Attested:

Owner Signature:



Date:

8/31/17

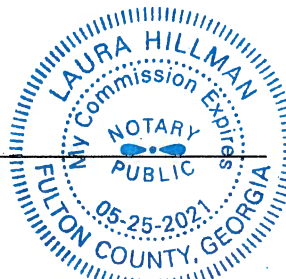
Notary:

Notary Signature:



Date:

8/31/17



S.B.J.

9/1/17

DISCLOSURE FORM

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

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: Sherwin Bathaei

Subject Public Hearing Case: Rezoning and Variance requests

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 as been made.

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

Name of Official: N/A

Position: N/A

Description of Contribution: \$0

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: 08/30/2017

S.B.J.

9/1/17

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

Mid Broadwell Parc

How will this proposal be compatible with surrounding properties?

Very compatible as surrounding properties are also zoned R15

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

This development should not affect the use of surrounding properties and will likely enhance the value of the community.

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

As currently zoned, a maximum of one or two homes may be built, however, they may be awkward in an area zoned for higher density, R15.

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

Five households. Minimal impact on traffic.

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

Minimal

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

Our proposal is in accordance with current land usage.

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

No

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.

[Handwritten signature]
S.B.J.

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.

The lot is flat and long, yet narrow, approximately 700 feet long and 138' wide, requiring a variance.

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

The narrowness of the lot, for which we are requesting a variance, is a potential hardship.

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

The narrow width of 138'.

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

No. The proposed plan would be positive for the neighborhood, adding a small and upscale gated single family community with nice landscaping, and greenspace along the entire frontage of the property with about 150' of depth.

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.

SB

9/1/17

Z-17-14/V-17-32

CITIZEN PARTICIPATION FORM - PART A

Mid Broadwell Parc

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: Mid Broadwell Parc

Contact Name: Shervin Bathaei

Telephone: 678-650-2155

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.

City of Alpharetta

1480 and 1490 Mid Broadwell Rd

Alpharetta Church of God

1460 Mid Broadwell Rd

Fire Station #85

1475 Mid Broadwell Rd

Brierfield S/D homeowners (see attached page for details)

1505 to 1665, and 3000 Briers Chute

Brierfield S/D homeowners (see attached page for details)

3005 to 3025 Briersfield Lake, 1600 to 2025 Davis Island

Brierfield S/D homeowners (see attached page for details)

1210 to 1290 Briers Creek Drive

Fuller Farms S/D homeowners (see attachment for details)

1485 to 1565 Stelten Way

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.

Telephone, email

Citizen Participation Form- Part A (continued)

Homeowners of Brierfield Subdivision at:

1210 Briers Creek Drive Alpharetta GA 30004
1220 Briers Creek Drive Alpharetta GA 30004
1230 Briers Creek Drive Alpharetta GA 30004
1240 Briers Creek Drive Alpharetta GA 30004
1250 Briers Creek Drive Alpharetta GA 30004
1260 Briers Creek Drive Alpharetta GA 30004
1270 Briers Creek Drive Alpharetta GA 30004
1280 Briers Creek Drive Alpharetta GA 30004
1290 Briers Creek Drive Alpharetta GA 30004

1505 Brier Chute Alpharetta, GA 30004
1515 Brier Chute Alpharetta, GA 30004
1525 Brier Chute Alpharetta, GA 30004
1530 Brier Chute Alpharetta, GA 30004
1540 Brier Chute Alpharetta, GA 30004
1545 Brier Chute Alpharetta, GA 30004
1550 Brier Chute Alpharetta, GA 30004
1555 Brier Chute Alpharetta, GA 30004
1565 Brier Chute Alpharetta, GA 30004
1575 Brier Chute Alpharetta, GA 30004
1585 Brier Chute Alpharetta, GA 30004
1590 Brier Chute Alpharetta, GA 30004
1595 Brier Chute Alpharetta, GA 30004
1605 Brier Chute Alpharetta, GA 30004
1610 Brier Chute Alpharetta, GA 30004
1615 Brier Chute Alpharetta, GA 30004
1620 Brier Chute Alpharetta, GA 30004
1625 Brier Chute Alpharetta, GA 30004
1635 Brier Chute Alpharetta, GA 30004
1645 Brier Chute Alpharetta, GA 30004
1655 Brier Chute Alpharetta, GA 30004
1665 Brier Chute Alpharetta, GA 30004
1670 Brier Chute Alpharetta, GA 30004
1680 Brier Chute Alpharetta, GA 30004
3000 Brier Chute Alpharetta, GA 30004

1600 Davis Island Alpharetta, GA 30004
2010 Davis Island Alpharetta, GA 30004
2015 Davis Island Alpharetta, GA 30004
2025 Davis Island Alpharetta, GA 30004

3005 Brierfield Lake Alpharetta, GA 30004

3010 Brierfield Lake Alpharetta, GA 30004
3015 Brierfield Lake Alpharetta, GA 30004
3020 Brierfield Lake Alpharetta, GA 30004
3025 Brierfield Lake Alpharetta, GA 30004

Homeowner's of Fuller's Farm Subdivision at:

1485 Stelten Way Alpharetta, GA 30004
1490 Stelten Way Alpharetta, GA 30004
1495 Stelten Way Alpharetta, GA 30004
1500 Stelten Way Alpharetta, GA 30004
1505 Stelten Way Alpharetta, GA 30004
1510 Stelten Way Alpharetta, GA 30004
1515 Stelten Way Alpharetta, GA 30004
1520 Stelten Way Alpharetta, GA 30004
1525 Stelten Way Alpharetta, GA 30004
1530 Stelten Way Alpharetta, GA 30004
1535 Stelten Way Alpharetta, GA 30004
1540 Stelten Way Alpharetta, GA 30004
1545 Stelten Way Alpharetta, GA 30004
1550 Stelten Way Alpharetta, GA 30004
1555 Stelten Way Alpharetta, GA 30004
1565 Stelten Way Alpharetta, GA 30004

2 of 2
9/1/17

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

Deed Book 31269 Pg 65
Juanita Hicks
Clerk of Superior Court
Fulton County, Georgia

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1202 OF THE
2ND DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

BEGINNING at an iron pin found at the northeast corner of Land Lot 1202,
said iron pin being the point of intersection common to Land Lots 1175,
1176, 1201, and 1202; from said POINT OF BEGINNING run South 01 degrees
20 minutes 00 seconds West 679.30 feet to an iron pin found on the northerly
right of way of Mid-Broadwell Road (60 foot right of way); thence along
said right of way South 79 degrees 22 minutes 34 seconds West 141.21 feet
to an iron pin found; thence North 01 degree 20 minutes 08 seconds East
709.21 feet to an iron pin found; thence South 88 degrees 23 minutes 56
seconds East 138.12 feet to the POINT OF BEGINNING. THIS CONSISTS OF
2.2202 ACRES DESCRIBED ON A SURVEY PREPARED BY RODNEY H. REESE,
REGISTERED LAND SURVEYOR FOR THE CARLTON CORPORATION AND SUSAN
M. MOWERS, DATED 4/9/90.



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: CLUP-17-05/Z-17-12/V-17-28 VILLA MAGNOLIA/PARKLAND COMMUNITIES

PLANNING COMMISSION: NOVEMBER 2, 2017

CITY COUNCIL: NOVEMBER 13, 2017

II. RECOMMENDATION:

Approve CLUP-17-05/Z-17-06/V-17-13 Villa Magnolia/Parkland Communities, subject to the following conditions:

1. The site, consisting of approximately 3.53 acres, shall be zoned DT-R and developed substantially similar to site plan submitted by Advanced Engineering + Planning, dated 10/13/2017, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. The comprehensive land use plan designation of the property shall be Downtown Residential Density.
3. Minimum building setbacks shall be:
 - a. Front – 10'
 - b. Side – 0' (10' between structures)
 - c. Rear – 10' (as measured from edge of alley)
4. Architecture and materials shall be substantially similar to the submitted renderings, except for modifications required to comply with these conditions and Staff comments, and in compliance with the Alpharetta Downtown Code subject to approval by Staff. Front porches and stoops shall have a minimum depth of 8'. Bay windows shall have a minimum depth of 2'.
5. A minimum 20' partially disturbed buffer, replanted where sparse, shall be provided to the east and west and shall be supplemented with evergreen trees and shrubs to provide a visual screen, as approved by Staff. A minimum 30' partially disturbed buffer, replanted where sparse, shall be provided to the north due to the additional clearing for sewer connection and detention pond. Grading and tree removal shall be minimized within the buffers. Developer shall remove exotic and invasive trees and shrubs within open space, buffers and tree save areas and replant where sparse as approved by Staff.
6. A 25' landscape strip shall be provided for the western half of property frontage on South Main Street. Landscape strip shall include a minimum 3' berm or decorative wall. Final approval of landscape strip by Staff. Landscape strip shall not be within overhead lines to ensure proper tree canopy can be established.
7. Final streetscape shall match the approved Downtown streetscape standards and include decorative pedestrian lighting as approved by Staff.
8. Amenity space shall be developed with a 10' concrete sidewalk, as depicted on the site plan, including a connection to the fronts of units. Amenity space shall include landscape, hardscape, seating and pedestrian-scale lighting, as approved by Staff. Landscape shall include plant selections promoting the historic district. Developer shall dedicate a minimum 15' permanent easement to the City for public access over the trail. Developer shall provide City typical wayfinding signage along the trail and at locations determined by Staff.
9. Tree save area at the project entrance shall include entrance plaza, seating and ornamental plantings as approved by Staff. Landscape, hardscape, fences and walls shall complement materials used in the

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

10. Development shall not be gated and alley will be private and maintained by the HOA.
11. Pedestrian connection shall be provided between the project site and Alpharetta Square to the east.
12. Fencing visible from the street shall be decorative as approved by Staff.
13. Existing trees shall be preserved as depicted on site plan prepared by Advanced Engineering + Planning, dated 10/13/2017. In addition, the developer shall save tree #16 (29" Hickory). Additional encroachments shall be allowed per this plan with additional tree care to offset the encroachment, as approved by Staff.
14. Street trees shall be required along South Main Street within the beauty strip, as well as behind the sidewalks as a continuation of what has been previously planted or designed in the Downtown and outside of any utility easements, as approved by Staff. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs.
15. Off-site disturbance shall require easement approval by City Attorney. At a minimum, existing storm drain pipe shall be replaced and outlet ditch shall be river rock encased in concrete.
16. Off-site tree encroachment shall be limited to no more than 20% on the CRZ and shall require notification/approval by property owner, as approved by administrative variance.
17. Overall impervious area (lot coverage) of the site shall not exceed 50%.
18. Decorative paver apron shall be required at the project driveway as approved by Staff.
19. Developer shall incorporate improvements from GDOT plans along South Main Street, including 10' sidewalk and any necessary right-of-way dedication.
20. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.
21. Overhead utilities shall be placed underground.

III. REPORT IN BRIEF:

The applicant, Parkland Communities, is requesting a rezoning of 3.53 acres from C-1 (Neighborhood Commercial), C-2 (General Commercial) and AG (Agriculture) to DT-R (Downtown Residential) to allow for the construction of 26 'For-Sale' single-family detached homes. The property is currently developed as Matilda's, which is a collective of art and antique shops, as well as a music venue. A comprehensive land use plan amendment is requested from 'Mixed Use' to 'Downtown Residential Density'. Variances are requested to reduce undisturbed buffers and to allow a private street within a residential lot. The property is located at 377 South Main Street, on the north side of South Main Street west of Maxwell Road.

DISCUSSION

The submitted request, if approved, will allow for the development of 26 'For-Sale' single-family detached homes on 3.53 acres with a density of 7.37 dwelling units per acre. The property is currently developed as Matilda's Market and music venue. The subject property is located at 377 South Main Street on the north side of South Main Street just west of Maxwell Road.

The property is zoned C-1, C-2 and AG and is developed with four (4) commercial buildings. It was developed under Fulton County and annexed into the City in 2005. Surrounding properties are zoned SU to the north, C-1 and C-2 to the east, C-1 to the south and O-I to the west. Wills Park is adjacent to the north, Alpharetta Medical and Dental Office Park to the west, Sweet Samba and Sing Like a Star to the south and Alpharetta Square (Amana Academy) and a barber shop are located to the east. The property has a Comprehensive Land Use Plan designation of 'Mixed Use'. The applicant proposes to amend the comprehensive land use plan designation to 'Downtown Residential Density'.

As stated below, the Downtown Master Plan characterizes future development in the South Main Street corridor as both single-use and mixed-use development in a walkable setting with significant landscaping to set the area apart from other areas.

“Future development in South Main could include single-use commercial, commercial with above-shop offices or dwelling units, live/work units, townhouses, or small lot single-family uses. Regardless of use, buildings should incorporate side or rear parking in order to allow them to front widened sidewalks. More landscaping should also be incorporated to differentiate the character of South Main from other districts.”

Over 200 single-family detached (SFD) units have been approved in the Downtown Overlay. However, there has been little development or redevelopment activity in the South Main Street Corridor, with the exception of the Perling site at the corner of Devore Road and South Main Street and an assisted living facility at the corner of South Main Street and Wills Road. The Perling development was approved for a mix of uses, including office, retail, restaurant, brewery, ‘For-Rent’ apartment units and single-family detached or townhome units.

The proposed density is 7.37 dwelling units per acre. The only residential comparison in the South Main Street corridor is the Perling development. The Perling site was rezoned in January 2017 with an overall density of 16 dwelling units per acre, which included a ‘For-Sale’ density of 6.04 dwelling units per acre.

The following variances are requested from the regulations in the Unified Development Code (UDC):

1. UDC Subsection 3.2.8(B)(1)(a): A variance to reduce the required undisturbed buffer for a new ‘For-Sale’ development adjacent to an existing non-residential use with no buffer present along the north, east and west property lines from 50’ to 20’. This request is supportable given the vision to enhance walkability and integrate a mix of uses within mixed-use areas of the Downtown. However, the applicant’s site plan depicts grading and tree removal within the reduced buffers. If approved, it is recommended that tree removal be minimized within the buffers. Also, due to the detention pond location and off-site easements, the north buffer should be a minimum 30’.
2. UDC Subsection 1.4.2: A variance is requested to the definition of ‘Lot’ to allow a private street within residential lots. The definition of a “lot” is provided below.

“A portion of a subdivision, or any other parcel of land, intended as a unit for transfer of ownership or for development or both. In determining the area and dimensions of a lot, no part of the street right-of-way or private street easement may be included.”

The subject property is narrow (approximately 237’ wide), requires buffers on 3 sides and the product type requires parking be accessed from an alley. A combination of the existing conditions and zoning regulations limit how the site can be laid out. The site plan depicts a private alley within the residential lots. The majority of lots have a lot coverage of 67%, which is just below the maximum 70% permitted in the DT-R zoning district. Overall lot coverage is shown to be 54%. If approved, a condition is recommended to further reduce the lot coverage of the site to no more than 50%.

SITE PLAN

The submitted site plan depicts 26 single-family detached lots on 3.53 acres. Homes are proposed to be three (3) stories or 35' and are oriented to a central, linear amenity space. Lots range in size from 2,678 to 3,190 square feet, with a minimum lot width of 30'. Homes are proposed to be rear-loaded with access from a private alley. A 25' landscape strip is depicted along the western half of the property frontage on South Main Street and 20' partially disturbed buffers are depicted along the east, north and west property lines.

One (1) project driveway is depicted on South Main Street, adjacent to an existing 1-story commercial building that the applicant proposes to renovate and use as a professional office. However, the office parcel is not part of the applicant's public hearing request. 18 on-street, guest parking spaces are provided on the north end of the site, which exceeds the Downtown Code requirement of 0.15 parking spaces per residential unit. Minimum building setbacks are proposed as follows:

- Interior (Front) – 10'
- Internal (Side) – 0'
- Internal (Rear) – 10', as measured from edge of pavement

The site plan depicts 0.57 acres of amenity space consisting of a central linear park, tree save area and courtyard area. A ten-foot (10') sidewalk, including 10' public easement, is depicted within the linear park, providing a connection between the multi-use trail in Wills Park and the sidewalk along South Main Street. A courtyard area is provided between Lots 22 and 23 and includes benches, a pergola and a trellis. Improvements are not depicted within the tree save area at the project entrance. However, staff recommends ornamental landscaping, seating and other improvements within this area. The Downtown Code requires a minimum 10% amenity space, of which the applicant's site plan proposes 16%.

There are several trees on the subject property, consisting of a mix of Hardwoods and Pines. Tree save areas are depicted along South Main Street and around the perimeter of the property. The tree protection plan depicts tree protection fence within the 20' undisturbed buffer along the east, west and north sides of the property. If approved, staff recommends a condition to minimize grading and tree removal within the 20' partially disturbed buffer, as well as specific tree saves within perimeter buffers.

Typical lot coverage is shown to be 67%, except that two (2) have lot coverages between 46-48%. The overall lot coverage of the site is 54%. Driveways are depicted to be pervious pavers, which does not count toward lot coverage. The maximum lot coverage permitted in the DT-R zoning district is 70%. A walled stormwater management area is depicted in the northwest corner of the site. Underground detention is proposed within the east-west section of alley, just south of the stormwater management area.

According to the applicant, homes will be 3- and 4-bedrooms with price points starting at \$450,000.00. Homes will range in size from 2,200 to 2,500 square feet.

ELEVATIONS

The applicant provided a design book, including renderings reflecting Italianate architecture. The renderings depict a three-bay front façade with tower feature that is repeated on each unit. In order to

address staff concerns over the repetition of the tower feature, the applicant submitted a revised design book depicting three (3) elevations. One elevation includes the tower feature, one has a double front porch and one has a flat elevation. Materials are proposed to be a mix of brick, stone and/or cementitious siding with standing seam metal roof accents.

The City's Downtown Architect reviewed the proposed design book and finds the elevations to be generally in compliance with the Downtown Design Guidelines. The following comments were provided by the Downtown Architect:

- Units on Main Street, especially the side elevations are of vital importance.
- Every unit is exactly the same, with the same floor plan. Only subtle variations in materials proposed.
- The tower feature repetition is overkill. Cupola would be a good addition here and there or use it to make extraordinary units closest to Main St.
- Shed roof over porch with Italianate style is typically almost flat. The cornice detail takes more prominence than the roof surface above.
- Windows should be taller and thinner to match historic examples.
- Provide elevation showing all units, so that staff can approve location and distribution of 3-elevation plan.
- Materials and colors should differ to add diversity and multiple interest.

TRAFFIC

As shown in the table below, the proposed 26-unit single-family detached subdivision would generate less than 33 PM Peak Hour trips.

Table 1: Trip Generation											
Land Use	Density	ITE Code	Daily Traffic			AM Peak Hour			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Single-Family Detached	28 units	210	326	163	163	29	7	22	33	21	12
Total			326	163	163	29	7	22	33	21	12

Note: No reductions for alternative transportation modes (walking, cycling, transit, carpooling, etc.) and mixed-use were taken.

SCHOOLS

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

FULTON COUNTY SCHOOLS – 26 Single-Family Detached Units

School	Single Family Average #
Manning Oaks Elementary School	2 to 13 students
Northwestern Middle School	0 to 5 students
Milton High School	2 to 10 students
TOTAL	4 to 28 students

Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 4 – 28 school age children. Numbers provided by Fulton County Schools show that Northwestern Middle School has capacity; however, Manning Oaks Elementary School and Milton High School are currently over capacity.

STANDARDS FOR ZONING CHANGES

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

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

Response: The zoning proposal would be suitable in the South Main Street Corridor as it relates to providing a mix of uses to reduce vehicular trips and promoting walkability. If approved, conditions are recommended requiring additional tree saves and minimum 20' undisturbed buffers.

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

Response: The zoning proposal would not adversely affect the existing use or usability of adjacent or nearby properties, if conditions are approved requiring perimeter tree saves and buffers.

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

Response: The applicant's proposal should not have significant impacts on the natural environment, if conditions are approved requiring tree save areas and minimizing grading and tree removal in the buffers.

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

Response: The subject property could be developed with a variety of commercial uses, as well as a residential use on the portion of the property zoned AG. However, additional retail uses, especially standalone retail uses, are not needed in the South Main Street corridor.

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

Response: The proposed change in use from commercial to residential would generate a greater demand public facilities and services, such as parks and recreational programs, fire and police, and schools. However, the proposed residential use would produce fewer vehicular trips than a retail use.

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

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

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

Response: The applicant's zoning proposal generally reflects a reasonable balance as the proposed development is consistent with the Downtown Master Plan. However, staff recommends conditions to protect the tree canopy and enhance walkability and connectivity.

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

Response: The subject property could be developed with a variety of commercial uses, as well as a residential use on the portion of the property zoned AG. However, additional retail uses, especially standalone retail uses, are not needed in the South Main Street corridor.

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

Response: The request to allow small lot 'For-Sale' single-family use is consistent with the Downtown Master Plan's vision for the South Main Street corridor. However, the applicant is requesting to change the Comprehensive Land Use Plan designation of the property from Mixed Use to Downtown Residential Density in order to comply with the future land use and zoning matrix.

COMPREHENSIVE LAND USE PLAN

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

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

Response: The request to allow small lot 'For-Sale' single-family use is consistent with the Downtown Master Plan's vision for the South Main Street corridor. However, the applicant is requesting to change the Comprehensive Land Use Plan designation of the property from Mixed Use to Downtown Residential Density in order to comply with the future land use and zoning matrix.

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

Response: The request to allow small lot 'For-Sale' single-family use is consistent with the Downtown Master Plan's vision for the South Main Street corridor. However, the applicant is requesting to change the Comprehensive Land Use Plan designation of the property from Mixed Use to Downtown Residential Density in order to comply with the future land use and zoning matrix.

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

Response: The proposed change in use from commercial to residential would generate a greater demand public facilities and services, such as parks and recreational programs, fire and police, and schools. However, the proposed residential use could produce fewer vehicular trips than retail uses.

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

Response: If approved for a change in use, conditions are recommended requiring screening, protection of the tree canopy, connectivity, and architectural standards.

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

Response: Not applicable.

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

Response: Not applicable.

VARIANCE REVIEW CRITERIA

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

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

Response: The subject property has a narrow shape and is completely surrounded by commercial development. The Downtown Master Plan lists the 50' undisturbed buffer requirement between residential and non-residential uses as a weakness that may affect walkable downtown development on smaller downtown properties. The vision for the South Main Street corridor allows small lot single-family uses that are rear-loaded, with walkable infrastructure and heavy landscaping. However, this site is adjacent to a City park and walking trail and should provide heavy landscaping. In addition, the north buffer should be increased to a minimum 30' due to the detention pond at the rear of the property, as well as additional clearing for off-site drainage easements and sewer connections.

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

Response: The width of the subject property is approximately 230'. Since the property is surrounded by commercial uses with no existing buffers, the UDC requires 50' undisturbed buffers along the north, east and west sides of the applicant's property. After street(s) are added to the site plan, the buildable area of the site is significantly limited.

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

Response: The subject property has a narrow shape and is completely surrounded by commercial development. The Downtown Master Plan lists the 50' undisturbed buffer requirement between residential and non-residential uses as a weakness that may affect walkable downtown development on smaller downtown properties. The vision for the South Main Street corridor allows small lot single-family uses that are rear-loaded, with walkable infrastructure and heavy landscaping.

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

Response: Approval would not cause substantial detriment to the public good as the site plan has been laid out to comply with the vision for development in the South Main Street corridor. If approved, staff recommends conditions to protect the tree canopy, minimize grading and tree removal in the buffers and to reduce the overall lot coverage to no more than 50%.

CONCURRENCES

Staff has reviewed the applicant's proposal and finds that it can generally support the applicant's request for comprehensive land use plan amendment, rezoning and variances. The proposed rezoning and associated zoning plan are consistent with the vision for the South Main Street corridor, which allows small lot single-family uses that are rear-loaded, with walkable infrastructure and heavy landscaping.

Variances to reduce buffers and allow a private street within residential lots can be supported given the narrow shape of the property combined with the vision for development in the South Main Street corridor. The Downtown Master Plan lists the 50' undisturbed buffer requirement between residential and non-residential uses as a weakness that may affect walkable downtown development on smaller downtown properties. The maximum lot coverage, including the alley, sidewalk and building footprint is 67%, which is below the maximum 70% lot coverage permitted in the DT-R zoning district. If approved, staff recommends conditions to protect the tree canopy, minimize grading and tree removal in the buffers and to reduce the overall lot coverage to no more than 50%.

If the City grants off-site easements, the existing plastic drain pipe system should be replaced and the outfall channel should require decorative rock to give a natural look to the defined channel.

CITIZEN PARTICIPATION PLAN

The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that one (1) resident reached out to the applicant with concerns over traffic.

IV. ATTACHMENTS:

- Site Plan
- Renderings

APPLICANT'S RESPONSE TO CONDITIONS VILLA MAGNOLIA

I. RECOMMENDATION:

Approve CLUP-17-05/Z-17-06/V-17-13 Villa Magnolia/Parkland Communities, subject to the following conditions:

1. The site, consisting of approximately 3.53 acres, shall be zoned DT-R and developed substantially similar to site plan submitted by Advanced Engineering + Planning, dated 10/13/2017, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. The comprehensive land use plan designation of the property shall be Downtown Residential Density.
3. Minimum building setbacks shall be:
 - a. Front – 10'
 - b. Side – 0' (10' between structures)
 - c. Rear – 10' (as measured from edge of alley)
4. Architecture and materials shall be substantially similar to the submitted renderings, except for modifications required to comply with these conditions and Staff comments, and in compliance with the Alpharetta Downtown Code subject to approval by Staff. Front porches and stoops shall have a minimum depth of 8'. Bay windows shall have a minimum depth of 2'.
5. A minimum 20' partially disturbed buffer, replanted where sparse, shall be provided to the east and west and shall be supplemented with evergreen trees and shrubs to provide a visual screen, as approved by Staff. A minimum 30' partially disturbed buffer, replanted where sparse, shall be provided to the north due to the additional clearing for sewer connection and detention pond. Grading and tree removal shall be minimized within the buffers. However, the 30" buffer will include the 10 " access easement for the detention pond and the developer shall add additional buffer plantings in Wills park to create a visual buffer. Developer shall remove exotic and invasive trees and shrubs within open space, buffers and tree save areas and replant where sparse as approved by Staff.
6. A 25' landscape strip shall be provided for the western half of property frontage on South Main Street. Landscape strip shall include a minimum 3' berm or decorative wall. Final approval of landscape strip by Staff. Landscape strip shall not be within overhead lines to ensure proper tree canopy can be established.
7. Final streetscape shall match the approved Downtown streetscape standards and include decorative pedestrian lighting as approved by Staff.
8. Amenity space shall be developed with a 10' concrete sidewalk, as depicted on the site plan, including a connection to the fronts of units. Amenity space shall include landscape, hardscape, seating and pedestrian-scale lighting, as approved by Staff. Landscape shall include plant selections promoting the historic district. Developer shall dedicate a minimum 105' permanent easement to the City for public access over the trail. Developer shall provide City typical wayfinding signage along the trail and at locations determined by Staff.
9. Tree save area at the project entrance shall include entrance plaza, seating and ornamental plantings as approved by Staff. Landscape, hardscape, fences and walls shall complement

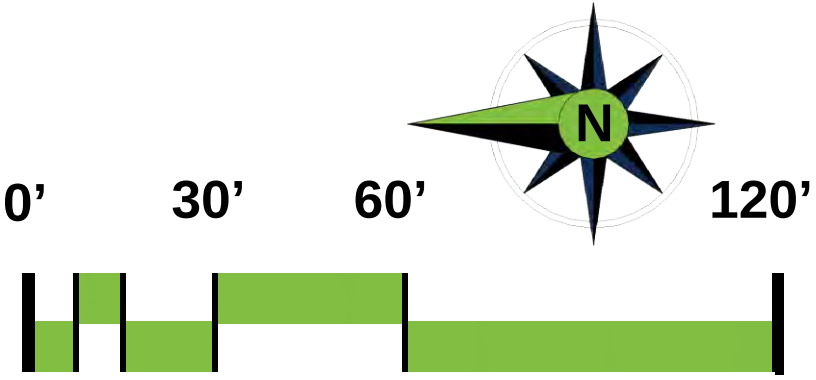
- materials used in the Downtown, as approved by Staff. Creeping fig or another creeping vine shall be planted to cover decorative and retaining walls as approved by Staff.
10. Development shall not be gated and alley will be private and maintained by the HOA.
 11. Pedestrian and vehicular connection shall be provided between the project site and Alpharetta Square to the east if agreed to by the adjacent property owner.
 12. Fencing visible from the street shall be decorative as approved by Staff.
 13. Existing trees shall be preserved as depicted on site plan prepared by Advanced Engineering + Planning, dated 10/13/2017. In addition, the developer shall save tree #16 (29" Hickory). Additional encroachments shall be allowed per this plan with additional tree care to offset the encroachment, as approved by Staff.
 14. Street trees shall be required along South Main Street within the beauty strip, as well as behind the sidewalks as a continuation of what has been previously planted or designed in the Downtown and outside of any utility easements, as approved by Staff. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs.
 15. Off-site disturbance shall require easement approval by City Attorney. At a minimum, existing storm drain pipe shall be replaced and outlet ditch shall be river rock encased in concrete.
 16. Off-site tree encroachment shall be limited to no more than 20% on the CRZ and shall require notification/approval by property owner, as approved by administrative variance.
 17. Overall impervious area (lot coverage) of the site shall not exceed 50%.
 18. Decorative paver apron shall be required at the project driveway as approved by Staff.
 19. Developer shall ensure that GDOT's South Main Street improvements are incorporated into the development plan. The Developer shall dedicate any necessary right of way for improvements that are not currently being acquired by GDOT from the property owner. improvements from GDOT plans along South Main Street, including 10' sidewalk and any necessary right of way dedication.
 20. No more than ~~10%~~3 of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.
 21. Overhead utilities shall be placed underground. This shall not require utilities along Main Street to be buried.



SITE DATA - VILLA MAGNOLIA	
SITE AREA	3.528 AC./ 153,688 SF
EXISTING ZONING	C1, C2, AG
PROPOSED ZONING	DT-R
TOTAL DETACHED UNITS	26
DENSITY PROPOSED	7.369 U/A



VILLA MAGNOLIA



VILLA MAGNOLIA DESIGN BOOK

PREPARED BY PARKLAND COMMUNITIES & TSW

NOVEMBER 1, 2017



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ACKNOWLEDGMENTS

VILLA MAGNOLIA is a collaborative effort between Parkland Communities and TSW.

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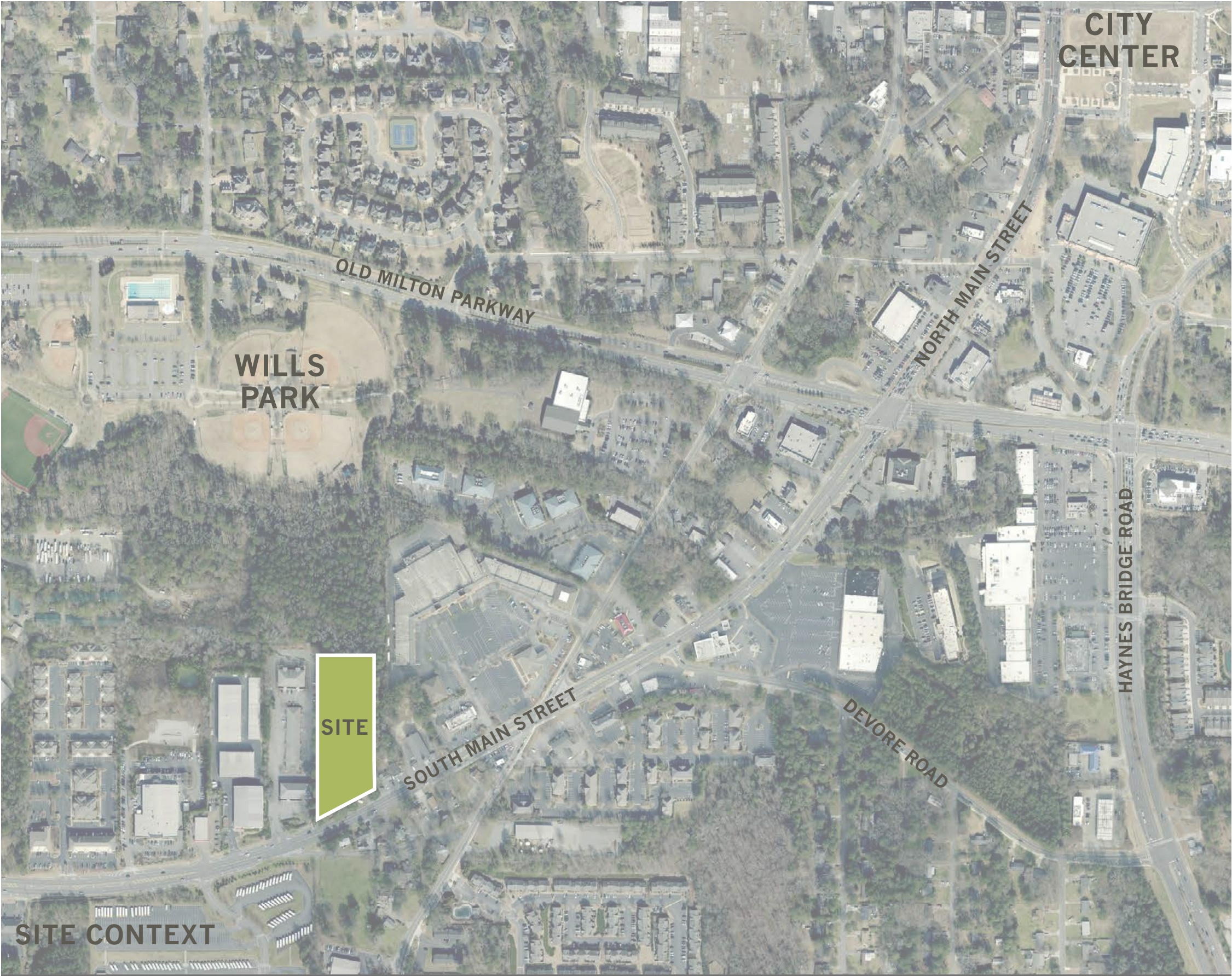
1 // SITE & CONTEXT

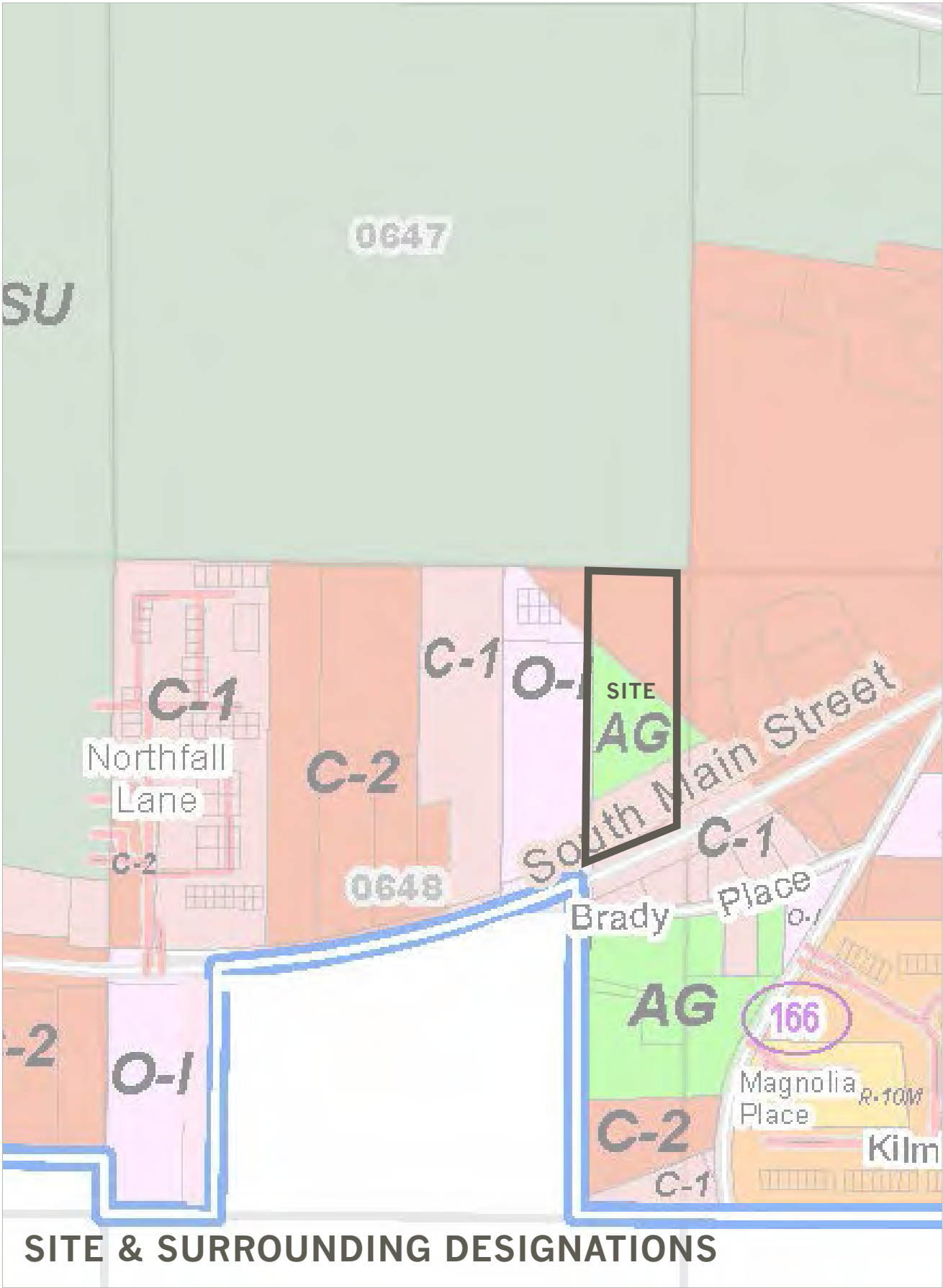
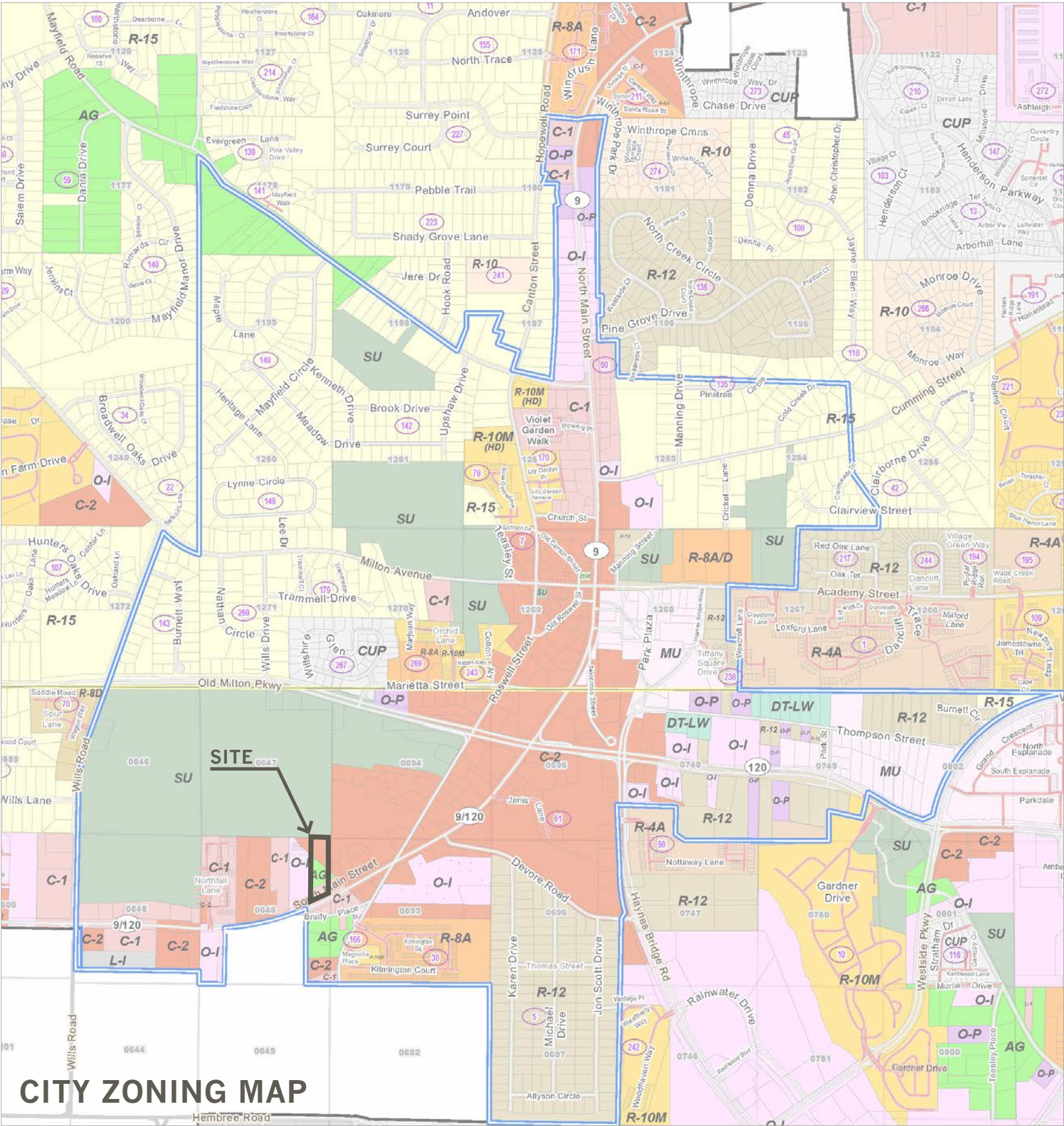
SITE LOCATION

The site is located off South Main Street in Alpharetta, Georgia. It is approximately one mile south west of the City Center which includes the newly developed City Hall complex and Town Green. The northern portion of the site will connect into Wills Park with a multi-use trail connection.

SITE ZONING

The site is currently zoned C-1, C-2, and AG and is proposed to change to DT-R. Currently is it is surrounded by O-I, C-2, C-1, AG, and SU designations.





2 // SITE PLAN & BUILDING TYPES

The organization of this document responds to the structure of the City of Alpharetta’s Unified Development Code.

SITE NARRATIVE

The central feature of the site plan for Villa Magnolia is an elegant community “mews” garden living area that will provide both a visual and activity focus to be shared by all residents. Each home will have its front door and main outdoor living space facing onto this landscaped area, with a serpentine brick walk connecting all homes to amenities including mail kiosk, fountain/seating area, and to the Wills Park multi-use trail.

Because of City requirements, the stormwater management facility is designed as an above-ground pond rather than as an underground vault. This landscaped pond area has been incorporated as a garden feature.

The site design also preserves existing trees wherever possible, and features a specimen 37” Magnolia at the front garden area. The Proposed Common Area Landscape Plan on page 7 illustrates the locations of these existing trees, and the Typical Lot Landscape Detail on page 9 shows supplemental trees that will be added.

RESIDENTIAL BUILDING TYPES

The plan calls for 26 homes oriented to the central garden mews. These homes have some characteristics associated with the “Detached House” building type, and some with the “Cottage Court” type. The long, narrow configuration of the site, backing up to Wills Park in the rear, does not allow strict conformance to either Type, particularly in regard to “street-facing pedestrian entrance requirements.” The site plan groups the homes into three “blocks”—two homes at the rear, twenty in the center, and four at the front—in order to break the project down to a scale approaching that of the Cottage Court.

RESIDENTIAL BUILDING SIZE

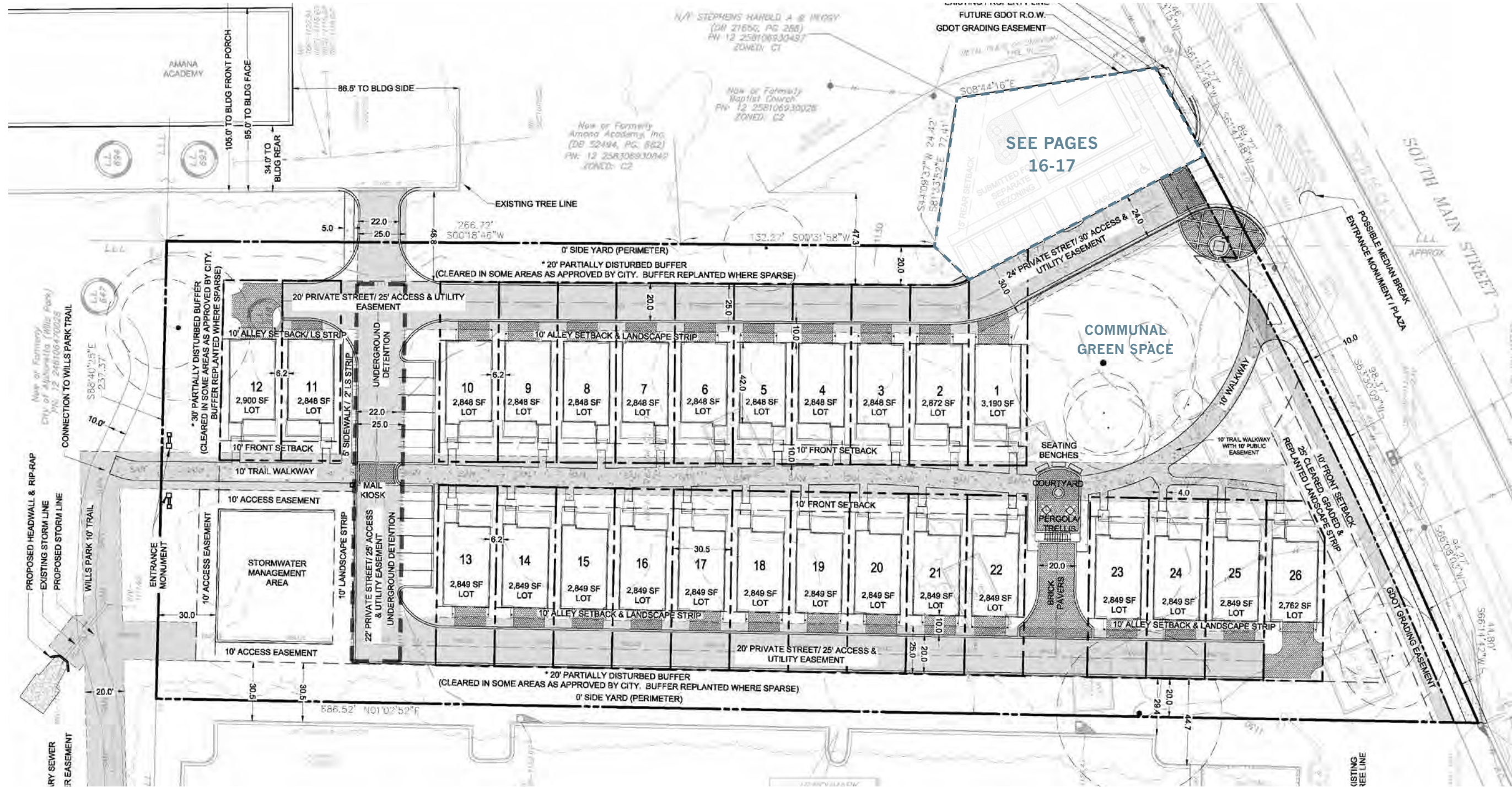
Square footage range for 40’-45’ product:
2,200 SF - 3,000 SF including garage



BUILDING DATA	
TOTAL DETACHED UNITS	26 UNITS
FRONT LOADED	0 UNITS
REAR LOADED	26 UNITS
BUILDING HEIGHT	3 STORIES OR 35'
MIN. HEATED SQ. FT.	2,200
MAX BUILDING LENGTH	45'
SETBACKS	
FRONT	10'
SIDE TYPICAL	0'
SIDE (PROPERTY ZONED SU)	0'
REAR	10' ALLEY
BUFFERS	* 20' AS SHOWN
* REQUESTING A BUFFER VARIANCE FROM 50' TO 20' AS SHOWN	
PARKING	
DETACHED UNIT PARKING REQUIRED	52 SPACES
DETACHED UNIT PARKING PROVIDED	52 SPACES
VISITOR SPACES REQUIRED	5 SPACES
VISITOR SPACES PROVIDED	12 SPACES
DESIGN CRITERIA (PER CODE)	
MIN. LOT SIZE	2,500 SF
MIN. LOT WIDTH	30 LF
MIN. LOT DEPTH	AS DESIGNED
AMENITY SPACE REQUIRED	10% OR 0.352 AC.
AMENITY SPACE PROVIDED	16% OR 0.567 AC
OPEN SPACE PROVIDED	*22% OR 0.80 AC
*(IN ADDITION TO AMENITY SPACE)	



PROPOSED ILLUSTRATIVE PLAN // NTS



PROPOSED SITE PLAN // NTS

3 // RESIDENTIAL BUILDING DESIGN

Building design will conform to the “Small Residential Building Standards” described in Sec 2.8.6 of the City of Alpharetta’s Unified Development Code.

Because the site falls within the Downtown Overlay area, and the applicant requests rezoning to the Downtown Residential (DT-R) district, building design must conform to one or more of the styles described under “Architectural Style Requirements,” Sec 2.8.7. Accordingly, Villa Magnolia’s buildings will be designed in the Italianate style. As noted in McAlester’s A Field Guide to American Houses, “...Italianate houses are least common in the southern states, where the Civil War, Reconstruction, and the 1870’s depression led to little new building until after the style had passed from fashion.” This statement refers to the original decorative styles imported from Europe in the 1840’-1880’s. However, a less rigorous and more indigenous version of the Italianate style was revived in the 1920’s as a common treatment of residential and commercial buildings, and is visible in many homes and apartment buildings that make up much of Atlanta’s pre-WWII housing stock.

As applied to Villa Magnolia, principal Italianate features include:

- Three-bay front façade
- Pronounced roof cornice line featuring eave brackets
- Generous front porch with “Mediterranean” timbered detailing
- Low (5:12) pitched hipped or gabled roof
- Inclusion of a corner “tower” element on some homes

This latter “tower” feature (see “Typical” and “Tower” Front Elevation) is included as an important compositional element to provide a consistency and

rhythm to the façades facing the mews. Measuring 8’ x 8’ in plan, with its full height clad in brick, this feature will project slightly forward of the remainder of the façade, marking the front door location and providing visual separation between front porches. On some homes, this tower will be slightly taller, extending above the roof line for additional emphasis and variation in the roofscape.

Some homes will omit the brick “tower” feature, for additional variety in elevations facing the mews. These “flat front” homes (see p. 11), may also have a hipped or gabled roof, and may be distinguished by such features as the addition of shutters.

All homes will have second floor front porches facing the mews. These porches will be of two varieties—the most prevalent will be an open, dark stained timber frame deck design extending on one side beyond the building corner into the side yard. This porch will provide a minimum separation between porches of eleven feet. The second variety will be a two-story roofed porch, which will be painted and supported by properly detailed square columns. The mix of these variations in form, materials, and color will animate the mews space and individualize the homes.

First floor terraces, elevated two feet above the mews, provide additional covered outdoor living space and a raised “stoop” access to the front door. Each home entrance will be further highlighted by a distinctive canopy roof overhead.

Aside from the “tower” element, the remaining front, side, and rear building façades may vary in material and color. All buildings will have a masonry “base” defined by a water table line at or above the first floor level.

Other secondary Italianate features will include:

- Half-round gutters and round downspouts
- Door and window trim variations (see p. 12)
- Porch handrail variations (see p. 14)

Below, we have included an excerpt from *A Field guide to American Houses* on the elements of Italianate style.

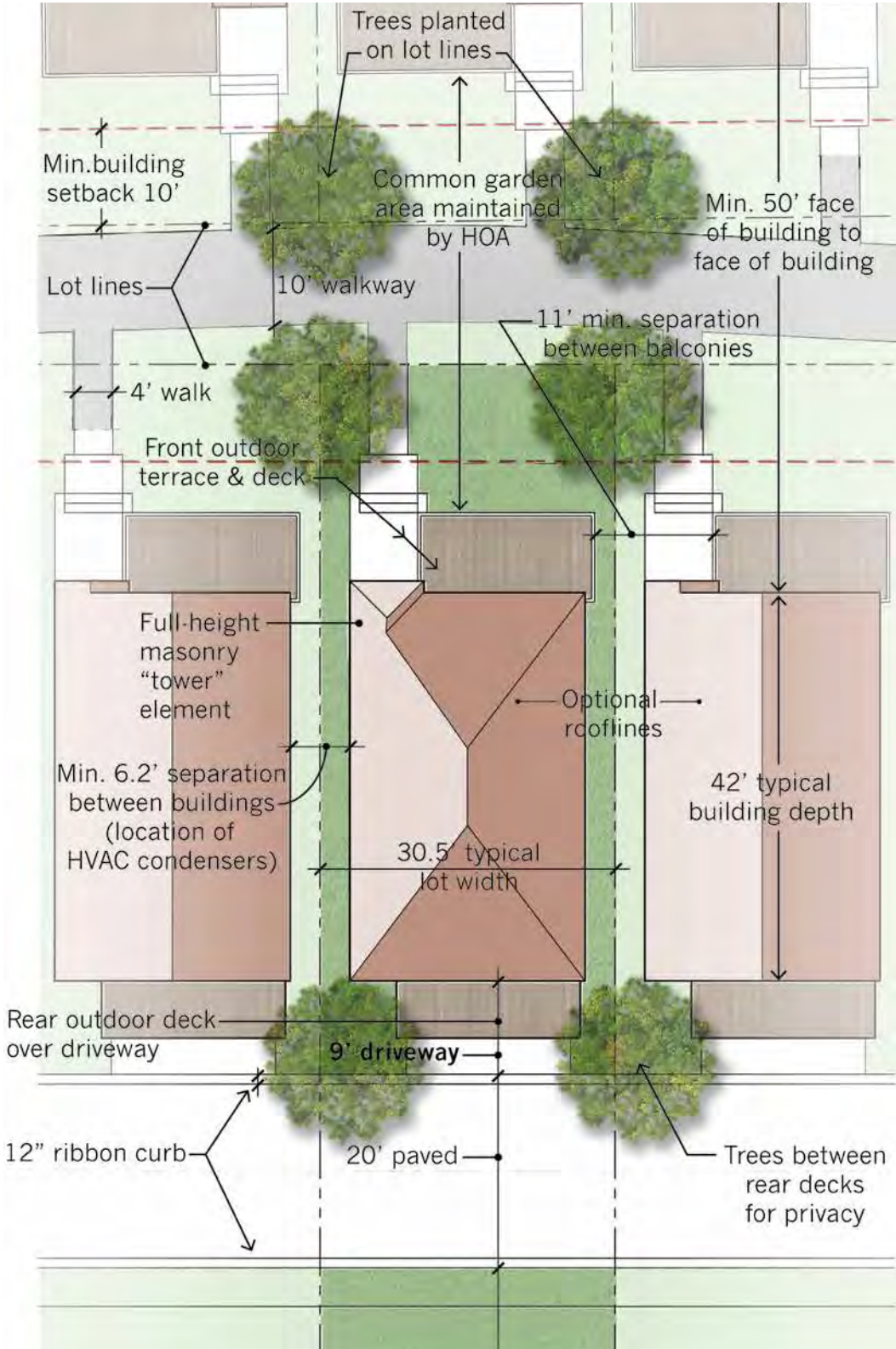


Source: *A Field Guide to American Houses* by Virginia Savage McAlester

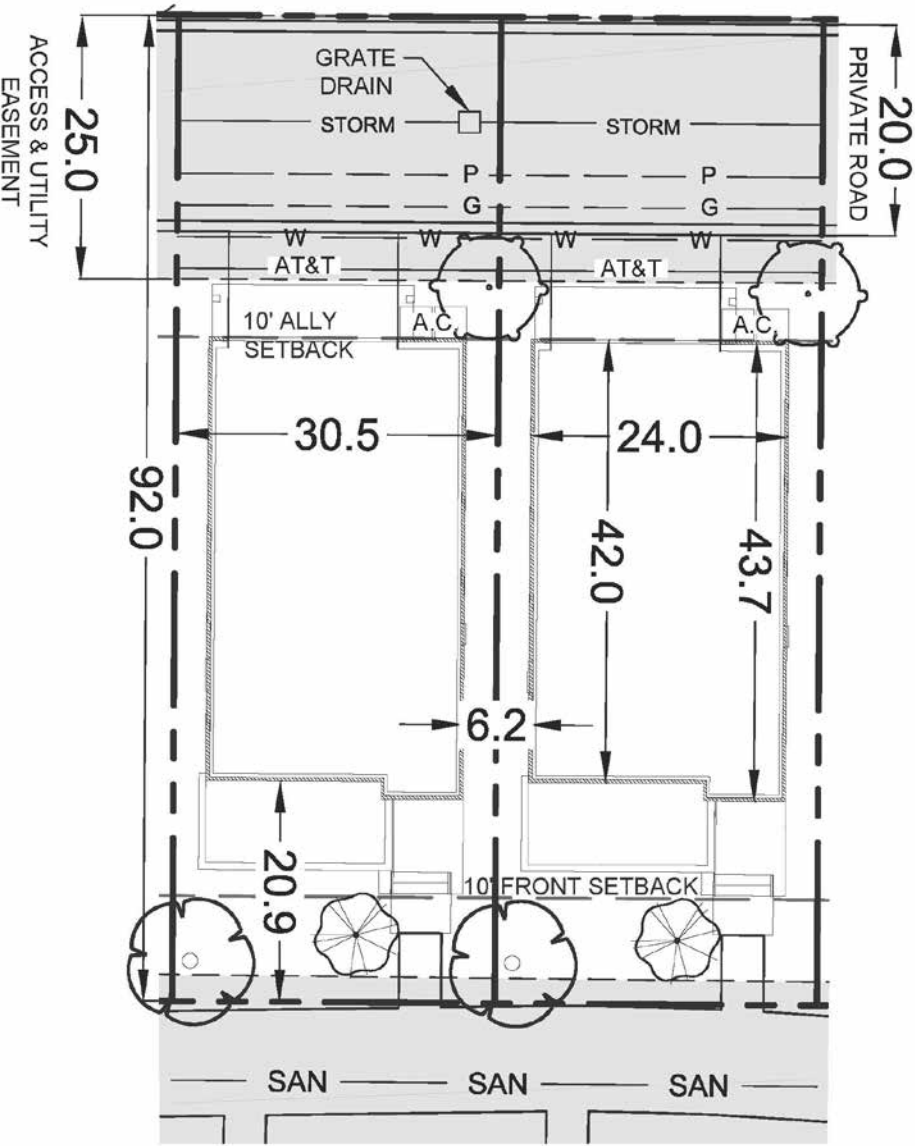
Elements of the Italianate style are as follows:

- Front facades of the principal building mass are usually asymmetrical. Exceptions to this are when the style is used on shopfront or mixed-use building types.
- Masonry walls.
- Round top arches over windows or entrances.
- Conical roofs on towers, when such are provided.

4 // TYPICAL RESIDENTIAL LOT PLAN



TYPICAL LOT PLAN // NTS

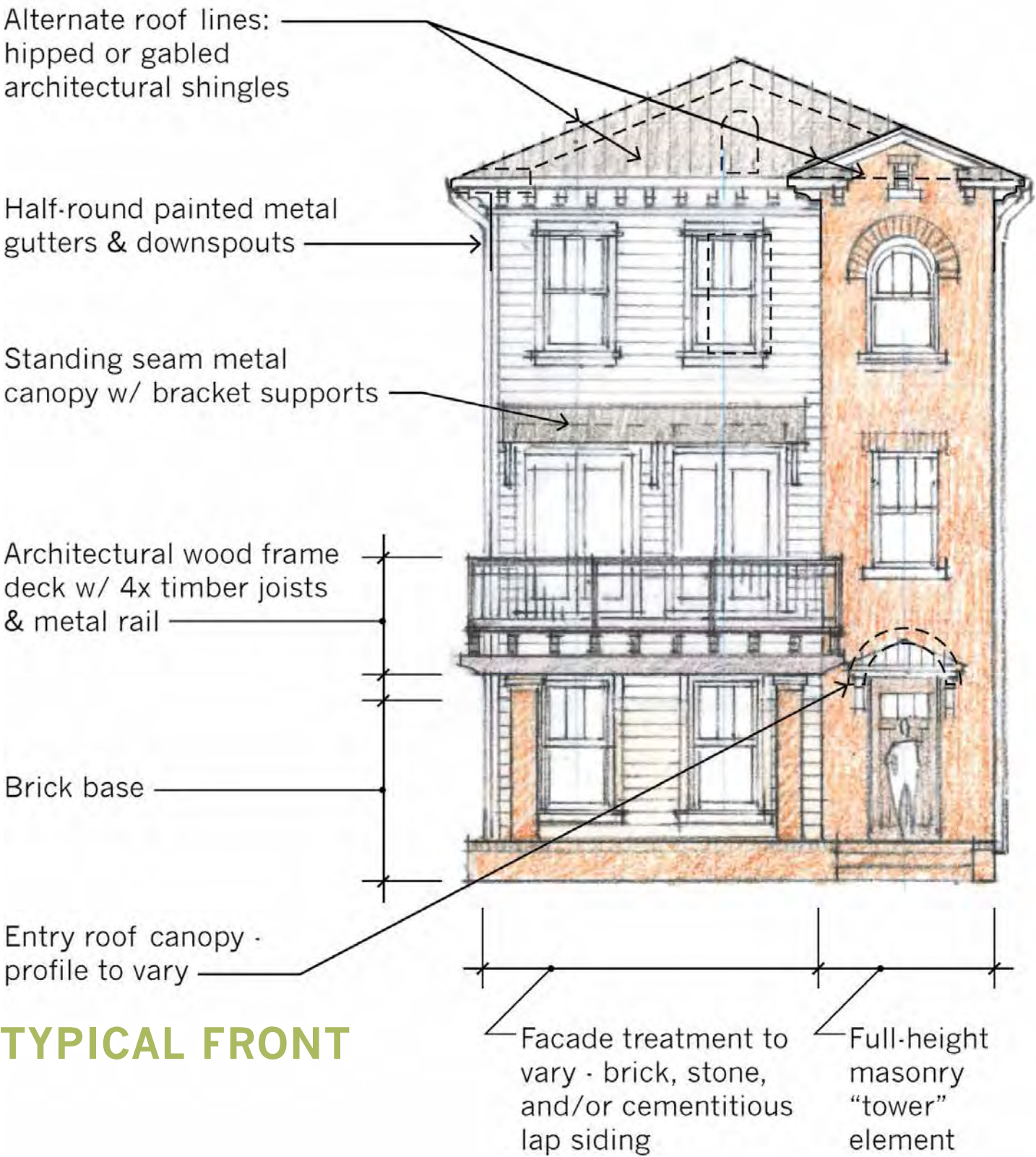


TYPICAL LOT DETAIL KEY

- LARGE CANOPY TREE = 1,600 SQ. FT.
MEDIUM CANOPY TREE = 900 SQ. FT.
SMALL CANOPY TREE - 400 SQ. FT.
- = LARGE CANOPY TREE
 - = MEDIUM CANOPY TREE
 - = SMALL CANOPY TREE
 - = ACCESS & UTILITY EASEMENT
 - = SANITARY SEWER
 - = STORM LINE
 - = UNDERGROUND POWER
 - = GAS LINE
 - = WATER LINE
 - = AT&T CABLE
 - = AIR CONDITIONING UNITS

TYPICAL LOT LANDSCAPE DETAIL // NTS

5 // RESIDENTIAL ELEVATIONS



TYPICAL FRONT



TYPICAL REAR



“TOWER” FRONT



“PORCH” FRONT

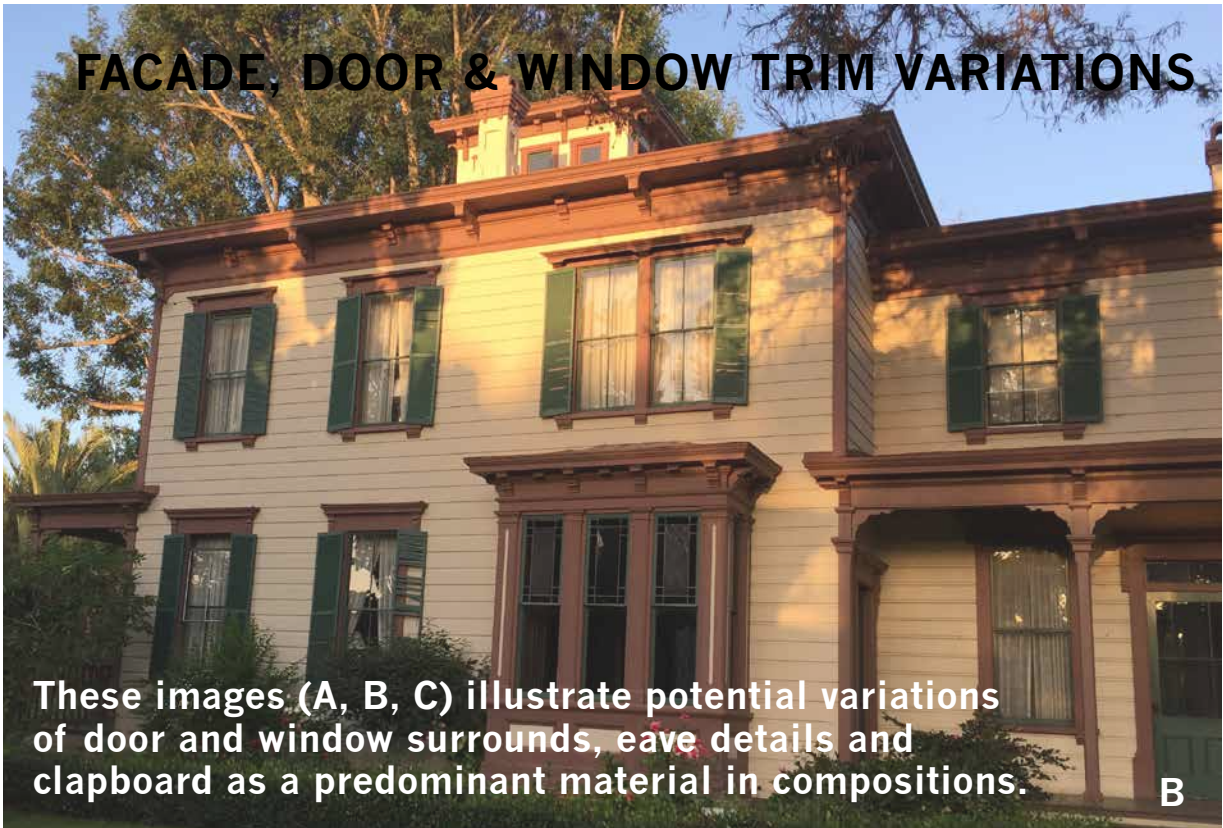
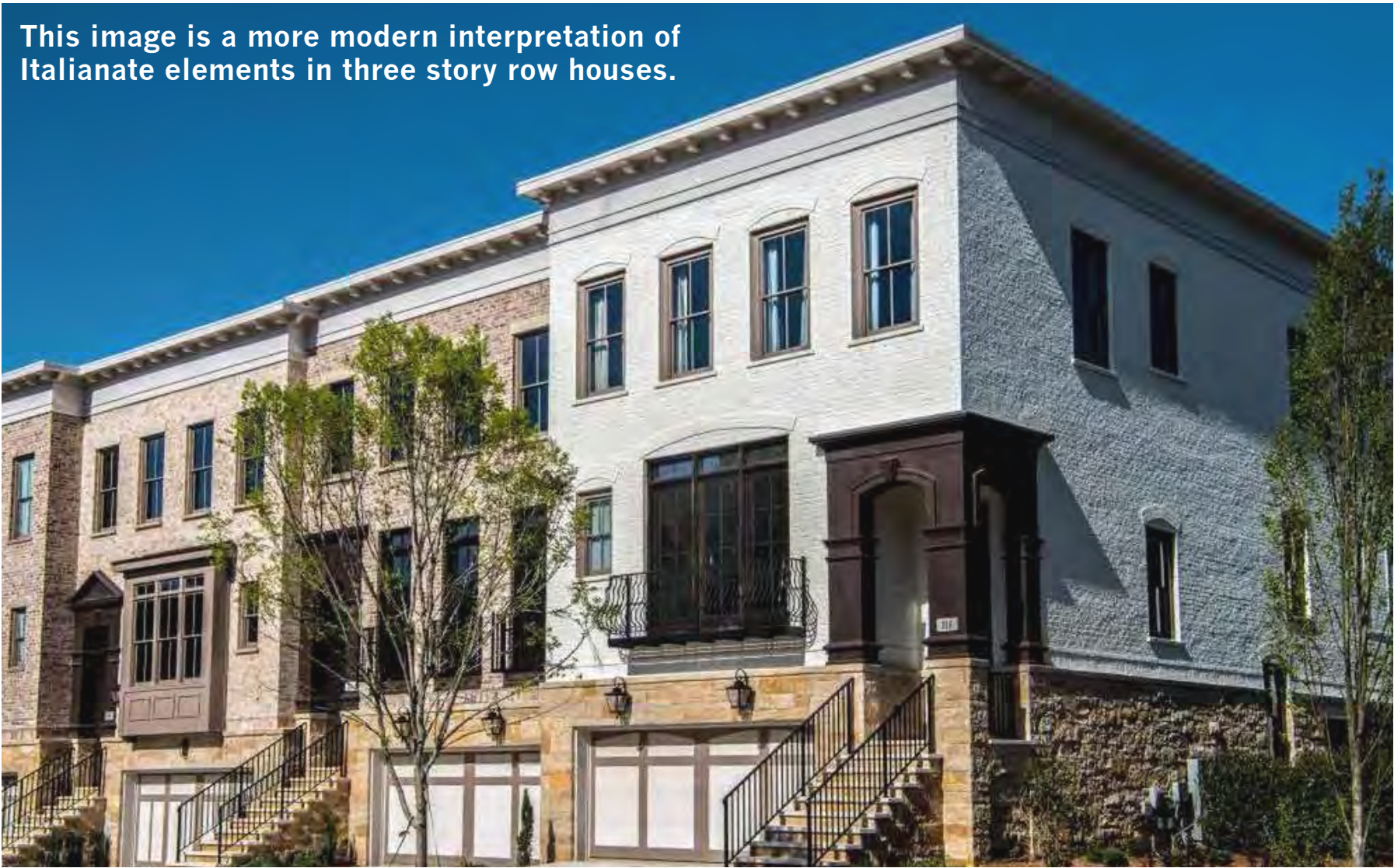


“FLAT” FRONT

6 // PHOTO EXAMPLES: ARCHITECTURAL PRECEDENTS



This image is a more modern interpretation of Italianate elements in three story row houses.



ROOF TYPE & DETAILING VARIATIONS



This image illustrates a simple canopy over a front door with a low pitch hip roof.

This illustrates a “tower” feature which is a common hallmark of Italianate style.



These two building illustrate a series of detached three story townhouses with variations in entry, cornice, and fenestration treatments.

EXTERIOR HANDRAIL VARIATIONS

Metal hand rail variations on exterior decks may reflect variations similar to those shown.



COLUMN DETAILING VARIATIONS

These typical beveled porch support columns, similar to those proposed on the rear decks of Magnolia Walk, exhibit common Italianate details.



7 // OFFICE BUILDING

Although not part of this zoning application, the revised submittal now includes the small existing commercial building at the southeastern corner of the property. Historically, this building was a general store, dating back to the 1950's. It is currently Roger's Audio/Video. This simple one-story brick structure will become the future office of Parkland Communities. The office building will share access from South Main Street with Villa Magnolia via the proposed new private street shown in the site plan. Parking (consisting of eleven spaces along the new private street) will be accessed via a new walkway adjacent to the building.

Currently, the entire apron area in front of the building is paved in asphalt, with head-in parking directly off of South Main. This paving will be removed and replaced with landscaping and a paver walk connecting to the new multi-use trail along the frontage.

The existing plate glass/metal frame fenestration will be replaced with three sets of double French doors set in properly-proportioned openings. Existing brick will be repaired and painted. The existing cantilevered concrete canopy will remain, and new backlit building signage will be pin-mounted to the canopy.

The resulting building will have a clean, simple appearance, intentionally different from the Italianate residential use next door.



PROPOSED ILLUSTRATIVE OFFICE SITE PLAN // NTS

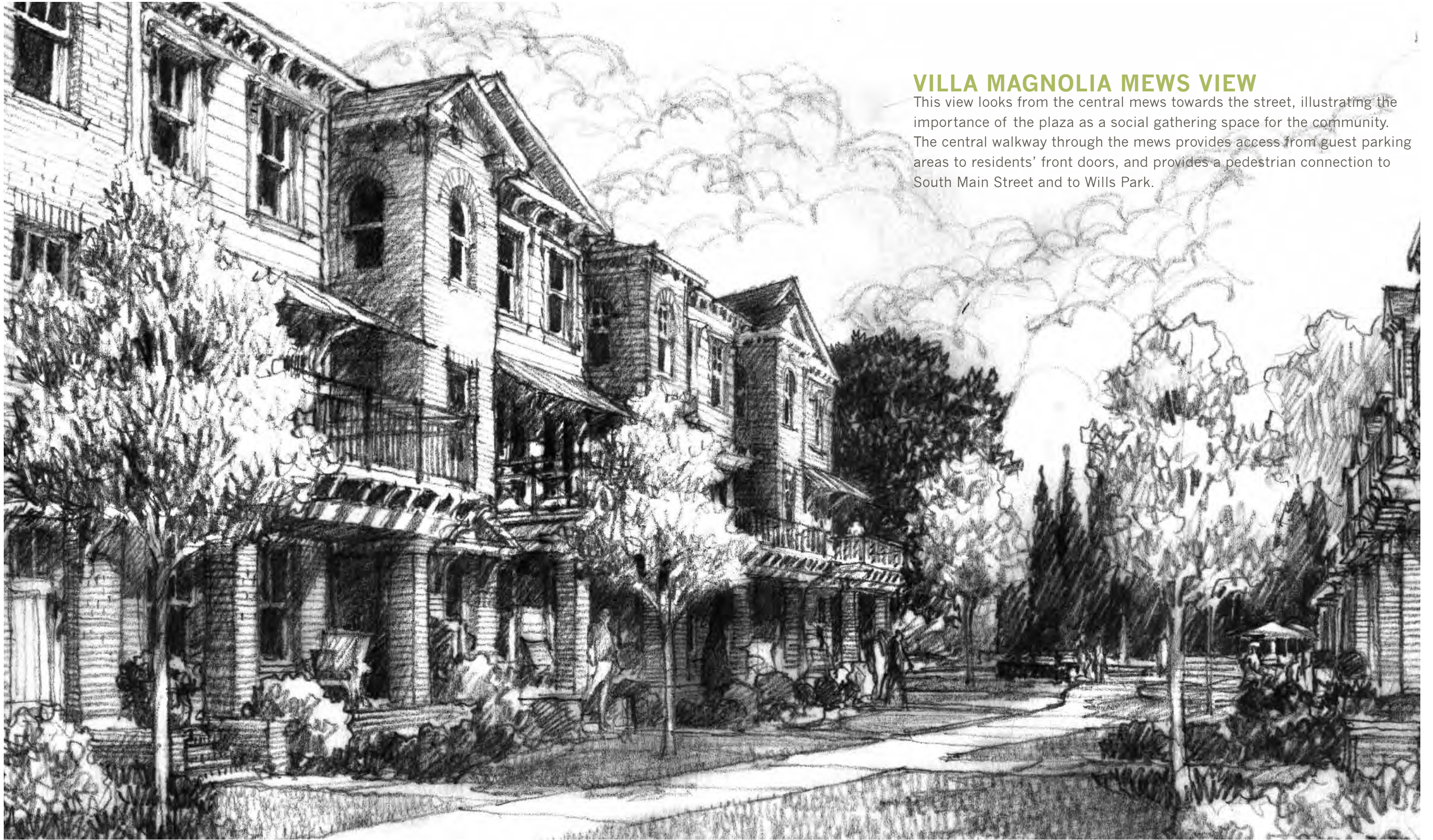


8 // RENDERINGS

VILLA MAGNOLIA ENTRY VIEW

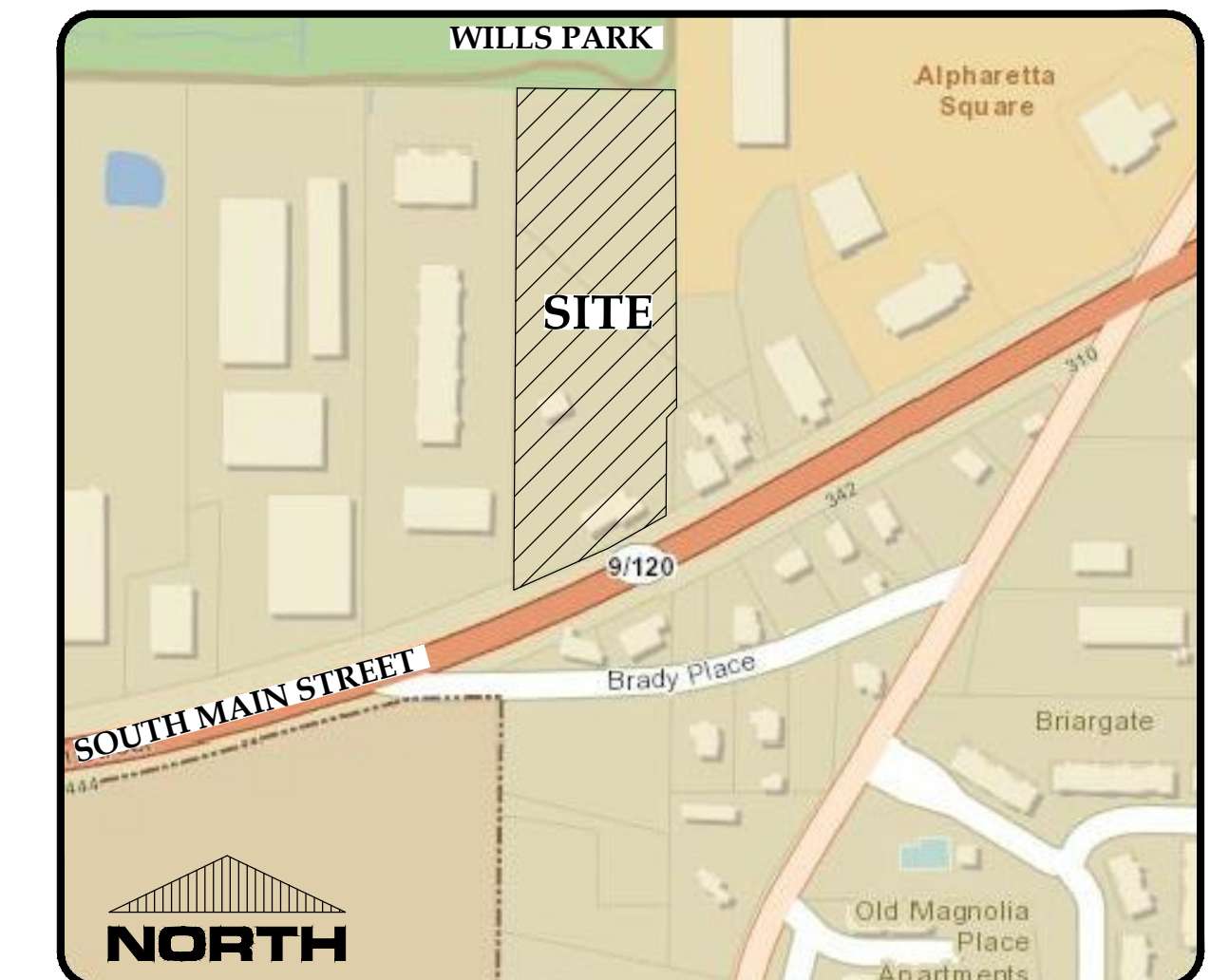
This landscape treatment at the front common area provides for a buffer along the south west portion of the site, intended to create a partial enclosure of green space and also to allow a vista at the corner of South Main and Villa Way. The green space provides a setting for community events and passive/active recreation. The specimen magnolia tree will serve as a visual centerpiece augmented with seasonal plantings as a foreground to the community plaza in the background.





VILLA MAGNOLIA MEWS VIEW

This view looks from the central mews towards the street, illustrating the importance of the plaza as a social gathering space for the community. The central walkway through the mews provides access from guest parking areas to residents' front doors, and provides a pedestrian connection to South Main Street and to Wills Park.



Owner

Owner	Parcel #
Stephens Harold A & Peggy	12 246206480331
Stephens Harold A & Peggy	12 246206480349
Stephens Harold A & Peggy	12 258106930497

ADVANCED ENGINEERING + PLANNING

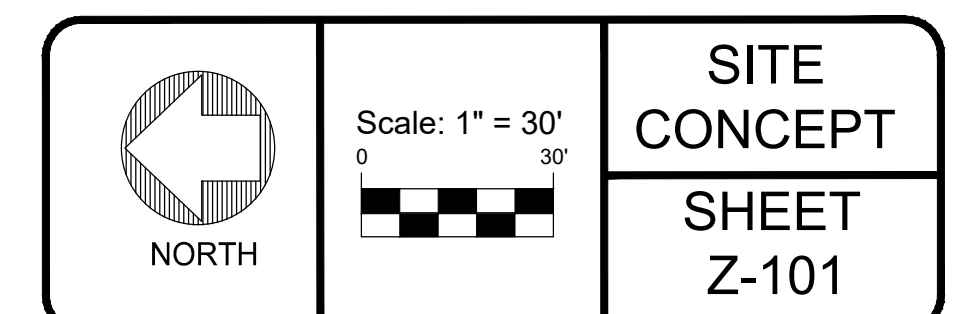
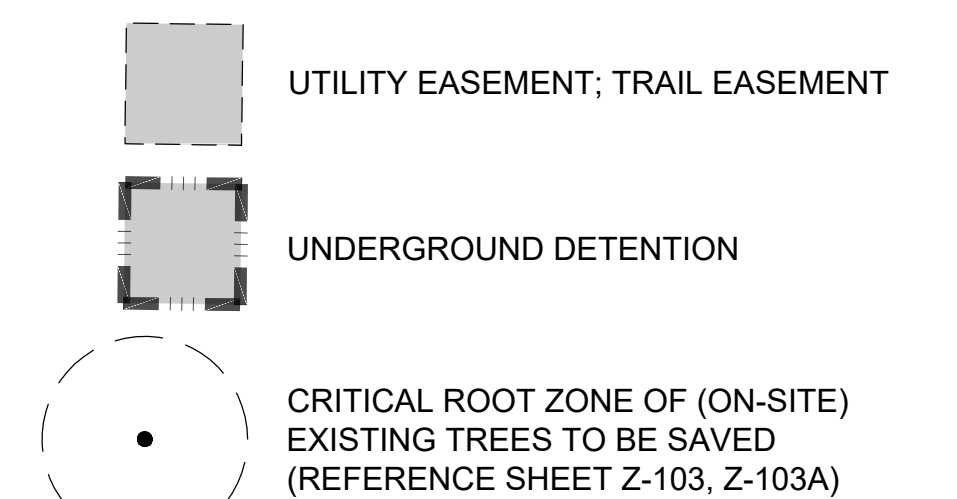
Civil Engineering, Land Planning, Landscape Architecture,

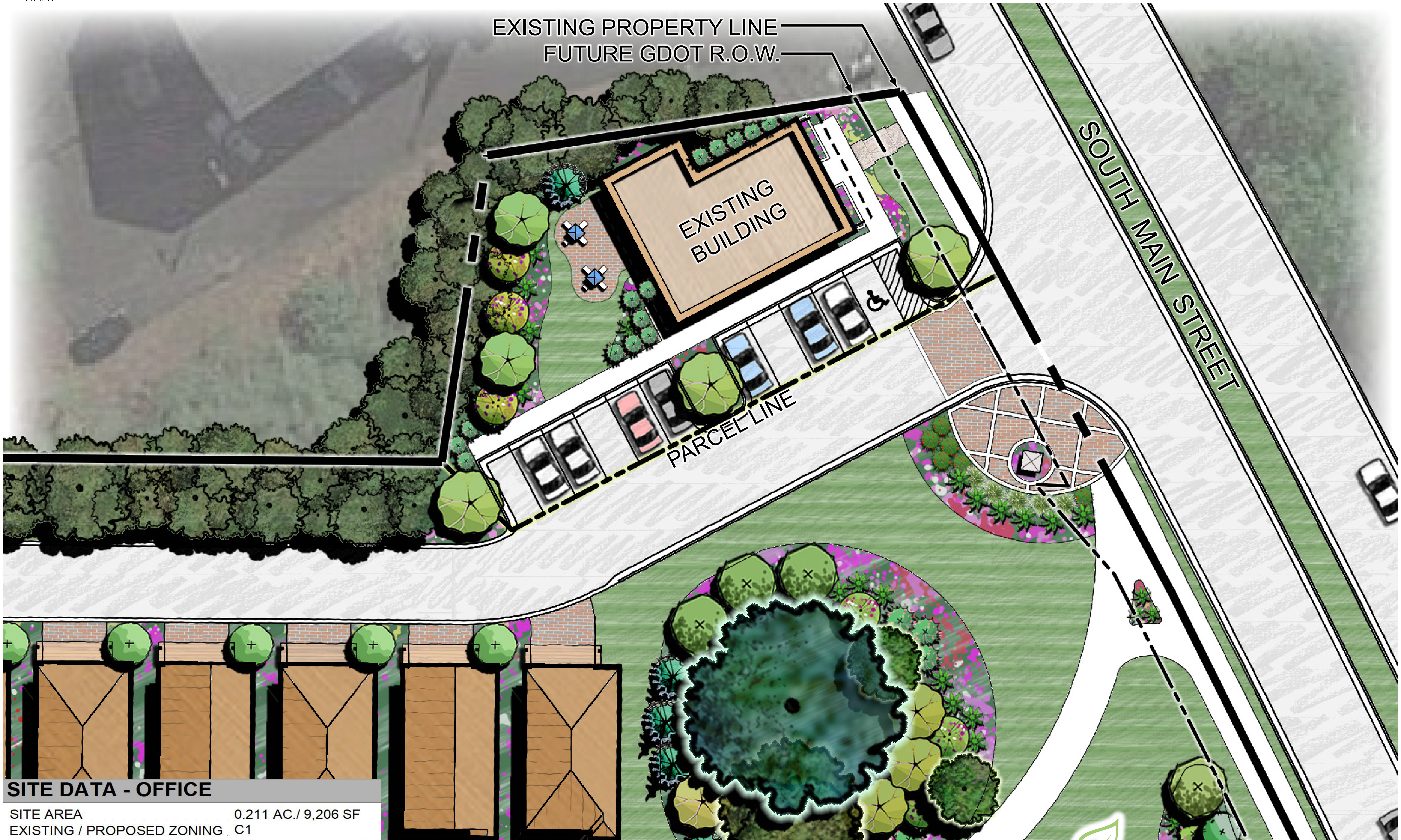
DESIGN CRITERIA (PER CODE)	
MIN. LOT SIZE	2,500 SF
MIN. LOT WIDTH	30 LF
MIN. LOT DEPTH	AS DESIGNED
AMENITY SPACE REQUIRED	10% OR 0.352 AC.
AMENITY SPACE PROVIDED	15% OR 0.567 AC
OPEN SPACE PROVIDED	*21% OR 0.75 AC
*(IN ADDITION TO AMENITY SPACE)	

Owner	Parcel #
Stephens Harold A & Peggy	12 246206480331
Stephens Harold A & Peggy	12 246206480349
Stephens Harold A & Peggy	12 258106930497



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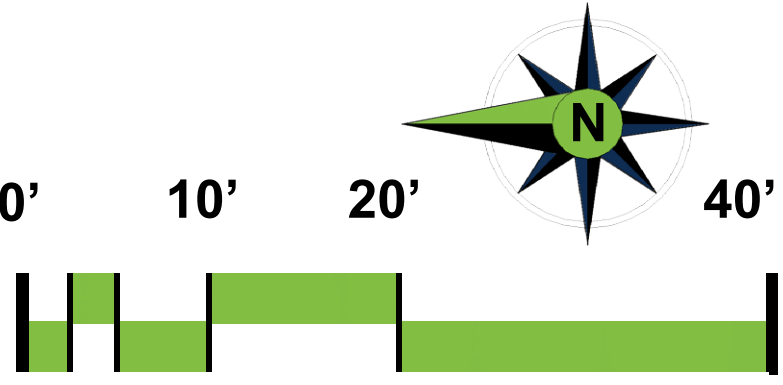


SITE DATA - OFFICE

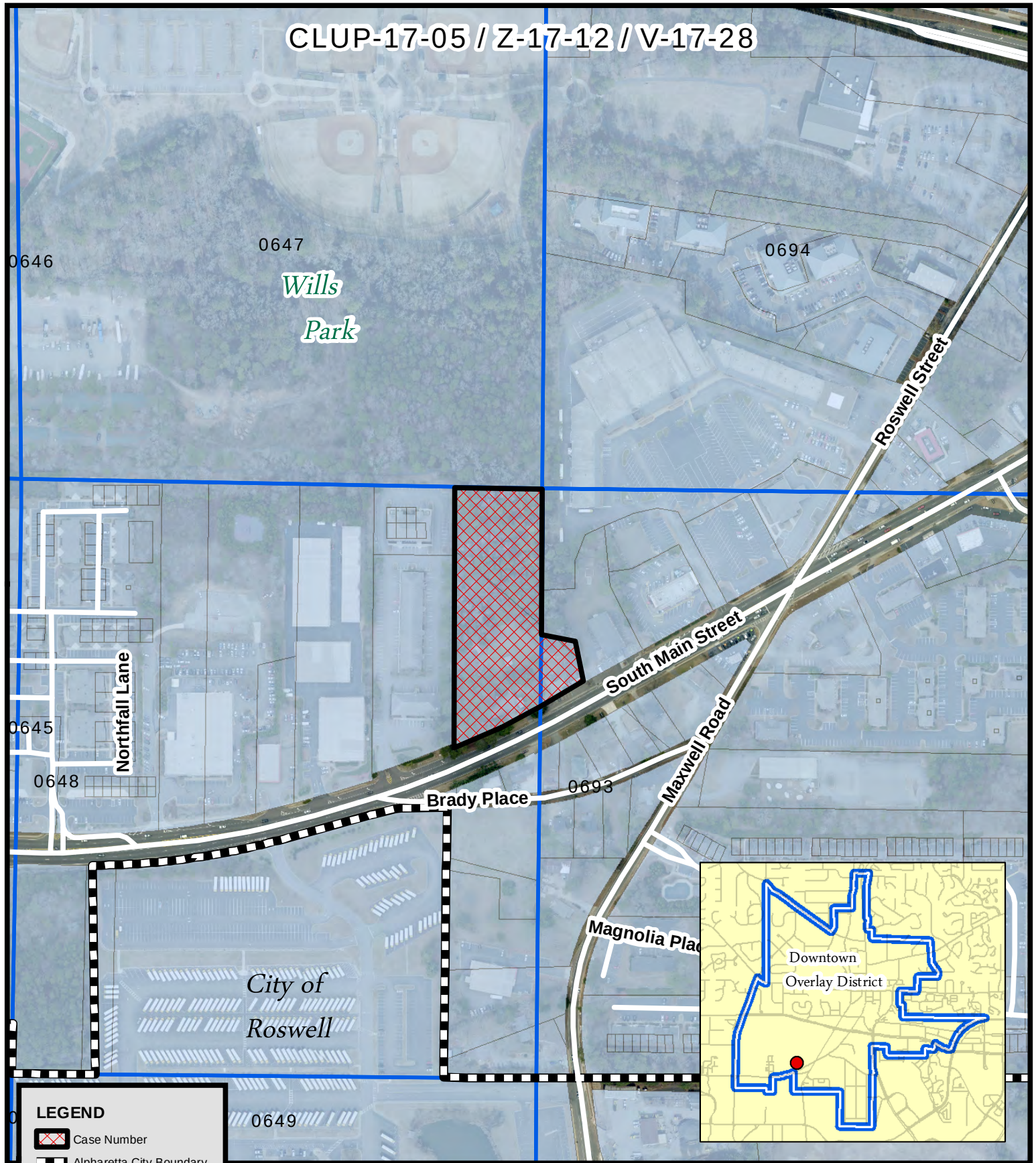
SITE AREA 0.211 AC./ 9,206 SF
EXISTING / PROPOSED ZONING C1



OFFICE EXHIBIT



CLUP-17-05 / Z-17-12 / V-17-28



CLUP-17-05/Z-17-12/V-17-28

D/LL: 1/2/648, 693

PC Date: 11/2/17

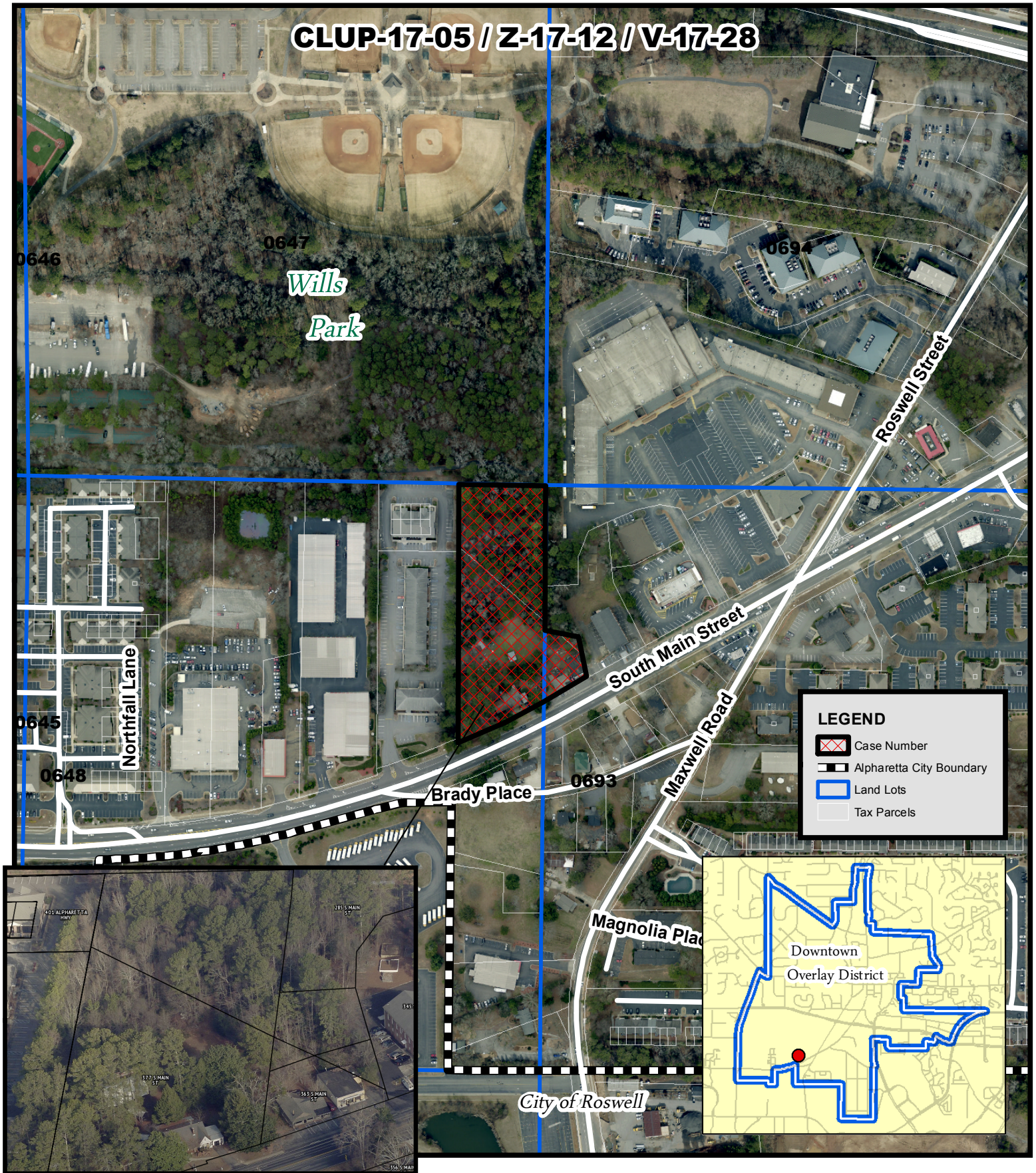
CC Date: 11/13/17



Location Map
Villa Magnolia
South Main Street

Location Map Provided by:
Community Development - GIS

CLUP-17-05 / Z-17-12 / V-17-28



CLUP-17-05/Z-17-12/V-17-28

D/LL: 1/2/648, 693

PC Date: 11/2/17

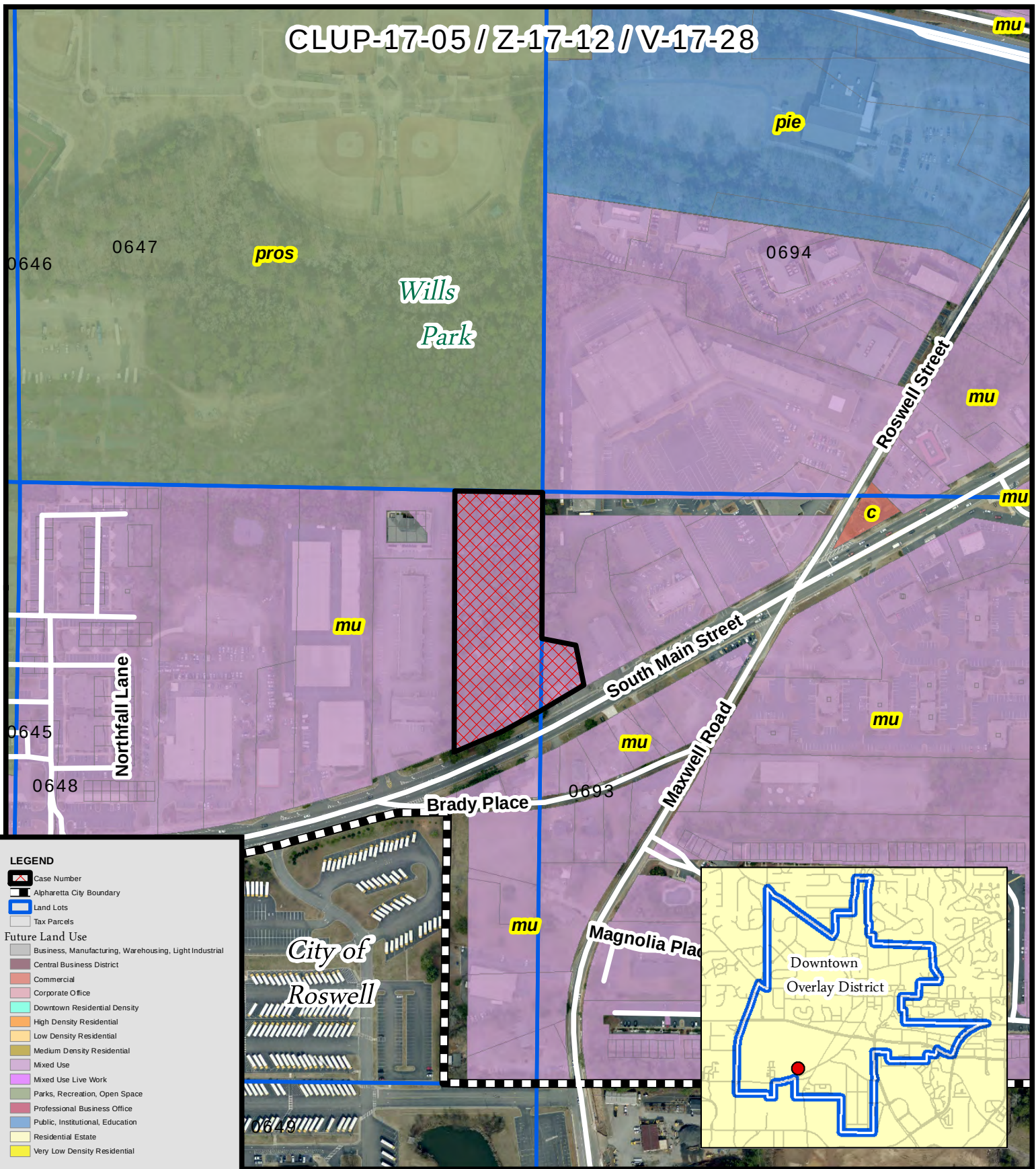
CC Date: 11/13/17

**Aerial Map
Villa Magnolia
South Main Street**

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



CLUP-17-05 / Z-17-12 / V-17-28



LEGEND

Case Number

Alpharetta City Boundary

Land Lots

Tax Parcels

Future Land Use

Business, Manufacturing, Warehousing, Light Industrial

Central Business District

Commercial

Corporate Office

Downtown Residential Density

High Density Residential

Low Density Residential

Medium Density Residential

Mixed Use

Mixed Use Live Work

Parks, Recreation, Open Space

Professional Business Office

Public, Institutional, Education

Residential Estate

Very Low Density Residential

CLUP-17-05/Z-17-12/V-17-28

D/LL: 1/2/648, 693

PC Date: 11/2/17

CC Date: 11/13/17

Future Land Use
Villa Magnolia
South Main Street



Location Map Provided by:
Community Development - GIS

CLUP-17-05 / Z-17-12 / V-17-28

0646

SU
0647

Wills
Park

0694

C-2

Roswell Street

C-1

O-I

AG

South Main Street

Maxwell Road

O-I

648

0693

Brady Place

R-10M

City of
Roswell

AG

C-2

C-1

Downtown
Overlay District

LEGEND

- Case Number
- Alpharetta City Boundary
- Land Lots
- Tax Parcels

Zoning Districts

- AG Agriculture
- RE Residential Estates
- R Single Family Detached Residential
- R-4A Single Family Detached Residential (Low Density)
- R-4D Single Family Detached Residential (Medium Density)
- R-8A Single Family Attached Residential (Medium Density)
- R-8D Single Family Detached Residential
- R-8AD Single Family Attached/Detached Residential
- R-10 Single Family Detached Residential
- R-10M Multiple Family Residential (HD - Historic District)
- R-12 Single Family Detached Residential
- R-15 Single Family Detached Residential
- R-22 Single Family Detached Residential
- CUP Community Unit Plan
- O-P Office Professional
- O-I Office Institutional
- MU Mixed Use
- C-1 Neighborhood Commercial
- C-2 General Commercial
- PSC Planned Shopping Center
- L-1 Light Industrial
- OSR Open Space and Recreational
- SU Special Use
- DT-C Downtown Core
- DT-MU Downtown Mixed-Use
- DT-LW Downtown Live-Work
- DT-R Downtown Residential

CLUP-17-05/Z-17-12/V-17-28

D/LL: 1/2/648, 693

PC Date: 11/2/17

CC Date: 11/13/17

Zoning Map Villa Magnolia South Main Street

Location Map Provided by:
Community Development - GIS



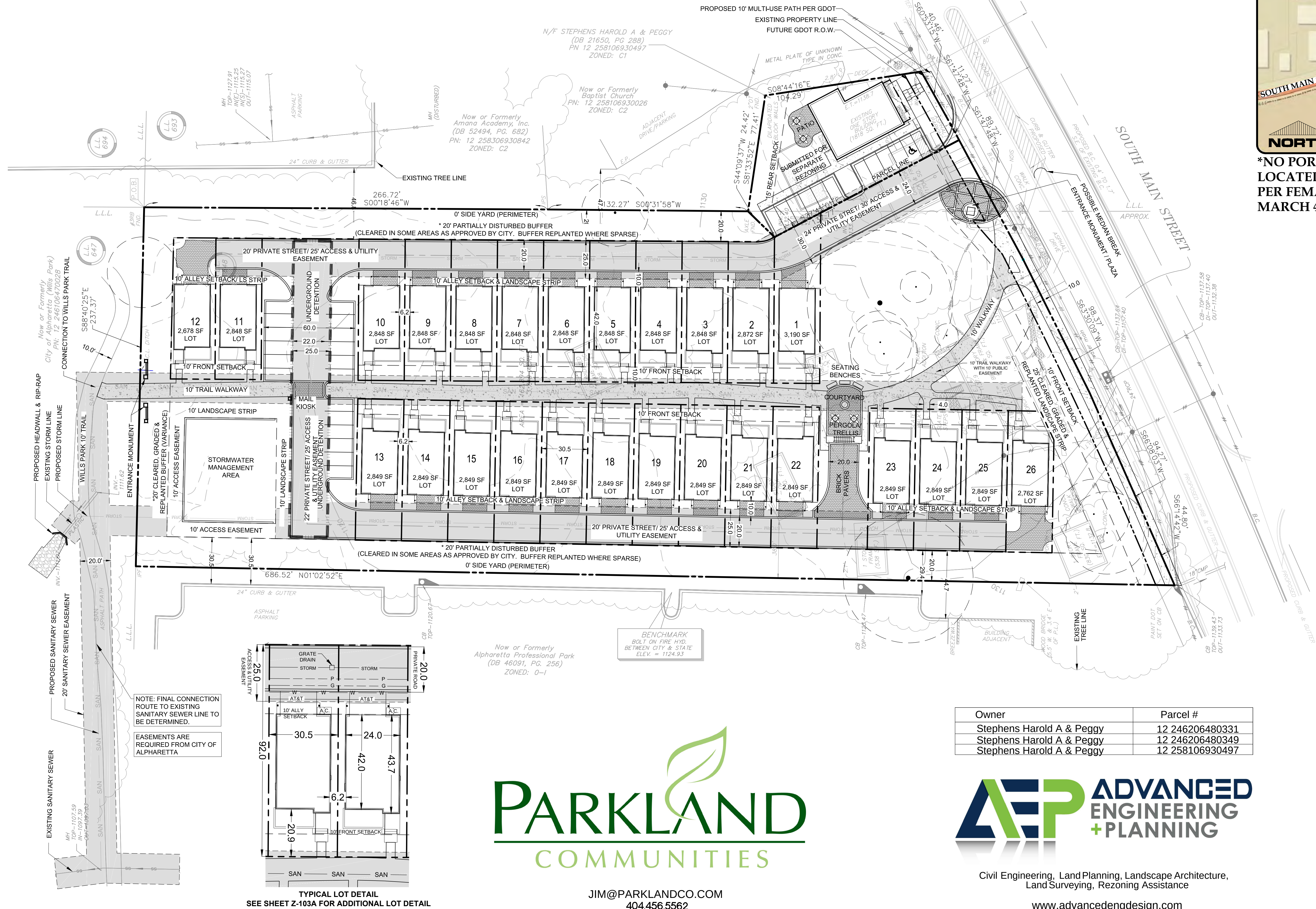
VILLA MAGNOLIA

SITE CONCEPT

SITE LOCATION MAP



***NO PORTION OF THIS PROPERTY IS
LOCATED IN A FEMA FLOOD PLAIN AS
PER FEMA MAP NO. 13117C210F, DATED
MARCH 4, 2013**



SITE DATA

SITE AREA	3.528 AC./ 153,688 SF
EXISTING ZONING	C1, C2, AG
PROPOSED ZONING	DT-R
OVERLAY DISTRICT	DOWNTOWN
DENSITY PROPOSED	7.369 U/A

BUILDING DATA

TOTAL DETACHED UNITS	26 UNITS
FRONT LOADED	0 UNITS
REAR LOADED	26 UNITS
BUILDING HEIGHT	3 STORIES OR 35'
MIN. HEATED SQ. FT.	2,200
MAX BUILDING LENGTH	45'

SETBACKS

FRONT	10'
SIDE TYPICAL	0'
SIDE (PROPERTY ZONED SU)	0'
REAR	10' ALLEY
BUFFERS	* 20' AS SHOWN
* REQUESTING A BUFFER VARIANCE FROM 50' TO 20' AS SHOWN	

PARKING

DETACHED UNIT PARKING REQUIRED	52 SPACES
DETACHED UNIT PARKING PROVIDED	52 SPACES
VISITOR SPACES REQUIRED	5 SPACES
VISITOR SPACES PROVIDED	18 SPACES

DESIGN CRITERIA (PER CODE)

MIN. LOT SIZE	2,500 SF
MIN. LOT WIDTH	30 LF
MIN. LOT DEPTH	AS DESIGNED
AMENITY SPACE REQUIRED	10% OR 0.352 AC.
AMENITY SPACE PROVIDED	15% OR 0.567 AC
OPEN SPACE PROVIDED	*21% OR 0.75 AC
*(IN ADDITION TO AMENITY SPACE)	

- UTILITY EASEMENT; TRAIL EASEMENT
- UNDERGROUND DETENTION
- CRITICAL ROOT ZONE OF (ON-SITE) EXISTING TREES TO BE SAVED (REFERENCE SHEET Z-103, Z-103A)

Owner	Parcel #
Stephens Harold A & Peggy	12 246206480331
Stephens Harold A & Peggy	12 246206480349
Stephens Harold A & Peggy	12 258106930497

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404.456.5562

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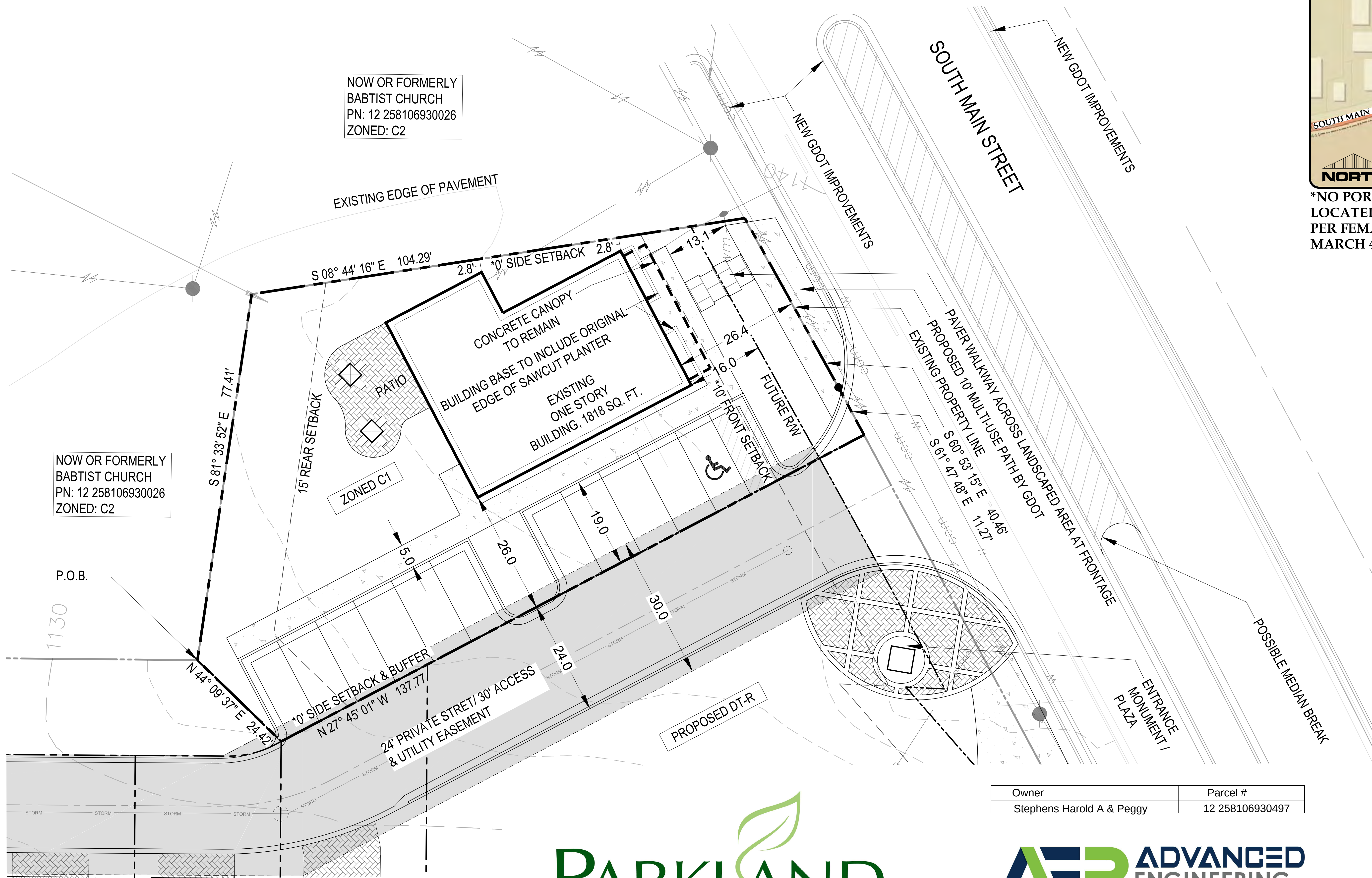
www.advancedengdesign.com

Scale: 1" = 30'
0"

**SITE
CONCEPT**
SHEET
Z-101

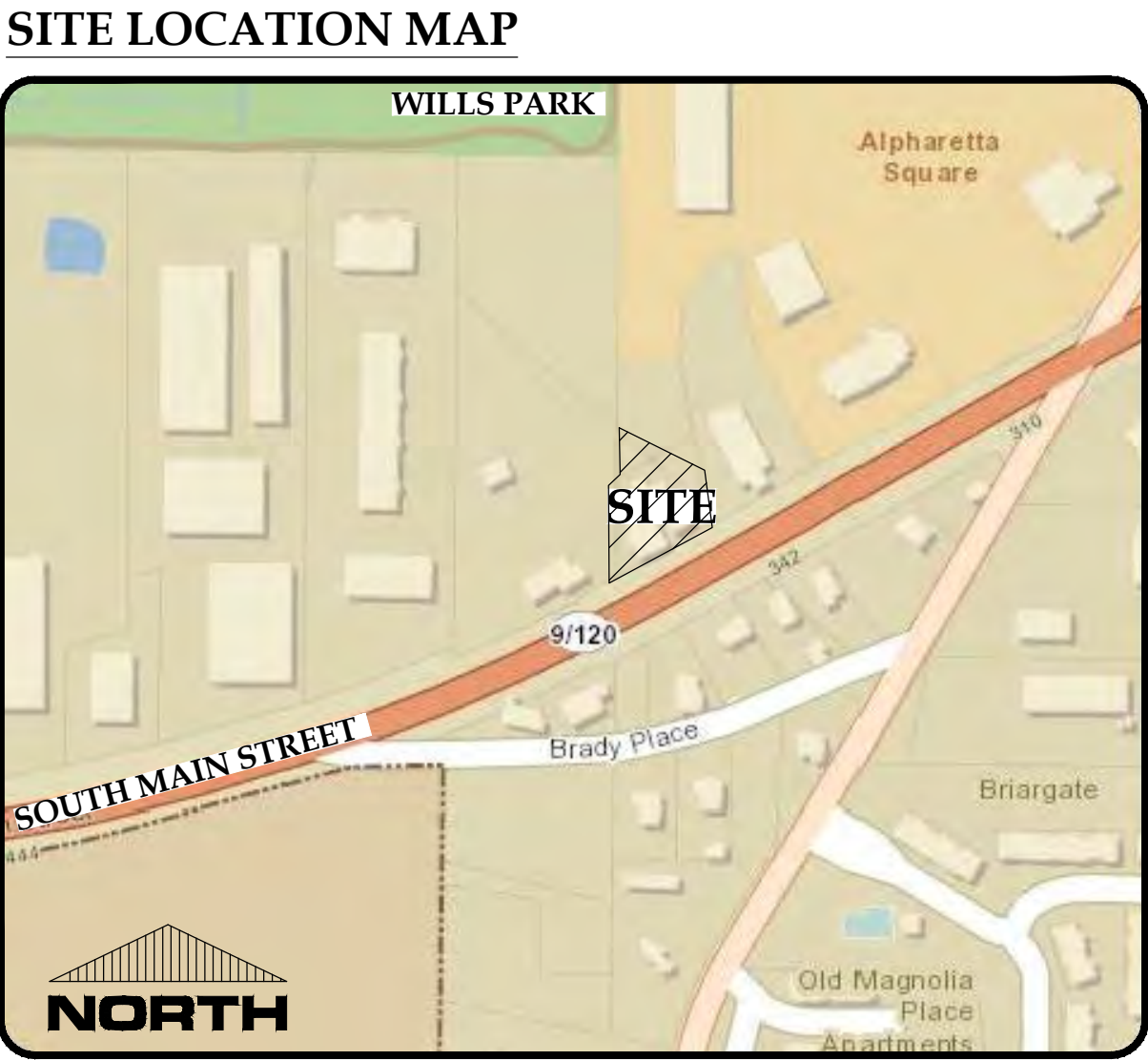
SITE PLAN DATED 10-13-2017

OFFICE ZONING EXHIBIT



NOW OR FORMERLY
BAPTIST CHURCH
PN: 12 258106930026
ZONED: C2

NOW OR FORMERLY
BAPTIST CHURCH
PN: 12 258106930026
ZONED: C2



*NO PORTION OF THIS PROPERTY IS
LOCATED IN A FEMA FLOOD PLAIN AS
PER FEMA MAP NO. 13117C210F, DATED
MARCH 4, 2013

SITE DATA	
SITE AREA	0.211 AC. / 9,206 SF
EXISTING ZONING	C1
PROPOSED ZONING	C1
OVERLAY DISTRICT	DOWNTOWN
BUILDING DATA (PER CODE)	
BUILDING HEIGHT	35'
MAX. BUILDING COVERAGE	45%
MAX. IMPERVIOUS AREA	80%
SETBACKS (PER CODE)	
*FRONT	10'
* REQUESTING A VARIANCE FROM 65' TO 10'	
*SIDE	0'
* REQUESTING A VARIANCE FROM 15' TO 0'	
REAR	15'
*BUFFERS	0'
* REQUESTING A VARIANCE FROM 50' TO 0'	
PARKING	
PARKING REQUIRED (1 / 250 SF)	8 SPACES
PARKING PROVIDED	11 SPACES
DESIGN CRITERIA (PER CODE)	
*MIN. LOT SIZE	30,000 SF
* REQUESTING A VARIANCE FROM 30,000 SF TO 9,000 SF	
MIN. LOT WIDTH	NONE

UTILITY EASEMENT

Owner	Parcel #
Stephens Harold A & Peggy	12 258106930497

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404.456.5562

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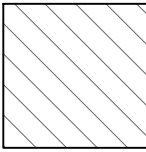
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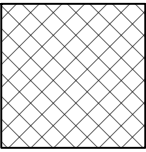
OFFICE
EXHIBIT
SHEET
Z-101A

VILLA MAGNOLIA

LOT COVERAGE AND AMENITY AREA PLAN

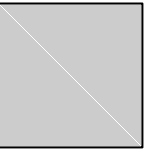
AMENITY SPACE	
AMENITY SPACE REQUIRED	10% OR 0.352 AC.
AMENITY SPACE PROVIDED	16% OR .567 AC
OPEN SPACE PROVIDED	*21% OR 0.75 AC
*(IN ADDITION TO AMENITY SPACE)	

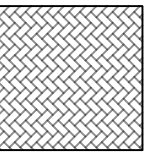
 AMENITY SPACE

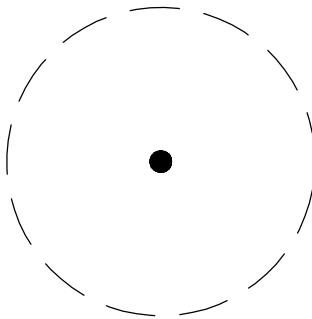
 OPEN SPACE

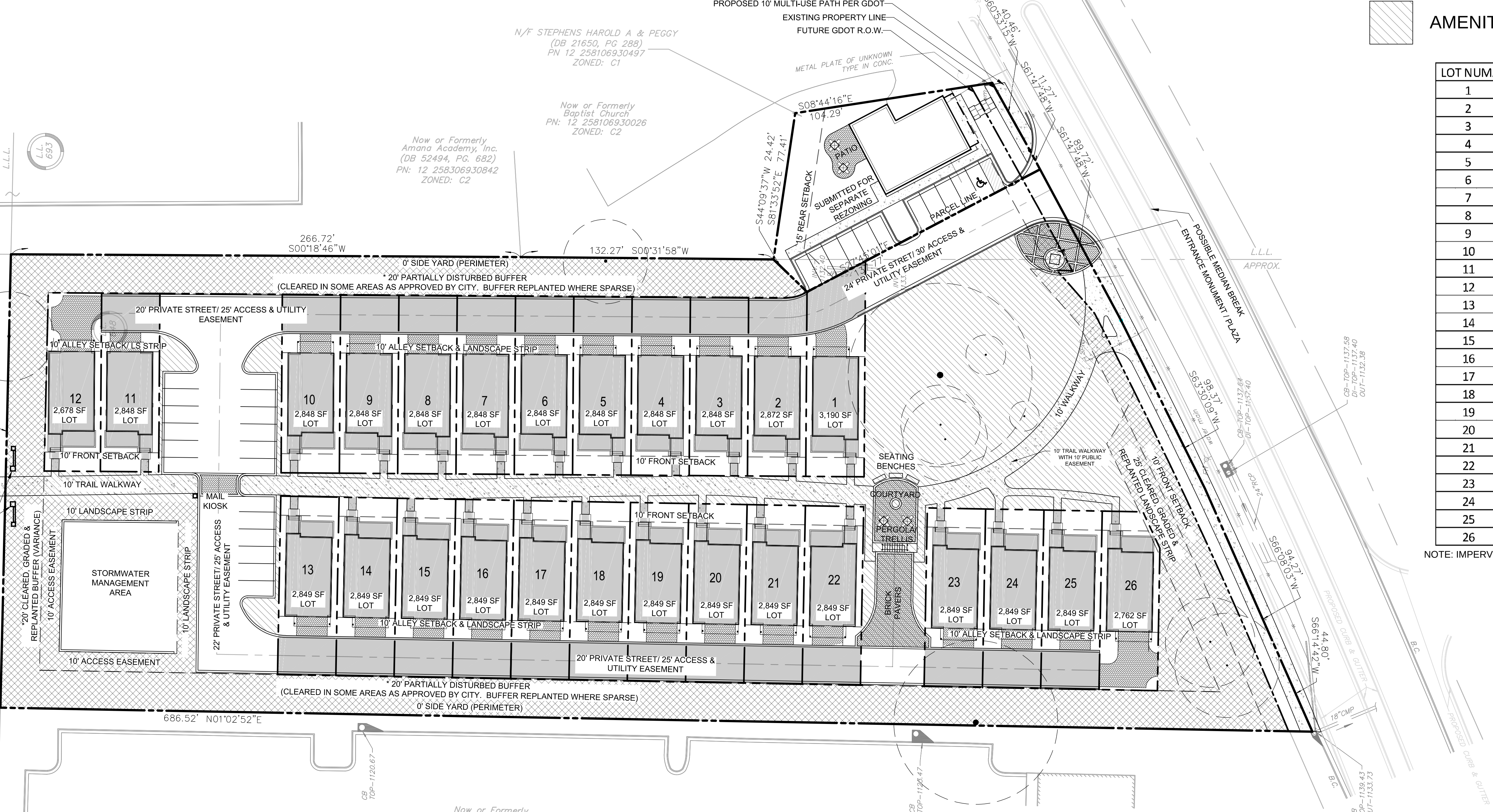
LOT NUM.	LOT AREA	IMPERVIOUS AREA	LOT COVERAGE
1	3190	2085	65.4%
2	2872	1914	66.6%
3	2848	1900	66.7%
4	2848	1900	66.7%
5	2848	1900	66.7%
6	2848	1900	66.7%
7	2848	1900	66.7%
8	2848	1900	66.7%
9	2848	1900	66.7%
10	2848	1902	66.8%
11	2848	1902	66.8%
12	2678	1290	48.2%
13	2849	1902	66.8%
14	2849	1900	66.7%
15	2849	1900	66.7%
16	2849	1900	66.7%
17	2849	1900	66.7%
18	2849	1900	66.7%
19	2849	1900	66.7%
20	2849	1900	66.7%
21	2849	1900	66.7%
22	2849	1900	66.7%
23	2849	1900	66.7%
24	2849	1900	66.7%
25	2849	1900	66.7%
26	2762	1284	46.5%

NOTE: IMPERVIOUS LOT AREA DOES NOT INCLUDE BRICK PERVIOUS PAVERS

 IMPERVIOUS LOT AREA

 PERVIOUS PAVERS

 CRITICAL ROOT ZONE OF (ON-SITE) EXISTING TREES TO BE SAVED



SITE DATA	
SITE AREA	3.528 AC./ 153,688 SF
TOTAL PERVIOUS	1.611 ACRES
TOTAL IMPERVIOUS	1.917 ACRES
TOTAL IMPERVIOUS %	54.33%

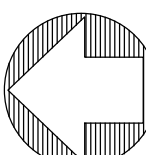


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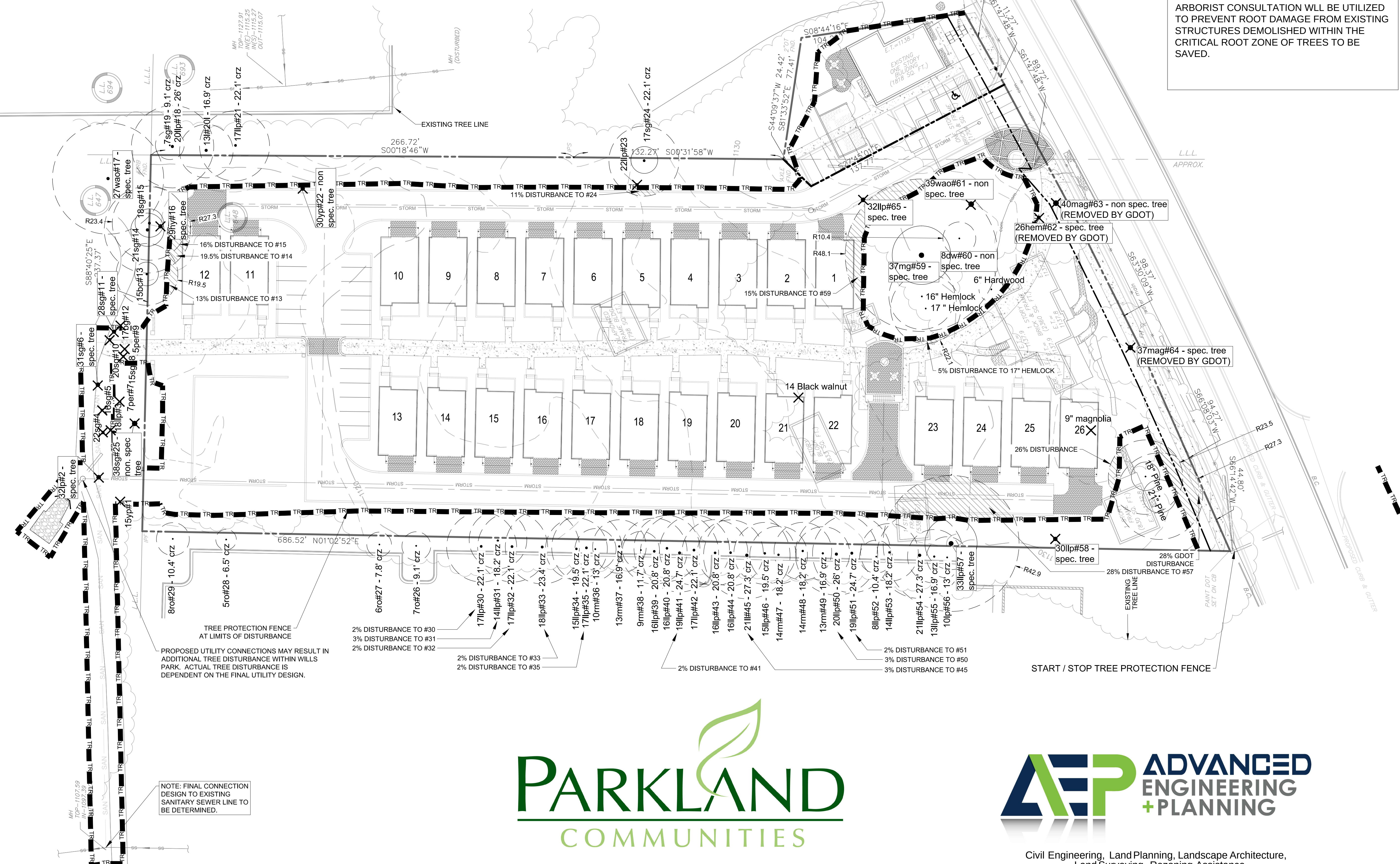
 NORTH

Scale: 1" = 30'


LOT COVERAGE
SHEET Z-102

VILLA MAGNOLIA

TREE LOCATION & PRELIMINARY PROTECTION PLAN

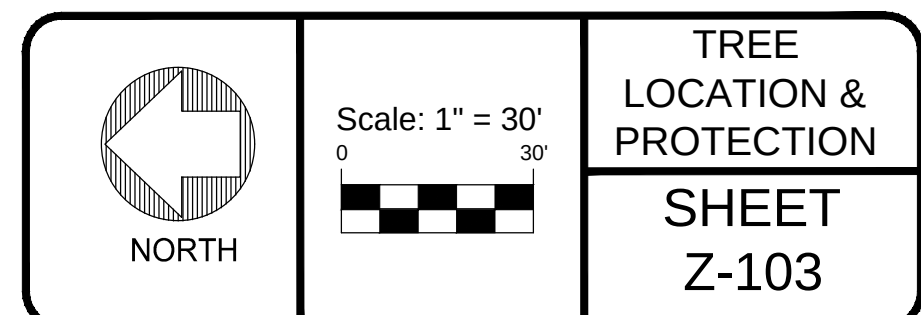


LIMITS OF DISTURBANCE AND TREE PROTECTION FENCE SHOWN ARE FOR CONCEPTUAL PURPOSES ONLY. THE TREE PROTECTION FENCE IS SHOWN AS A POTENTIAL OPTION FOR INCORPORATING TREES INTO THE DESIGN. THE LIMITS OF DISTURBANCE AND TREE PROTECTION FENCE ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING DRAWINGS.

ARBORIST CONSULTATION WILL BE UTILIZED TO PREVENT ROOT DAMAGE FROM EXISTING STRUCTURES DEMOLISHED WITHIN THE CRITICAL ROOT ZONE OF TREES TO BE SAVED.

	TREE PROTECTION FENCE
	EXISTING TREES TO BE SAVED
	CRITICAL ROOT ZONE / SRP OF EXISTING TREES TO BE SAVED
	IMPACT TO SAVED TREE CRITICAL ROOT ZONE / SRP
	TREE TO BE REMOVED
	SPECIMEN SIZED TREE

DBH + TAG#	CRZ
15 yp # 1	19.5
32 lp # 2 (SPECIMEN)	41.6
18 llp # 3	23.4
22 sg # 4	28.6
16 sg # 5	20.8
31 sg # 6 (SPECIMEN)	40.3
7 per # 7	9.1
15 sg # 8	19.5
5 per # 9	6.5
20 sg # 10	26
28 sg # 11 (SPECIMEN)	36.4
17 bg # 12	22.1
15 bc # 13	19.5
21 sg # 14	27.3
18 sg # 15	23.4
29 hy # 16 (SPECIMEN)	37.7
27 wao # 17 (SPECIMEN)	35.1
20 llp # 18	26
7 sg # 19	9.1
13 ll # 20	16.9
17 llp # 21	22.1
30 yp # 22 (NON SPECIMEN)	39
22 llp # 23	28.6
17 sg # 24	22.1
38 sg # 25 (NON SPECIMEN)	39.4
7 ro # 26	9.1
6 ro # 27	7.8
5 ro # 28	6.5
8 ro # 29	10.4
17 llp # 30	22.1
14 llp # 31	18.2
17 llp # 32	22.1
18 llp # 33	23.4
15 llp # 34	19.5
17 llp # 35	22.1
10 rm # 36	13
13 rm # 37	16.9
9 rm # 38	11.7
16 llp # 39	20.8
16 llp # 40	20.8
19 llp # 41	24.7
17 llp # 42	22.1
16 llp # 43	20.8
16 llp # 44	20.8
21 ll # 45	27.3
15 llp # 46	19.5
14 rm # 47	18.2
14 rm # 48	18.2
13 rm # 49	16.9
20 llp # 50	26
19 llp # 51	24.7
8 llp # 52	10.4
14 llp # 53	18.2
21 llp # 54	27.3
13 llp # 55	16.9
10 lp # 56	13
33 llp # 57 (SPECIMEN)	42.9
30 llp # 58 (SPECIMEN)	39
37 mg # 59 (SPECIMEN)	48.1
8 dw # 60 (NON SPECIMEN)	10.4
39 wao # 61 (NON SPECIMEN)	50.7
26 hem # 62 (SPECIMEN)	33.8
40 mag # 63 (NON SPECIMEN)	52
37 mag # 64 (SPECIMEN)	48.1
32 llp # 65 (SPECIMEN)	41.6
9 mag # 66	11.7
18 pine	23.4
21 pine	27.3
6" hardwood	7.8
16" hemlock	20.8
17" hemlock	22.1



SITE PLAN DATED 10-13-2017

VILLA MAGNOLIA

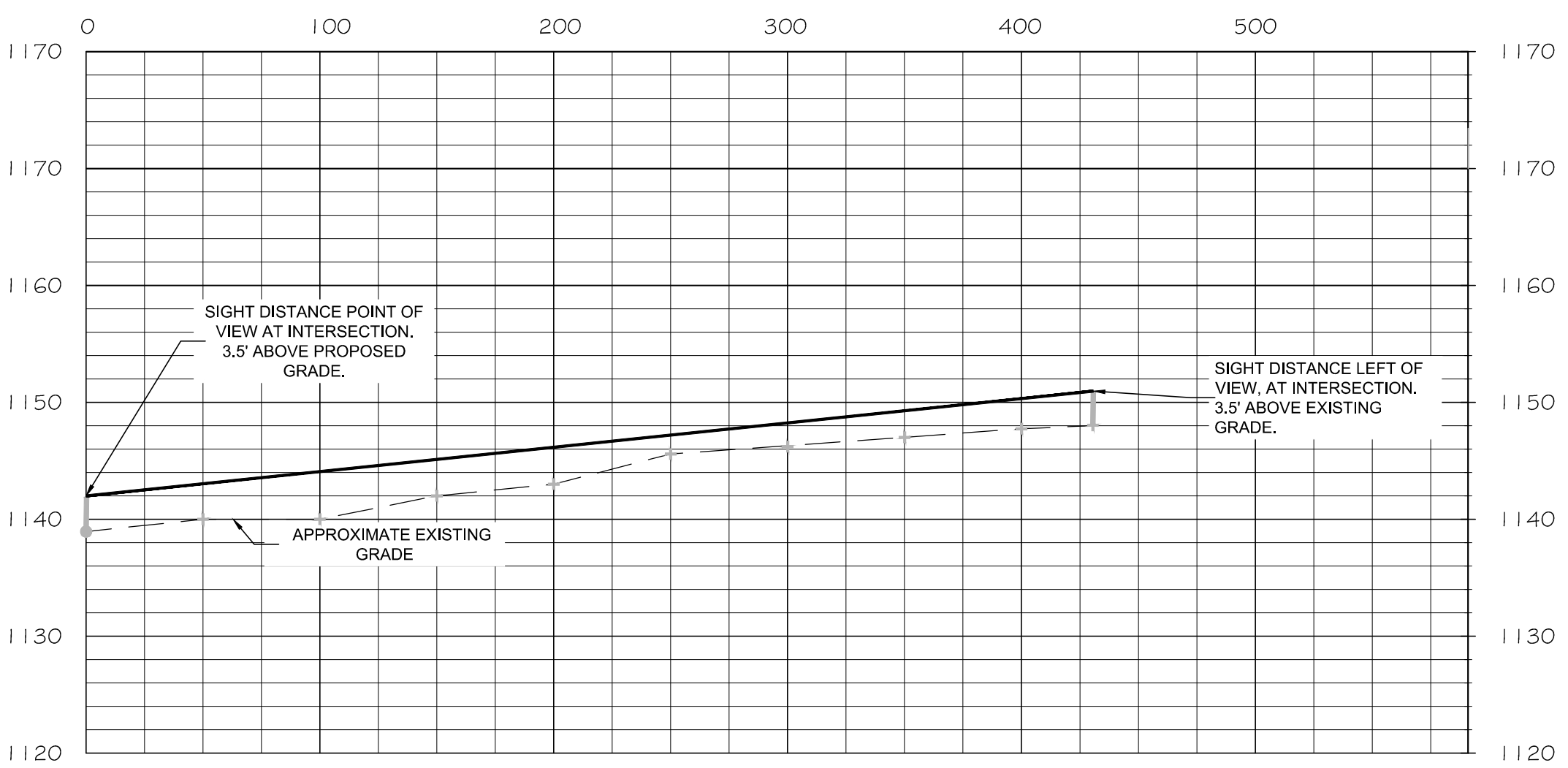
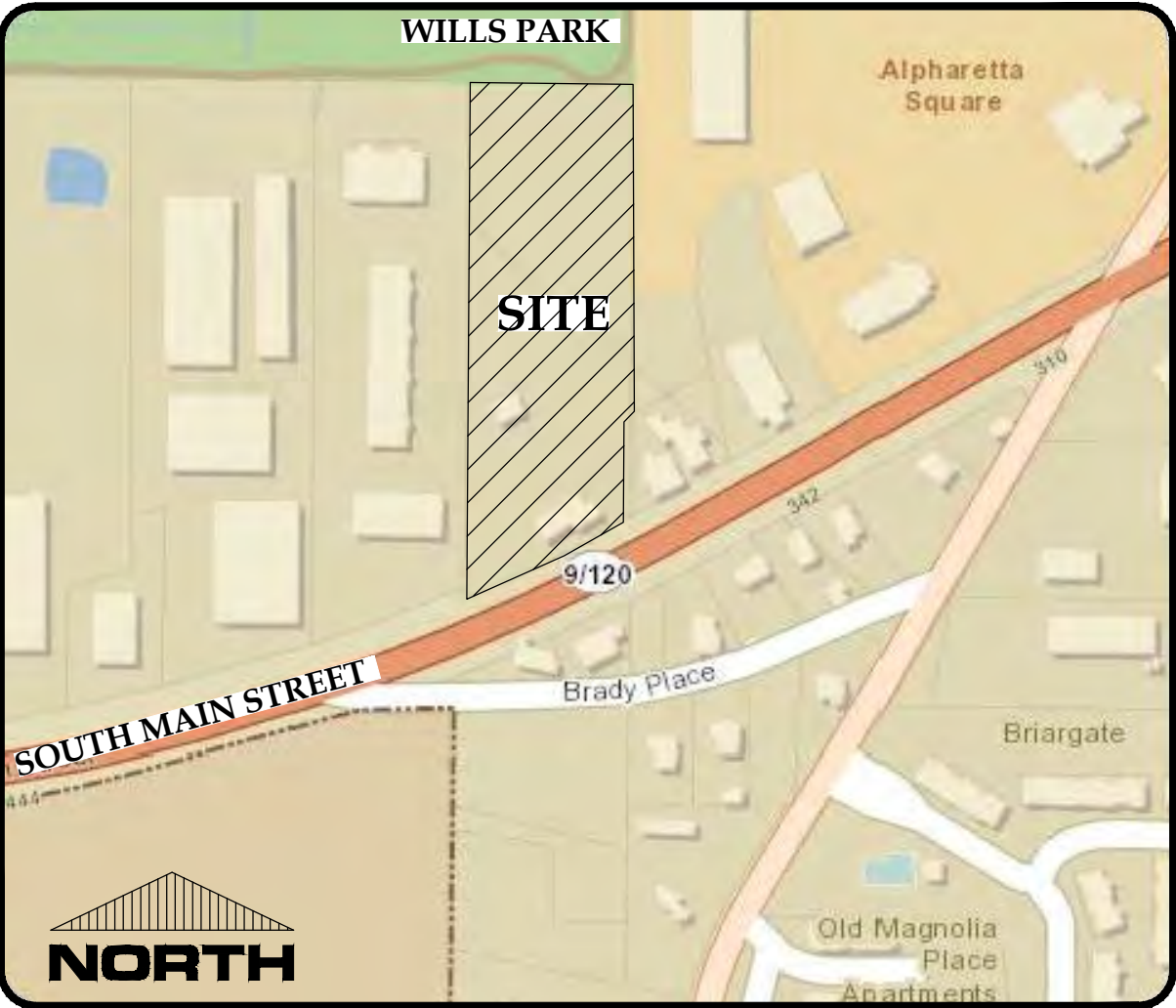
SIGHT PROFILE PLAN



SIGHT DISTANCE PLAN VIEW

SCALE:
1" = 40'

SITE LOCATION MAP



SIGHT DISTANCE PROFILE VIEW

SCALE:
HOR.: 1" = 25'
VER.: 1" = 10'

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404.456.5562

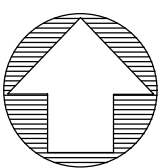
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www.Georgia811.com

Know what's below.
Call before you dig.

 NORTH		SIGHT PROFILE
		SHEET Z-104

A north arrow pointing to the left, labeled "NORTH". To its right is a graphic scale bar with alternating black and white segments, labeled "Scale: 1" = 30'" and "0 30'".

SAMS, LARKIN, HUFF & BALLI
A LIMITED LIABILITY PARTNERSHIP

GARVIS L. SAMS, JR.
JOEL L. LARKIN
PARKS F. HUFF
JAMES A. BALLI

SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

770•422•7016
TELEPHONE
770•426•6583
FACSIMILE

ADAM J. ROZEN

WWW.SLHB-LAW.COM

September 14, 2017

VIA REGULAR MAIL AND EMAIL

Ms. Kathi Cook
Department of Community Development
City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

Re: Application of Parkland Communities, Inc. for Rezoning and Variance for 3.525 acres of real property on South Main Street, City of Alpharetta, Georgia (#PHA 170046)

Dear Ms. Cook:

Enclosed please find the revised notice letters that comply with Ordinance No. 720 (4.2.2) Public Hearing Process and attachments sent to adjoining property owners, the Certificate of Mailing, and the list of adjoining property owners. Please do not hesitate to give me a call if you need any further information or documentation.

Sincerely,

SAMS, LARKIN, HUFF & BALLI, LLP



Parks F. Huff
Attorney for Applicant
phuff@slhb-law.com

PFH/sfw
Enclosures
cc: Parkland Communities, Inc.

SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

GARVIS L. SAMS, JR.

JOEL L. LARKIN

PARKS F. HUFF

JAMES A. BALLI

SUITE 100

376 POWDER SPRINGS STREET

MARIETTA, GEORGIA 30064-3448

770-422-7016

TELEPHONE

770-426-6583

FACSIMILE

ADAM J. ROZEN

WWW.SLHB-LAW.COM

September 13, 2017

TO: NEARBY PROPERTY OWNERS

Re: Application of Parkland Communities, Inc. for Rezoning and Variance for 3.525 acres of real property on South Main Street, City of Alpharetta, Georgia (#PHA170046).

I represent Parkland Communities, Inc. in relation to a rezoning and variance request for a 3.5 acre tract of land in downtown Alpharetta on South Main Street adjacent to Wills Park. The property is currently zoned commercial and agricultural and is less than one mile from the new Alpharetta City Hall. The property sits in the Downtown Alpharetta Overlay and in the Comprehensive Plan is designated as South Main Corridor, which includes high density residential as a compatible land use.

Parkland Communities would like to build a neighborhood of 28 detached single family homes on the property that would be connected to Wills Park via a trail system. The homes will be in a "mews" style with rear loaded garages and front private gardens opening onto a common greenspace. The homes will average 1,800 square feet and selling price will start in the low \$400,000's.

The City of Alpharetta requires that during the rezoning process, an applicant must reach out to the surrounding property owners to inform them of the proposal and to give neighbors an opportunity to get additional information and to give feedback in relation to the request. Attached is the zoning request and proposed site plan with additional details. This application will be heard by the City of Alpharetta Planning Commission on October 5, 2017 and the City Council on October 23, 2017. Both meetings will be held at 6:30 p.m. at City Hall located at 2 Park Plaza.

Once you've had a chance to review the attached information, if you have any questions, concerns or comments, you can contact me via mail, email or telephone. Alternatively, you may contact my assistant, Selena Wingate, at 770-422-7016.

Sincerely,

SAMS, LARKIN, HUFF & BALLI, LLP



Parks F. Huff

Attorney for the Applicant

phuff@slhb-law.com

PFH/sfw

Enclosures

cc: Parkland Communities

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: _____

☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

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

Contact Information:

Contact Name: Parks F. Huff, Esq./SAMS, LARKIN, HUFF & BALLI, LLP Telephone: 770-422-7016

Address: 376 Powder Springs Street

Suite: 100

City Marietta

State: GA

Zip: 30064

Fax: 770-425-9512

Mobile Tel: 404-975-8859

Email: phuff@slhb-law.com

Subject Property Information:

Address: 377 South Main Street

Current Zoning: C-1, C-2, AG

District: 1st

Section: 2nd

Land Lot: 648 & 693

Parcel ID: 246206480349; 246206480331

Proposed Zoning: DT-R ☐

Current Use: Gallery

This Application For (Check All That Apply):

☐ Conditional Use

☒ Rezoning

☒ Variance

☐ Comprehensive Plan Amendment

☐ Master Plan Amendment

☐ Master Plan Review

☐ Public Hearing

☐ Other (Specify): _____



PARKLAND

Site Construction Plans for

MAGNOLIA FARMS
603. 371. 372. MAIN STREET
9, 830 ~ DISTRICT 1ST ~ 2ND SECTION
ALPHARETTA, GEORGIA 30008

Issue:	Date:	Description:
Issue 775 2717		
Rev (1)		
Rev (2)		
Rev (3)		
Rev (4)		
Rev (5)		
Rev (6)		
Rev (7)		

Designed by	JW
Checked by	JS
Project #	17548-CP



6 scale: 1" =

12 SITE
CONCEPT

C-101

Name and Address of Sender
 SAMS, LARKIN, HUFF & BALLI, LLP
 376 POWDER SPRINGS STREET
 SUITE 100
 MARIETTA, GA 30064

Check type of mail or service:

- ☐ Certified
☐ COD
☐ Delivery Confirmation
☐ Express Mail
☐ Insured
☐ Recorded Delivery (International)
☐ Registered
☐ Return Receipt for Merchandise
☐ Signature Confirmation

Affix Stamp Here
 (If issued as a
 certificate of mailing,
 or for additional
 copies of this bill)
 Postmark and
 Date of Receipt

\$27.26

Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1.	SEE ATTACHED MAILING LIST.											
2.												
3.												
4.												
5.												
6.												
7.												
8.												
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		Postmaster, Per (Name of receiving employee)		See Privacy Act Statement on Reverse						
58		58		S. [Signature]								



401 SOUTH MAIN
REALESTATE LLC
130 GROGANS LNDG
SANDY SPRINGS GA
30350

ACL GROUP LLC
2345 HOPEWELL PLNTION DR
ALPHARETTA GA
30004

ALPHARETTA BUSINESS
PROP LLC
114 TOWNPARK DR NW STE 240
KENNESAW GA
30144

ALPHARETTA BUSINESS
PROP LLC
114 TOWNPARK DR NW STE 240
KENNESAW GA
30144

ALPHARETTA BUSINESS
PROP LLC
114 TOWNPARK DR NW STE 240
KENNESAW GA
30144

ALPHARETTA BUSINESS
PROP LLC
114 TOWNPARK DR NW STE 240
KENNESAW GA
30144

ALSTON CLINTON M &
FRANCES B
1000 APPLEWOOD DR #219
ROSWELL GA
30076

AMANA ACADEMY INC
285 S MAIN ST
ALPHARETTA GA
30009

ATLANTA CABLE PARTNERS L P
1 COMCAST CENTER 32ND FL
PHILADELPHIA PA
19103

BAPTIST CHURCH
345 STATE HWY # 9
ALPHARETTA GA
30004

BEARDEN MELBA
3442 CHILDERS RD
ROSWELL GA
30075

BOUND UPWARD LLC
60 LAKESHORE DR
DULUTH GA
30096

BOUND UPWARD LLC
60 LAKESHORE DR
DULUTH GA GA
30096

BOUND UPWARD LLC
60 LAKESHORE DR
DULUTH GA
30096

BOUND UPWARD LLC
60 LAKESHORE DR
DULUTH GA
30096

BRIARGATE HOMEOWNERS
ASSOC INC
2555 WESTSIDE PKWY #600
ALPHARETTA GA
30004

CABLE ATLANTA LIMITED
600 CONGRESS AVE
AUSTIN TX
78701

CITY OF ALPHARETTA
2 SOUTH MAIN ST
ALPHARETTA GA
30004

CLARK ROBIN JOSHUA
401 S MAIN ST SUITE A5
ALPHARETTA GA
30009

CLARK ROBIN JOSHUA
401 S MAIN ST SUITE A5
ALPHARETTA GA
30009

CLARK ROBIN JOSHUA
401 S MAIN ST SUITE A5
ALPHARETTA GA
30009

CLARK ROBIN JOSHUA
401 S MAIN ST SUITE A5
ALPHARETTA GA
30009

CUSTOM OCULAR
PROSTHETICS INC
401 S MAIN ST SUITE B6
ALPHARETTA GA
30004

FULTON COUNTY BOARD OF
EDUCATION
786 CLEVELAND AVE
ATLANTA GA
30315

HCNF HOLDINGS LLC
P O BOX 707
ALPHARETTA GA
30004

HIGHGROVE INC
1680 HIGHGROVE CLUB DR
ALPHARETTA GA GA
30004

JAVIDTAJRISHI SOHLIA &
ASGARI JALAL
4750 WEST FOREST PEAK
MARIETTA GA
30066

JAVIDTAJRISHI SOHLIA &
ASGARI JALAL
4750 WEST FOREST PEAK
MARIETTA GA
30066

JOYNER JOY & THOMPSON
DAVID
3018 UNION HILL RD
ALPHARETTA GA
30004

KAMMERER REAL ESTATE
HOLDINGS LLC
P O BOX 81968
ATLANTA GA
30341

LA FON MAUREEN S & HALL
BEVERLY J
P O BOX 1276
ROSWELL GA
30077

LAFON W COURTNEY & HALL
BEVERLY J
1301 BOMBAY LN
ROSWELL GA
30076

MC DONALDS CORP
933S CHANDLER BLUFF
ALPHARETTA GA
30022

MC MANUS IMAGINATION
STUDIO INC
350 BRADY PL
ALPHARETTA GA
30004

NOVAREAL LLC
2180 SATELLITE BLVD SUITE 400
DULUTH GA
30096

NOVAREAL LLC
2180 SATELLITE BLVD SUITE 400
DULUTH GA
30096

NUBER MARGARET A
1000 KILMINGTON CT
ALPHARETTA GA
30004

OTTEN V CLARKE
421 SOUTH MAIN ST
ALPHARETTA GA
30004

PATEL DHIRAJ A
401 S MAIN ST SUITE A-4
ALPHARETTA GA
30004

PATEL KAPILA D
5455 CHELSEN WOOD DR
DULUTH GA
30097

RAPHAEL PROPERTIES LLC
5165 FIRELIGHT LANE
ALPHARETTA GA
30022

SKT HOLDINGS LLC
14675 TIMBER PT
MILTON GA
30004

SKT HOLDINGS LLC
14675 TIMBER PT
MILTON GA
30004

SOLARES AMILCAR
370 BRADY PL
ALPHARETTA GA
30004

SOVEREIGN AS LLC
2771 LWRNCVILLE HWY STE 210
DECATUR GA
30033

ST JAMES TRUST
6435 COLEBRIDGE RD
ATLANTA GA
30328

STEPHENS HAROLD A & PEGGY
319 CANTON ST
ALPHARETTA GA
30009

STEPHENS HAROLD A & PEGGY
319 CANTON ST
ALPHARETTA GA
30009

STEPHENS HAROLD A & PEGGY
319 CANTON ST
ALPHARETTA GA
30009

STEPHENS HAROLD A & PEGGY
319 CANTON ST
ALPHARETTA GA
30009

STEPHENS HAROLD A &
PEGGY R
319 CANTON ST
ALPHARETTA GA
30009

TREGO KIMBERLY CANTRELL
11290 HOIZE RD
ROSWELL GA
30076

U STORE IT LP
460 E SWEDESFORD RD STE 3000
WAYNE PA
19087

VAL KOLPAKOV DDS MD
PHD LLC
401 S MAIN ST STE B-1
ALPHARETTA GA
30009

VMJ PROPERTIES LLC
12185 CLAIRMONTE AVE
ALPHARETTA GA
30009

VMJ PROPERTIES LLC
12185 CLAIRMONTE AVE
ALPHARETTA GA
30009

VORCO 372 LLC
3175 RIVER EXCHGE DR APT 401
NORCROSS GA
30092

WIEGAND COLLEEN S
3475 OAK VALLEY RD # 2930
ATLANTA GA
30326

CITIZEN PARTICIPATION FORM - PART B

This form must be completed and submitted to the City of Alpharetta Community Development Department a minimum of twenty (20) working days prior to the scheduled Public Hearing. Failure to do so will result in cancellation of the scheduled hearing.

Public Hearing or Project Name: Parkland Communities, Inc.

Contact Name: Parks F. Huff, Esq.

Telephone: 770-422-7016

Please describe comments and concerns provided by any and all individuals contacted as part of the the Citizen Participation Program. If any individuals provided written correspondence, please attach copies of same to this report.

A homeowner called Parks Huff and they spoke about the proposed development. The homeowner lives in a nearby townhome community. The homeowner was concerned about traffic. Mr. Huff offered to meet with the townhome's HOA board and the homeowner was emailed a color site plan and Villa Magnolia's vision book on 8/30/17.

There were no other calls or emails regarding this project.

Method by which these individuals were contacted. Please mark all that apply. *Please provide samples of any and all written communications used to provide notification.*



Letter



Personal Visits



Telephone



Group Meeting



Email



Other (Please Specify) _____

Attach a list of people who have been notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified.

I, the undersigned, as an authorized representative of the applicant and Public Hearing item identified above, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Citizen Participation Form - Part B and in any and all documents provided in support of this report are true and accurate. I further understand that any false statements provided by representatives of the applicant as part of this report may result in penalties up to and including denial of the subject application.

Signature of Authorized Agent: _____

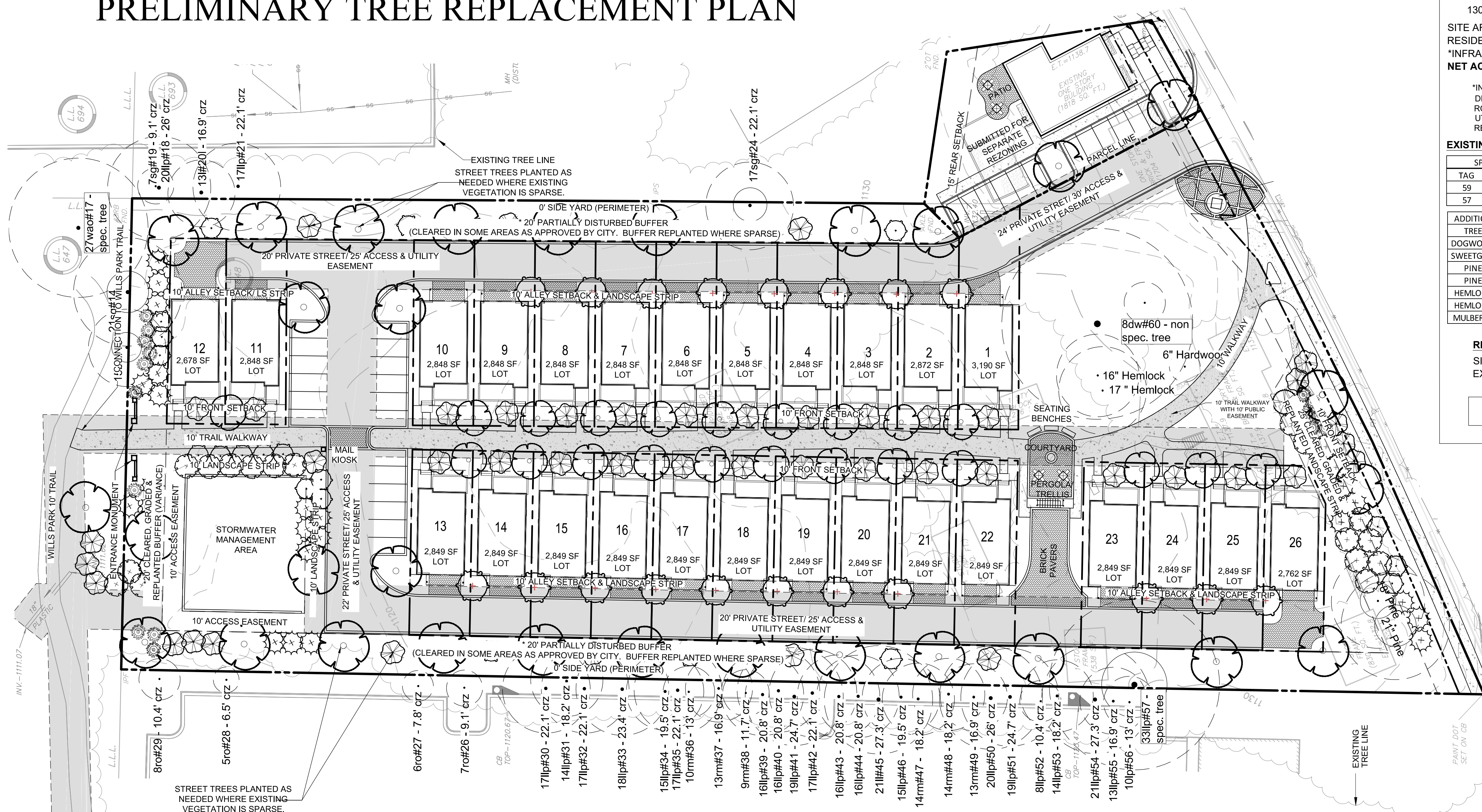
Date: _____

9-6-2017

Print Form

VILLA MAGNOLIA

PRELIMINARY TREE REPLACEMENT PLAN



SITE WILL MEET MINIMUM TREE DENSITY REQUIREMENTS THROUGH STANDARD TREE DENSITY CALCULATIONS (A) AND ALTERNATE TREE DENSITY COMPLIANCE (B)

STANDARD TREE DENSITY (A)

SITE DENSITY FACTOR (SDF): 130" * NET ACREAGE

130" * .658 = 85.54 (SDF) INCHES REQUIRED

SITE AREA 3.528 AC.
RESIDENTIAL LOT AREA - 1.70
*INFRASTRUCTURE (OUTSIDE LOTS) - 1.17
NET ACREAGE .658 ACRES

*INFRASTRUCTURE ITEMIZED
DETENTION 5,600 SQ FT
ROAD (NO PARKING) 10,482 SQ FT
UTILITY EASEMENTS 9,500 SQ FT
REQUIRED BUFFER 25,565 SQ FT

EXISTING DENSITY FACTOR (EDF): 206 INCHES

SPECIMEN TREE SAVED	
TAG	TREE
59	MAGNOLIA
57	PINE

SPECIMEN TREES SAVED WITH ALTERNATIVE DESIGN ARE AWARDED 2 TIMES CREDIT = 140"

ADDITIONAL TREES SAVED	
TREE	DBH
DOGWOOD	8
SWEETGUM	17
PINE	20
PINE	21
HEMLOCK	16
HEMLOCK	17
MULBERRY	6

ADDITIONAL TREE SAVE CREDIT = 105"

REPLACEMENT DENSITY FACTOR (RDF)

SITE DENSITY FACTOR 85.54
EXISTING DENSITY FACTOR - 245.0

RDF = SDF - EDF
RDF MET ON SITE (ESTIMATE)

TYPICAL LOT DETAIL KEY

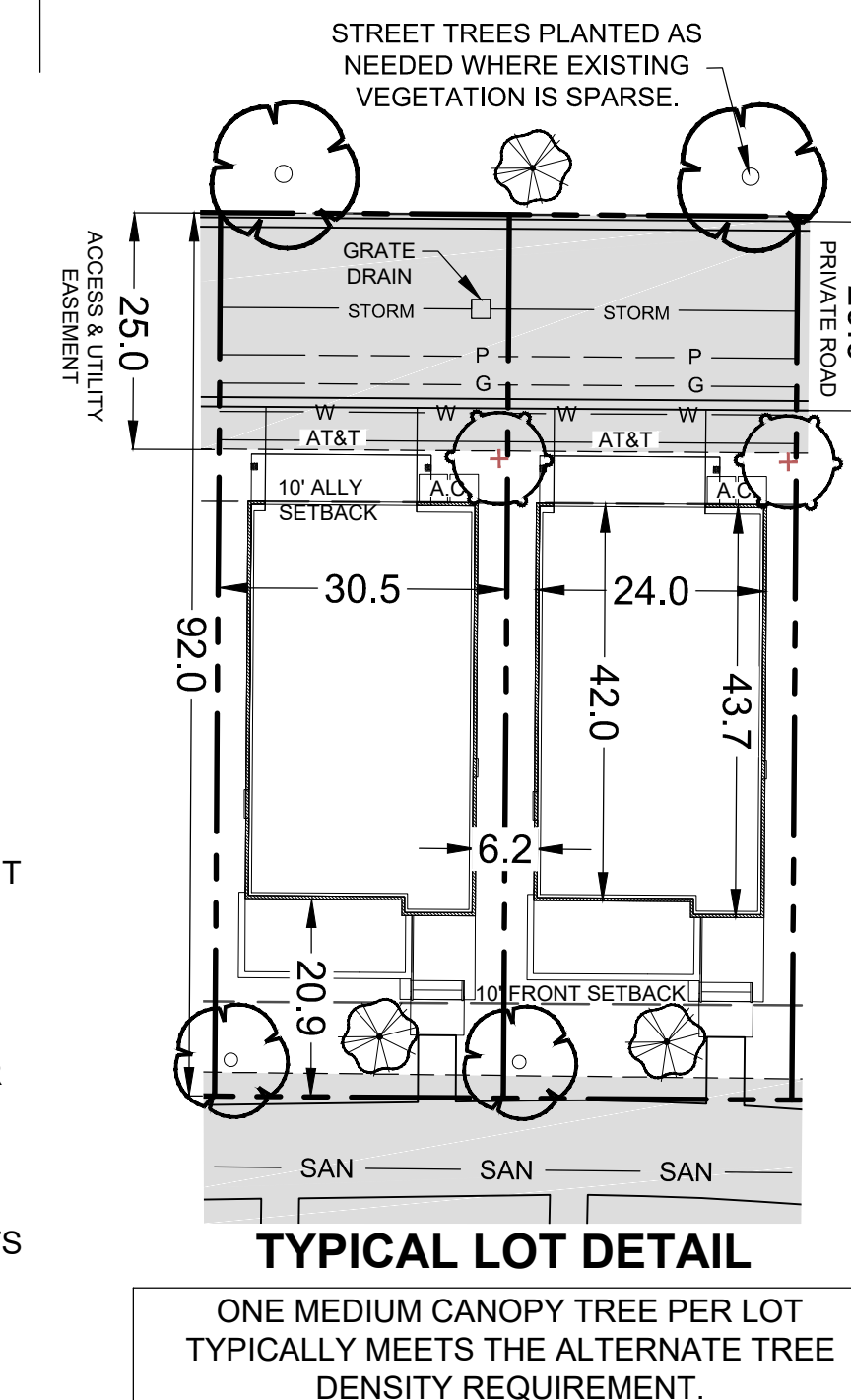
LARGE CANOPY TREE = 1,600 SQ. FT.
MEDIUM CANOPY TREE = 900 SQ. FT.
SMALL CANOPY TREE = 400 SQ. FT.

- = LARGE CANOPY TREE
- = MEDIUM CANOPY TREE
- = SMALL CANOPY TREE
- = ACCESS & UTILITY EASEMENT
- = SANITARY SEWER
- = STORM LINE
- = UNDERGROUND POWER
- = GAS LINE
- = WATER LINE
- = AT&T CABLE
- = AIR CONDITIONING UNITS

ALTERNATE COMPLIANCE (B)

ALTERNATE DENSITY REQUIRED: 30% CANOPY PER LOT

ALTERNATE CANOPY SQ. FT. REQUIREMENT		
LOT NUM.	LOT AREA	30% CANOPY SQ. FT.
1	3190	957
2	2872	862
3	2848	854
4	2848	854
5	2848	854
6	2848	854
7	2848	854
8	2848	854
9	2848	854
10	2848	854
11	2848	854
12	2678	803
13	2849	855
14	2849	855
15	2849	855
16	2849	855
17	2849	855
18	2849	855
19	2849	855
20	2849	855
21	2849	855
22	2849	855
23	2849	855
24	2849	855
25	2849	855
26	2819	846



TREE LEGEND

- EXISTING TREES TO BE SAVED
- CRITICAL ROOT ZONE/ SRP OF EXISTING TREES TO BE SAVED
- XX TREE #X SPECIMEN SIZED TREE

NOTE:

STANDARD TREE DENSITY, SPECIMEN RECOMPENSE CALCULATIONS AND TREE REPLACEMENT LOCATIONS ARE CONCEPTUAL. THE LIMITS OF DISTURBANCE AND TREE PROTECTION FENCE ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING DRAWINGS.

SPECIMEN RECOMPENSE

SPECIMEN RECOMPENSE = DBH REMOVED * 3

SPECIMEN TREES REMOVED		
TAG	TREE	DBH
2	PINE	32
6	SWEETGUM	31
11	SWEETGUM	28
16	HY	29
58	PINE	30
65	PINE	32
TOTAL		182

546 RECOMPENSE INCHES REQUIRED (ESTIMATE)

NOTE: SPECIMEN RECOMPENSE IS IN ADDITION TO SITE DENSITY REQUIREMENTS (A) AND (B)
NOTE: SPECIMEN RECOMPENSE DOES NOT ACCOUNT FOR TREES REMOVED PER GDOT IMPROVEMENTS

PARKLAND
COMMUNITIES

JIM@PARKLANDCO.COM
404.456.5562

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+ PLANNING

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Land Surveying, Rezoning Assistance

www.advancedengdesign.com

NORTH

Scale: 1" = 30'

TREE REPLACEMENT

SHEET
Z-103A

SITE PLAN DATED 10-13-2017

Specimen Tree Report For The City of Alpharetta

Tree Report for:
Advanced Engineering + Planning
6845 Shiloh Road East
Suite # D 3
Alpharetta, GA 30005

Property Address:
363, 371, 373, 377S Main Street
Alpharetta, GA 30009

Moore Urban Forestry
Van Moore
ISA Certified Arborist # SO-1171
Registered Forester # 2043

A total of 67 trees were collected for this site. The trees were originally collected with a Trimble Geo XH hand held GPS device, and later on they were collected by a registered surveyor. 15 trees are trees of specimen size. 10 of the specimen size trees are located on the subject property, and 5 of the specimen size trees are boundary trees located on adjacent properties. Specimen size trees that may not qualify as specimen trees due to problems caused by insects, disease, or structural defects are indicated with ns (non-specimen). The other specimen size trees are in fair to good condition. Two trees of quality were also located on this site. The remaining 60 trees are boundary trees, or thought to be boundary trees at the time of collection. Each tree collected has been marked with a purple tape approximately 4 ½ feet above the ground that contains the identification number, size, and species.

The majority of the boundary trees are located along the west side of the property. There are a variety of trees along this boundary (ID #s 26-56). They are red maple, loblolly pine, and red oak ranging in size from 6" dbh to 21" dbh. All of them with the exception of a couple are in fair to good condition. The proposed grading plan indicates disturbance within the Critical Root Zone (CRZ) will exceed 10% on all of them and much higher on most of them. With the damage to the CRZ and exposure to the possibility of wind-through caused by the proposed grading, it would be advisable to work with adjacent property owners to come up with a plan to remove these trees and replant a buffer.

There are 16 trees along the north property line. Tree numbers 13, 14, and 15 are right on the property line, and with the proposed grading plan would have to be removed. The CRZ of 8 trees will be impacted (trees # 1, 2, 3, 6, 8, 10, 12, and 17 see chart and plan for size, species and location). The percent of disturbance in the CRZ for tree number 2 is 10%. This tree is in good condition and should not be adversely affected by this amount of disturbance. The amount of disturbance in the CRZ for the rest of the trees along the north property line is less than 10%. They are in fair to good condition and the grading should not cause any problems.

4 trees were located along the east property line (trees # 18, 19, 20, and 21). The trees are in fair to good condition, but 18, 20, and 21 will need to be removed based on the proposed grading plan. Tree 19 is a 7" sweetgum with approximately 12% disturbance within the CRZ. Two more trees were initially collected that were thought to be along the east property line, but when they were surveyed they were found to be on the property. Neither of them are of specimen size.

Of the 15 specimen size trees, 5 of them are diseased or their structural integrity is compromised. Pictures along with a description are provided for tree numbers 22, 25, 60, 61 and 63.



22 excessive rot



25 determined to be two trees 20" and 21" did not meet size criteria



60 excessive rot



61 crown damage



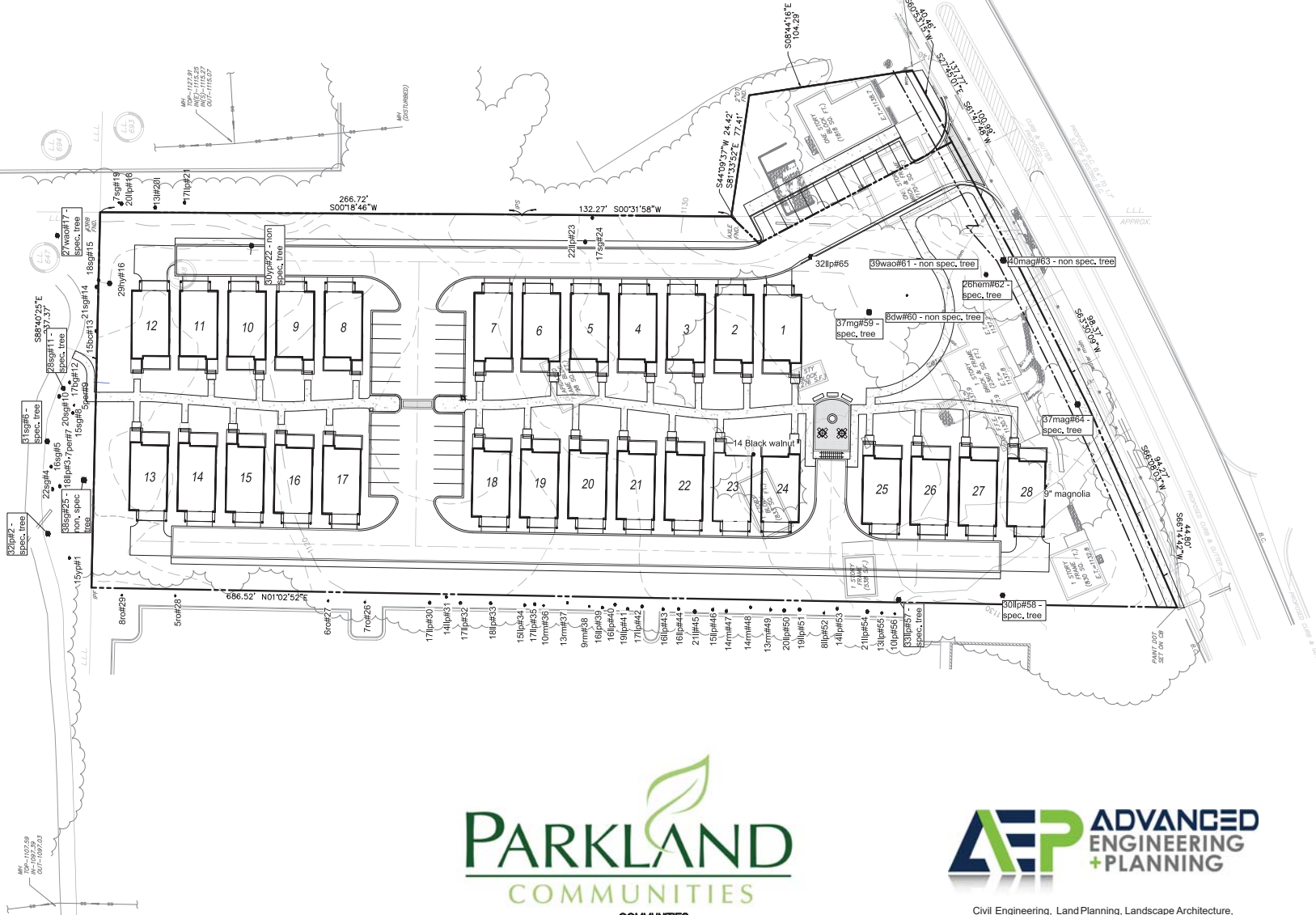
#61 decline



63 rot

The two trees of quality are in good condition. Tree number 66 is a 9" dbh magnolia and tree number 67 is a 14" dbh black walnut.

VILLA MAGNOLIA



TREE LEGEND	
XX TREE #X	SPECIMEN SIZED TREE

DBH + TAG#	CR2
15 yp # 1	19.5
32 lp # 2 (SPECIMEN)	41.6
18 lp # 3	23.4
22 sg # 4	28.6
16 sg # 5	20.8
31 sg # 6 (SPECIMEN)	40.3
7 per # 7	9.1
15 sg # 8	19.5
5 per # 9	6.5
20 sg # 10	26
28 sg # 11 (SPECIMEN)	36.4
17 lg # 12	22.1
15 bc # 13	19.5
21 sg # 14	27.3
18 sg # 15	23.4
29 hy # 16 (SPECIMEN)	37.7
27 wao # 17 (SPECIMEN)	35.1
20 lp # 18	26
7 sg # 19	9.1
13 ll # 20	16.9
17 lp # 21	22.1
30 yp # 22 (NON SPECIMEN)	39
22 lp # 23	28.6
17 sg # 24	22.1
38 sg # 25 (NON SPECIMEN)	39.4
7 ro # 26	9.1
6 ro # 27	7.8
5 ro # 28	6.5
8 ro # 29	10.4
17 lp # 30	22.1
14 lp # 31	18.2
17 lp # 32	22.1
18 lp # 33	23.4
15 lp # 34	19.5
17 lp # 35	22.1
10 rm # 36	13
13 rm # 37	16.9
9 rm # 38	11.7
16 lp # 39	20.8
16 lp # 40	20.8
19 lp # 41	24.7
17 lp # 42	22.1
16 lp # 43	20.8
16 lp # 44	20.8
21 ll # 45	27.3
15 lp # 46	19.5
14 rm # 47	18.2
14 rm # 48	18.2
13 rm # 49	16.9
20 lp # 50	26
19 lp # 51	24.7
8 lp # 52	10.4
14 lp # 53	18.2
21 lp # 54	27.3
13 lp # 55	16.9
10 lp # 56	13
33 lp # 57 (SPECIMEN)	42.9
30 lp # 58 (SPECIMEN)	39
37 mg # 59 (SPECIMEN)	48.1
8 dw # 60 (NON SPECIMEN)	10.4
39 wao # 61 (NON SPECIMEN)	50.7
26 hem # 62 (SPECIMEN)	33.8
40 mag # 63 (NON SPECIMEN)	52
37 mag # 64 (SPECIMEN)	48.1
32 lp # 65 (SPECIMEN)	41.6
9 mag # 66	11.7
14 b walnut # 67	18.2

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COMMUNITIES

COMMUNITIES,
parklandcomm@gmail.com
404.456.5562

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Land Surveying, Rezoning Assistance

www.advancedengdesign.com

NORTH

Scale: 1" = 30'

TREE
LOCATION &
PROTECTION

SHEET
Z-SPEC

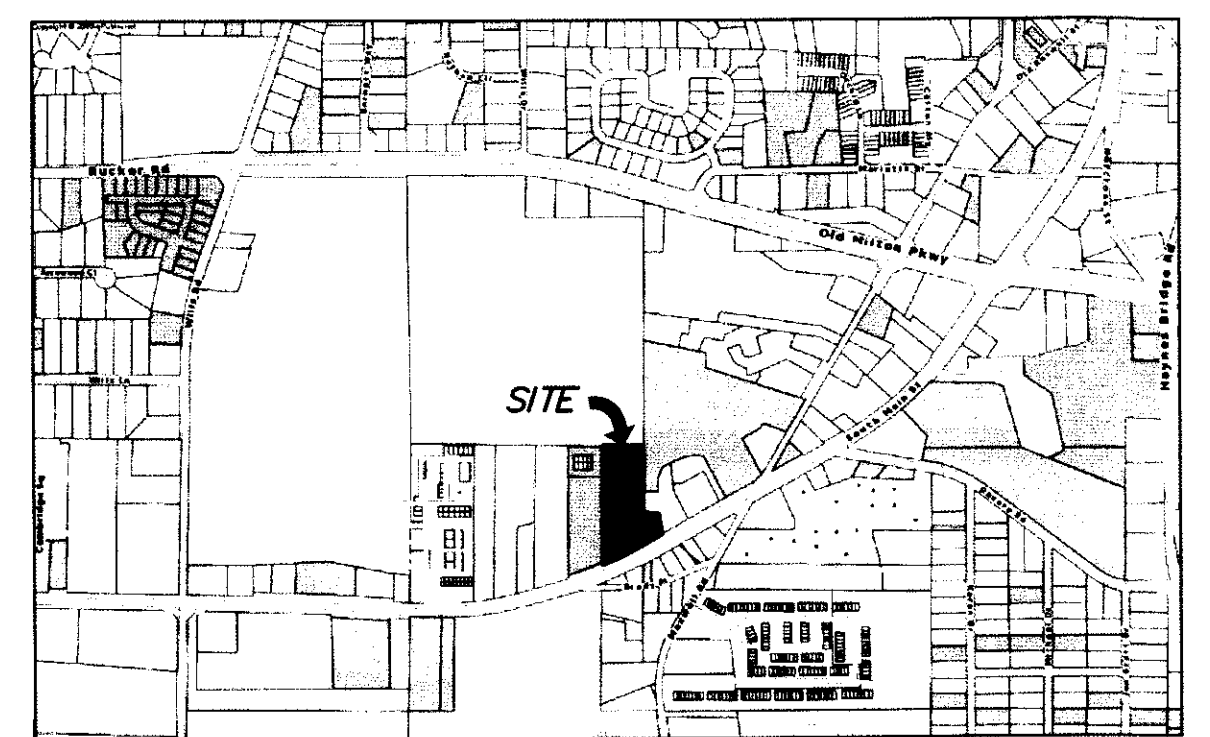
TO PARKLAND COMMUNITIES, INC. & TRINITY TITLE INSURANCE AGENCY, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(b), 8, 9, 11, 13, 16 & 17 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED 6-1-17 DATE OF PLAT OR MAP 6-2-17

DAVID BARTON, GEORGIA R.L.S. No 2533

Now or Formerly
City of Alpharetta
(Wills Park)



LOCATION MAP (N.T.S.)
PER FULTON COUNTY TAX ASSESSORS

GENERAL NOTES:-

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 0.2 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 10,459. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TOPCON GTS-235.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 194,976.

UNLESS OTHERWISE INDICATED, ALL I.P.'S ARE 1/2" REBARS.

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE GRID BASELINE.

ACCORDING TO THE CURRENT "F.I.A. OFFICIAL FLOOD HAZARD MAP", COMMUNITY PANEL NO. 13121C 0058 F, DATED SEPTEMBER 18, 2013, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

ALL MATTERS OF TITLE ARE BASED ON THE CERTIFICATE OF TITLE PREPARED BY TRINITY TITLE INSURANCE AGENCY, INC., FILE NO. 64783, WITH AN EFFECTIVE DATE OF MARCH 31, 2017.

THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD BARTON SURVEYING, INC. HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

* = PER DEED AND PLAT RECORDS; NO MONUMENT FOUND.

REFERENCE: DB 21650, PG. 288

PARKING: 5 REGULAR SPACES

SELECTED TREES SHOWN AS REQUESTED BY CLIENT WITH TREE ABBREVIATIONS PROVIDED BY CLIENT.

▲ = TREE PER CERTIFIED ARBORIST LOCATION.

NO EVIDENCE WAS OBSERVED OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, BUILDING ADDITIONS OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

FIELD STAKES OF UNKNOWN ORIGIN WERE FOUND INDICATING PROPOSED CHANGES IN RIGHT OF WAY LINES.

PROPOSED CURB & GUTTER SHOWN HEREON IS TAKEN FROM ELECTRONIC FILES PROVIDED BY CLIENT.

THE FOLLOWING ENCUMBRANCES ARE LISTED IN THE CERTIFICATE OF TITLE PREPARED BY TRINITY TITLE INSURANCE AGENCY, INC., FILE NO. 64783, WITH AN EFFECTIVE DATE OF MARCH 31, 2017:

4. Boundary Line Agreement by and between the Trustees of Tabernacle Baptist Church and W.L. Rudasill, Jr., dated May 14, 1951, filed May 29, 1951, recorded in Deed Book 2651, page 453, Fulton County, Georgia records. (Affects subject property as portions of eastern boundary).

5. Easement from W.L. Rudasill to Georgia Power Company, dated January 28, 1982, filed April 26, 1982, recorded in Deed Book 8116, page 474, aforesaid records. (Affects subject property; description is blanket in nature and not plottable).

Written Description:

363, 371, 373 & 377 South Main Street
All that tract or parcel of land lying and being in Land Lots 648 & 693, 1st District, 2nd Section, City of Alpharetta, Fulton County, GA and being more particularly described as follows:

BEGINNING at a #3 rebar found at the northeast corner of Land Lot 648; thence along the east line of Land Lot 648 S 007°46'W a distance of 266.72 feet to an iron pin set; thence continuing along said Land Lot line S 003°15'W a distance of 132.27 feet to an axle found; thence leaving said Land Lot line S 81°33'52"E a distance of 77.41 feet to a 2 inch open top found; thence S 08°44'16"E a distance of 104.29 feet to a nail set on the northwestern right of way of South Main Street (right of way varies); thence continuing along said right of way for the following courses and distances: S 60°53'15"W a distance of 40.46 feet to a point; thence S 61°47'48"W a distance of 100.99 feet to a point; thence S 63°30'09"W a distance of 98.37 feet to a point; thence S 66°08'03"W a distance of 94.27 feet to a point; thence S 66°14'42"W a distance of 44.80 feet to a point dot set in catch basin; thence leaving said right of way of South Main Street N 01°02'52"E a distance of 686.52 feet to an iron pin found on the north line of Land Lot 648; thence continuing along said Land Lot line S 88°40'25"E a distance of 237.37 feet to the POINT OF BEGINNING. Said tract contains 162,894 square feet or 3.740 acres.

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

UTILISURVEY, LLC
154 GRANT ROAD
FAYETTEVILLE, GA 30215
PHONE: 404-312-6912

THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER AND IRRIGATION UTILITIES AS WELL AS UNDERGROUND STORAGE TANKS) WERE LOCATED BY UTILISURVEY, LLC, UTILIZING RADIO FREQUENCY TECHNIQUE. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON-METALLIC UTILITIES (WITHOUT TRACER WIRE) ARE NOT LOCATED.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

UNDERGROUND UTILITY LEGEND

G = GAS LINE
COM = UNDERGROUND COMMUNICATION
UE = UNDERGROUND ELECTRIC
P = UNDERGROUND POWER FOR LIGHT POLES
SS = SANITARY SEWER
W = WATER LINE

CONTRACTOR SHALL HAVE UNDERGROUND UTILITIES RE-MARKED PRIOR TO ANY EARTH DISTURBING ACTIVITIES.

TOTAL AREA = 162,894 SQ. FT.
3.739 ACRES

ADDRESS:
363, 371, 373 & 377 SOUTH MAIN STREET
ALPHARETTA, GA 30009

LEGEND

- IPF = 1/2" REBAR FND.
- IPS = 1/2" REBAR SET
- R.W. = RIGHT OF WAY
- SSE = SANITARY SEWER EASEMENT
- DE = DRAINAGE EASEMENT
- L.L.L. = LAND LOT LINE
- C.L. = CENTERLINE
- CT = CRIMP TOP PIPE
- OT = OPEN TOP PIPE
- CMP = CORRUGATED METAL PIPE
- RCP = REINFORCED CONCRETE PIPE
- DI = DROP INLET
- JB = JUNCTION BOX
- MH = MANHOLE
- CB = CATCH BASIN
- BM = BENCHMARK
- PP = POWER POLE
- FH = FIRE HYDRANT
- CMF = CONCRETE MONUMENT FND.
- B.C. = BACK OF CURB
- E.P. = EDGE OF PAVEMENT
- FEN = FENCE
- O.H. = OVERHEAD ELEC. SERVICE LINE
- B.L. = BUILDING LINE
- U.G. = UNDERGROUND POWER LINE
- TX = TRANSFORMER

6-9-17:
1) REVISION TO MEET ALTA/NSPS STANDARDS
2) ADDED LOCATION OF PROPOSED CURB & GUTTER

6-29-17:
1) ADDED LOCATIONS OF OFFSITE CURB WITH SPOT ELEVATIONS.
2) ADDED LOCATION OF UNDERGROUND GAS TANKS AND UNDERGROUND GAS LINES.
3) REVISED NOTE REGARDING EVIDENCE OF PROPOSED CHANGES IN RIGHT OF WAY LINES.

7-26-17:
ADDED TREES PER ARBORIST LOCATION.

7-28-17:
DELINEATED TRACTS 1 & 2.

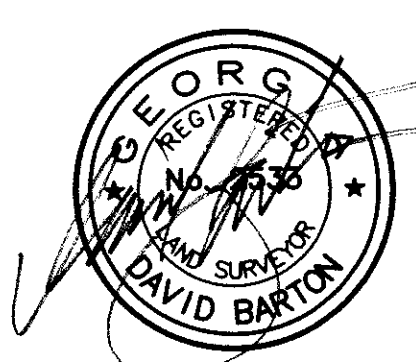
ALTA/NSPS LAND TITLE BOUNDARY SURVEY & TOPOGRAPHIC SURVEY FOR PARKLAND COMMUNITIES, INC. TRINITY TITLE INSURANCE AGENCY, INC.

LOCATED IN LAND LOTS 648 & 693
1st DISTRICT, 2nd SECTION, CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
JUNE 1, 2017 1"=30'

30 15 0 30 60 90
SCALE IN FEET
VERTICAL DATUM IS NAVD 88.
CONTOUR INTERVAL = 2 FT.

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATORY REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN R.C.G.A. SECTION 15-6-67.

DAVID BARTON, GA. R.L.S. No. 2533



JOB # 17-072 | DRAWN BY: NJ/DT
FIELD CREW: PW/JOB/TN/CM/WG
FIELD DATE: 6-1-17 | PLAT PREPARED: 6-2-17



**BARTON SURVEYING
INC.**

P.O. BOX 640
LEBANON, GEORGIA 30146
(770) 345-2810
(LICENSE No. LSF 000151)

SAMS, LARKIN, HUFF & BALLI
A LIMITED LIABILITY PARTNERSHIP

GARVIS L. SAMS, JR.
JOEL L. LARKIN
PARKS F. HUFF
JAMES A. BALLI

SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

770•422•7016
TELEPHONE
770•426•6583
FACSIMILE

ADAM J. ROZEN

WWW.SLHB-LAW.COM

October 11, 2017

VIA HAND DELIVERY

Ms. Kathi Cook
Department of Community Development
City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

Re: Application of Parkland Communities, Inc. for Rezoning, Variances and Comprehensive Plan Amendment for 3.525 acres of real property on South Main Street, City of Alpharetta, Georgia (#PHA 170046).

Dear Ms. Cook:

Enclosed please find the amended application of Parkland Communities, Inc. to rezone, request variances and request a comprehensive plan amendment for property located on South Main Street in downtown Alpharetta.

Please do not hesitate to give me a call if you or your staff need any further information or documentation.

Sincerely,

SAMS, LARKIN, HUFF & BALLI, LLP



Parks F. Huff
Attorney for Applicant
phuff@slhb-law.com

PFH/sfw

cc: Parkland Communities, Inc.

RECEIVED 10.11.17

SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

GARVIS L. SAMS, JR.
JOEL L. LARKIN
PARKS F. HUFF
JAMES A. BALLI

SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

770•422•7016
TELEPHONE
770•426•6583
FACSIMILE

ADAM J. ROZEN

WWW.SLHB-LAW.COM

August 1, 2017

VIA COURIER

Ms. Kathi Cook
Department of Community Development
City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009



Re: Application of Parkland Communities, Inc. for Rezoning and Variance for 3.525 acres of real property on South Main Street, City of Alpharetta, Georgia.

Dear Ms. Cook:

Enclosed please find the completed application for Parkland Communities to rezone and request a variance for 3.525 acres on South Main Street for a 28 unit residential subdivision. Attached to the application please find the following documents:

1. Two (2) large site plans.
2. Owner authorization form for the properties, disclosure forms for the applicant, owner and the applicant's representative.
3. The legal description of the subject property.
4. A letter of intent describing in detail the proposal.
5. Ten (10) copies of the submitted application package with the attached site plan.
6. A public participation plan.
7. A trip generation study.
8. A tree survey and arborist report.
9. A check in the amount of \$1,465 for the advertising fee, rezoning fee and variance fee.

RECEIVED 10.11.17

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP

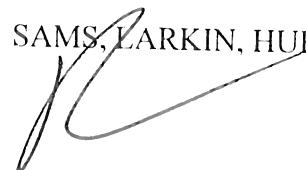
Ms. Kathi Cook
August 1, 2017
Page 2

10. A constitutional challenge.

I will also be sending you a pdf of all the documents. Please stamp one copy of the application and site plan and return to my office in the self-addressed stamped envelope. Please do not hesitate to give me a call if you need any further information or documentation.

Sincerely,

SAMS, LARKIN, HUFF & BALLI, LLP



Parks F. Huff
Attorney for Applicant
phuff@slhb-law.com

PFH/sfw
Enclosures
cc: Parkland Communities, Inc.

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: _____

☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

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

Contact Information:Contact Name: Parks F. Huff, Esq./SAMS, LARKIN, HUFF & BALLI, LLP Telephone: 770-422-7016Address: 376 Powder Springs Street Suite: 100City Marietta State: GA Zip: 30064 Fax: 770-425-9512Mobile Tel: 404-975-8859Email: phuff@slhb-law.comSubject Property Information:Address: 377 and 373 South Main Street Current Zoning: C-1, C-2, AGDistrict: 1st Section: 2nd Land Lot: 648 & 693 Parcel ID: 246206480349; 246206480331
258106930497Proposed Zoning: DT-R ☐ & C-1 Current Use: Gallery and retailThis Application For (Check All That Apply):☐ Conditional Use☒ Rezoning☒ Variance☒ Comprehensive Plan Amendment☐ Master Plan Amendment☐ Master Plan Review☐ Public Hearing☐ Other (Specify): _____

APPLICANT REQUEST AND INTENT

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

Parkland Communities, Inc. plans to build a 28 unit detached single family neighborhood on the property. The homes would have green space in the front of their homes with rear loaded garages. The neighborhood would be connected to Wills Park through a trail and would have connection to downtown Alpharetta by a widened sidewalk on Highway 9. The current retail building will be renovated and used as office space.

Applicant's Request (Please itemize the proposal):

The property is currently split into three different zonings: C-1, C-2 and AG, which is outdated for a downtown property less than one mile from City Hall.

- 1) Rezone the C-1, C-2 and AG to C-1 for the office and DT-R for the neighborhood,
- 2) Modify the Comprehensive Plan designation from MU to DRD,
- 3) Variance to reduce buffer from 50' to 20' on the north and south side buffers,
- 4) Variances for the office building: front setback from 65' to 10'; side setback from 15' to 0'; buffer from 50' to 0'
- 5) Variance for the office building design criteria of minimum lot size from 30,000 SF to 9,000 SF

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

The proposed zoning would allow for a 28 home residential community and office space with greater access to downtown amenities and recreation at Wills Park

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Harold and Peggy Stevens

Telephone: _____

Address: See Representative

Suite: _____

City: _____

State: _____

Zip: _____

Authorization:

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

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

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

Identify Authorized Applicant:

Name of Authorized Applicant: Jim Jacobi/Parkland Communities

Telephone: _____

Address: See Representative

Suite: _____

City: _____

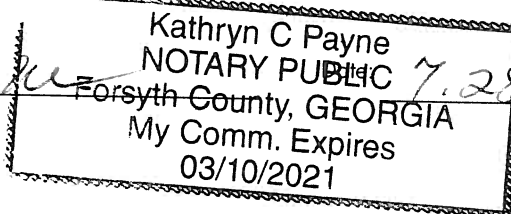
State: _____

Zip: _____

So Sworn and Attested:

Owner Signature: Peggy R. Stevens Harold A StevensDate: 7/28/17

Notary:

Notary Signature: Kathryn C Payne

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: Jim Jacobi/Parkland Communities, Inc.

Subject Public Hearing Case: Rezoning and Variance for 377 South Main 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 as 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: Peggy R Stephens Harold A Stephens Date: 7/28/17

By Titleholder Harold or Peggy Stephens

CERTIFICATE REGARDING CORPORATE AUTHORITY TO PURSUE PUBLIC HEARING

1.

My name is Jim J4di ^{INC.} I am the secretary, assistant secretary or other officer to whom the operating agreement or Bylaws has delegated the responsibility for authenticating records of the company **PARKLAND COMMUNITIES** (the "Applicant Company"). I am of legal age and suffer from no disabilities which would affect my competence to give this Certificate which is being given on my own personal knowledge for use with respect to the Applicant Company's Application to request to rezone and request variances for certain real property located in the City of Alpharetta, Georgia.

2.

In accordance with the requirements for completing a City of Alpharetta Application for Public Hearing, I hereby attest on behalf of the Applicant Company that I have reviewed the Public Hearing application and related documents which are being filed simultaneously therewith on behalf of the Applicant Company (collectively, the "Public Hearing Application") to which this Certificate is attached and hereby certify:

- (a) That the signature affixed to the Public Hearing Application is in fact the seal of the Applicant Company or a true facsimile thereof; and
- (b) That the officer or other representative of the Applicant Company who executed the Public Hearing Application does in fact occupy the official position indicated, that the position that the signer occupies has the authority to execute the Public Hearing Application on behalf of the Applicant Company, and that the signature of said officer or other representative is genuine; and
- (c) That the execution of the Public Hearing Application and the filing of the Public Hearing Application by the Applicant is with the express permission of the Property Owners.

PARKLAND COMMUNITIES INC.

By James D. J4di (SEAL)

President
Title

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: Jim Jacobi/Parkland Communities

Subject Public Hearing Case: _____

Campaign Contribution Information:

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

None

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: _____

James D. Jacobi

Date: _____

7.31.2017

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The surrounding properties have a mixture of uses including older residential uses, newer offices, a city park and retail uses. The proposed residential development and office is compatible with these uses in a downtown environment envisioned by Alpharetta.

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

The proposed neighborhood and office will have a positive effect on surrounding property values. The homeowners will provide customers to the surrounding commercial uses.

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

The property is currently zoned C-1, C-2 and AG which makes the property undevelopable as zoned. The property would need to be rezoned into one zoning category to make the property economically viable for development. The office will remain C-1.

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

The proposed twenty-eight single family homes would only increase the population by approximately sixty people and the impact on traffic is negligible. The city has a goal of providing more housing in its downtown core so that people can live, work and play in Alpharetta. The office building at 1,800 square feet will not increase traffic.

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

The impact on utilities is negligible as is the impact on the school system. It is anticipated that a significant number of buyers will be empty nesters. The office building is existing retail so there should be no increase to utilities.

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

The Comprehensive Plan designates the property as South Main Corridor which includes high density residential as a compatible land use.

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

The increase in the commercial development in downtown Alpharetta leads to the opportunity to provide a quality housing project with great access to the downtown amenities. This is the type of development that leads to a complete community.

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.

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: Parkland Communities, Inc./Villa Magnolia

Contact Name: Parks F. Huff, Esq. Telephone: 770-422-7016

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.

All property owners within 500 feet of the subject property. See Attached

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.

A letter will be sent to the people described above with detailed information regarding a rezoning proposal by Parkland Communities. They will be given an opportunity to contact the representative of Parkland with follow-up questions and based upon the feedback from the community, Parkland may hold a group meeting with surrounding property owners. They will be able to contact the representative of Parkland either by phone, mail or email for additional information.

ATTACHMENT TO APPLICATION FOR REZONING

Application No. PHA 170046

PC Hearing: _____

City Council Hearing: _____

Petitioner: Parkland Communities, Inc.

**BEFORE THE MAYOR AND CITY COUNCIL
AND THE PLANNING COMMISSION
OF THE CITY OF ALPHARETTA, GEORGIA**

**STATEMENT OF INTENT FOR REZONING
AND COMPREHENSIVE PLAN AMENDMENT**

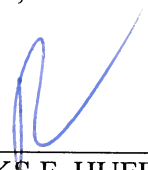
**DETAILED STATEMENT REGARDING THE REZONING
APPLICATION FOR 3.7 ACRES ON SOUTH MAIN STREET**

The undersigned represents Parkland Communities, Inc. (hereinafter known as “Parkland”) in relation to a rezoning, variance and comprehensive plan amendment application for 3.7 acres on the south side of Old Milton Parkway and west of South Main Street. Parkland proposes to rezone the property to DT-R and C-1 in order to build twenty-eight detached single family homes, Villa Magnolia, and renovate an existing building for office space. The homes will be in a “mews” style with rear loaded garages and front private gardens opening onto a common greenspace. There will also be a large greenspace and buffer on the property fronting South Main Street to provide screening from the road. Access will be available to Wills Park directly behind the subject property. The proposed density is at 7.9 units per acre with 21 percent amenity space. The minimum lot size is 2,500 square feet; however, most lots average 3,400 square feet. The subject property is located in the South Main Corridor as defined by the 2035 Comprehensive Plan. High density residential is listed as a compatible land use category in the South Main Corridor.

Additionally, the Future Development Map categorizes the subject property as Mixed Use, which would likely have a higher density than the current proposal. The proposal requests a Comprehensive Plan Amendment to modify the designation from Mixed Use to High Density Residential.

Respectfully submitted this 10 day of October 2017.

SAMS, LARKIN, HUFF & BALLI, LLP

By: 

PARKS F. HUFF
Attorney for Applicant
Ga. Bar No. 375010

Written Description

363 South Main Street

Tract 2

All that tract or parcel of land lying and being in Land Lots 648 & 693, 1st District, 2nd Section, City of Alpharetta, Fulton County, GA, and being more particularly described as follows:

BEGINNING at a #3 rebar found at the northeast corner of Land Lot 648; thence along the east line of Land Lot 648 S 00°18'46" W a distance of 266.72 feet to an iron pin set; thence continuing along said Land Lot line S 00°31'58" W a distance of 132.27 feet to an axle found; being the POINT OF BEGINNING; thence leaving said Land Lot line S 81°33'52" E a distance of 77.41 feet to point; thence S 08°44'16" E a distance of 104.29 feet to a point on the northwesterly right of way of South Main Street (right of way varies); thence continuing along said right of way for the following courses and distances: S 60°53'15" W a distance of 40.46 feet to a point; thence S 61°47'48" E a distance of 11.27 feet to a point; thence leaving said right of way of South Main Street N 27°45'01" W a distance of 137.77 feet to a point; thence N 44°09'37" E a distance of 24.42 feet to an axle found, being the POINT OF BEGINNING. Said tract contains 9,206 square feet or 0.211 acres and is shown as Tract 2 on an ALTA/NSPS Land Title Boundary Survey & Topographic Survey for Parkland Communities, Inc. & Trinity Title Insurance Agency, Inc., prepared by Barton Surveying, Inc., dated June 1, 2017, last revised July 28, 2017.

401 SOUTH MAIN
REALESTATE LLC
130 GROGANS LNDG
SANDY SPRINGS GA 30350

ACL GROUP LLC
2345 HOPEWELL
PLANTATION DR
ALPHARETTA GA 30004

ALPHARETTA BUSINESS
PROP LLC
114 TOWNPARK DR NW STE 240
KENNESAW GA 30144

ALPHARETTA BUSINESS
PROP LLC
114 TOWNPARK DR NW STE 240
KENNESAW GA 30144

ALPHARETTA BUSINESS
PROP LLC
114 TOWNPARK DR NW
SUITE 240
KENNESAW GA 30144

ALPHARETTA BUSINESS
PROP LLC
114 TOWNPARK DR NW
SUITE 240
KENNESAW GA 30144

ALSTON CLINTON M &
FRANCES B
1000 APPLEWOOD DR #219
ROSWELL GA 30076

AMANA ACADEMY INC
285 S MAIN ST
ALPHARETTA GA 30009

ATLANTA CABLE PARTNERS L P
1 COMCAST CENTER 32ND FL
PHILADELPHIA PA 19103

BAPTIST CHURCH
345 STATE HWY # 9
ALPHARETTA GA 30004

BEARDEN MELBA
3442 CHILDERS RD
ROSWELL GA 30075

BOUND UPWARD LLC
60 LAKESHORE DR
DULUTH GA 30096

BOUND UPWARD LLC
60 LAKESHORE DR
DULUTH GA GA 30096

BOUND UPWARD LLC
60 LAKESHORE DR
DULUTH GA 30096

BOUND UPWARD LLC
60 LAKESHORE DR
DULUTH GA 30096

BRIARGATE HOMEOWNERS
ASSOC INC
2555 WESTSIDE PKWY #600
ALPHARETTA GA 30004

CABLE ATLANTA LIMITED
600 CONGRESS AVE
AUSTIN TX 78701

CITY OF ALPHARETTA
2 SOUTH MAIN ST
ALPHARETTA GA 30004

CLARK ROBIN JOSHUA
401 S MAIN ST SUITE A5
ALPHARETTA GA 30009

CLARK ROBIN JOSHUA
401 S MAIN ST SUITE A5
ALPHARETTA GA 30009

CLARK ROBIN JOSHUA
401 S MAIN ST SUITE A5
ALPHARETTA GA 30009

CLARK ROBIN JOSHUA
401 S MAIN ST SUITE A5
ALPHARETTA GA 30009

CUSTOM OCULAR
PROSTHETICS INC
401 S MAIN ST SUITE B6
ALPHARETTA GA 30004

FULTON COUNTY BOARD OF
EDUCATION
786 CLEVELAND AVE
ATLANTA GA 30315

HCNF HOLDINGS LLC
P O BOX 707
ALPHARETTA GA 30004

HIGHGROVE INC
1680 HIGHGROVE CLUB DR
ALPHARETTA GA GA 30004

JAVIDTAJRISHI SOHLIA &
ASGARI JALAL
4750 WEST FOREST PEAK
MARIETTA GA 30066

JAVIDTAJRISHI SOHLIA &
ASGARI JALAL
4750 WEST FOREST PEAK
MARIETTA GA 30066

JOYNER JOY & THOMPSON
DAVID
3018 UNION HILL RD
ALPHARETTA GA 30004

KAMMERER REAL ESTATE
HOLDINGS LLC
P O BOX 81968
ATLANTA GA 30341

LA FON MAUREEN S & HALL
BEVERLY J
P O BOX 1276
ROSWELL GA 30077

LAFON W COURTNEY & HALL
BEVERLY J
1301 BOMBAY LN
ROSWELL GA 30076

MC DONALDS CORP
9335 CHANDLER BLUFF
ALPHARETTA GA 30022

MC MANUS IMAGINATION
STUDIO INC
350 BRADY PL
ALPHARETTA GA 30004

NOVAREAL LLC
2180 SATELLITE BLVD SUITE 400
DULUTH GA 30096

NOVAREAL LLC
2180 SATELLITE BLVD SUITE 400
DULUTH GA 30096

NUBER MARGARET A
1000 KILMINGTON CT
ALPHARETTA GA 30004

OTTEN V CLARKE
421 SOUTH MAIN ST
ALPHARETTA GA 30004

PATEL DHIRAJ A
401 S MAIN ST SUITE A-4
ALPHARETTA GA 30004

PATEL KAPILA D
5455 CHELSEN WOOD DR
DULUTH GA 30097

RAPHAEL PROPERTIES LLC
5165 FIRELIGHT LANE
ALPHARETTA GA 30022

SKT HOLDINGS LLC
14675 TIMBER PT
MILTON GA 30004

SKT HOLDINGS LLC
14675 TIMBER PT
MILTON GA 30004

SOLARES AMILCAR
370 BRADY PL
ALPHARETTA GA 30004

SOVEREIGN AS LLC
2771 LAWRENCEVILLE HWY
SUITE 210
DECATUR GA 30033

ST JAMES TRUST
6435 COLEBRIDGE RD
ATLANTA GA 30328

STEPHENS HAROLD A & PEGGY
319 CANTON ST
ALPHARETTA GA 30009

STEPHENS HAROLD A & PEGGY
319 CANTON ST
ALPHARETTA GA 30009

STEPHENS HAROLD A & PEGGY
319 CANTON ST
ALPHARETTA GA 30009

STEPHENS HAROLD A & PEGGY
319 CANTON ST
ALPHARETTA GA 30009

STEPHENS HAROLD A &
PEGGY R
319 CANTON ST
ALPHARETTA GA 30009

TREGO KIMBERLY CANTRELL
11290 HOUZE RD
ROSWELL GA 30076

U STORE IT LP
460 E SWEDESFORD RD
STE 3000
WAYNE PA 19087

VAL KOLPAKOV DDS MD
PHD LLC
401 S MAIN ST STE B-1
ALPHARETTA GA 30009

VMJ PROPERTIES LLC
12185 CLAIRMONTE AVE
ALPHARETTA GA 30009

VMJ PROPERTIES LLC
12185 CLAIRMONTE AVE
ALPHARETTA GA 30009

VORCO 372 LLC
3175 RIVER EXCHGE DR APT 401
NORCROSS GA 30092

WIEGAND COLLEEN S
3475 OAK VALLEY RD # 2930
ATLANTA GA 30326

Written Description

363, 371, 373 & 377 South Main Street

Tract 1

All that tract or parcel of land lying and being in Land Lots 648 & 693, 1st District, 2nd Section, City of Alpharetta, Fulton County, GA, and being more particularly described as follows:

BEGINNING at a #3 rebar found at the northeast corner of Land Lot 648; thence along the east line of Land Lot 648 S 00°18'46" W a distance of 266.72 feet to an iron pin set; thence continuing along said Land Lot line S 00°31'58" W a distance of 132.27 feet to an axle found; thence leaving said Land Lot line S 44°09'37" W a distance of 24.42 feet to point; thence S 27°45'01" E a distance of 137.77 feet to a point on the northwesterly right of way of South Main Street (right of way varies); thence continuing along said right of way for the following courses and distances: S 61°47'48" W a distance of 89.72 feet to a point; thence S 63°30'09" W a distance of 98.37 feet to a point; thence S 66°08'03" W a distance of 94.27 feet to a point; thence S 66°14'42" W a distance of 44.80 feet to a paint dot set in catch basin; thence leaving said right of way of South Main Street N 01°02'52" E a distance of 686.52 feet to an iron pin found on the north line of Land Lot 648; thence continuing along said Land Lot line S 88°40'25" E a distance of 237.37 feet to the POINT OF BEGINNING. Said tract contains 153,688 square feet or 3.528 acres and is shown as Tract 1 on an ALTA/NSPS Land Title Boundary Survey & Topographic Survey for Parkland Communities, Inc. & Trinity Title Insurance Agency, Inc., prepared by Barton Surveying, Inc., dated June 1, 2017, last revised July 28, 2017.

DEED PREPARED ONLY -
NO TITLE CERTIFICATION)

Fulton County, Georgia
Real Estate Transfer Tax

Pay \$ 0
Date 12-8-95

JUANITA HICKS
Clerk, Superior Court

By EH
Deputy Clerk

JOHN E. PARSONS, ATTORNEY
P.O. BOX 501
ALPHARETTA, GA. 30204

STATE OF GEORGIA
COUNTY OF FULTON

ASSENT OF EXECUTORS TO DEVISE

WHEREAS, WALTER LEVI RUDASILL, also known as W. L. Rudasill, formerly known as W. L. RUDASILL, JR., died a resident of Fulton County, Georgia, on the 7th day of January, 1994, leaving a Will which has been probated in solemn form in Fulton County at the January, 1994, Term of the Probate Court thereof, (Estate No. 155874); and

WHEREAS, under the terms of said Will, all of the Testator's interest in the following described real property was devised to HAROLD STEPHENS, also known as HAROLD A. STEPHENS, and PEGGY STEPHENS, also known as PEGGY R. STEPHENS:

All that tract or parcel of land lying and being in Land Lots 648 and 693 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, being a tract of 3.740 acres as shown on survey for The Estate of W. L. Rudasill, Jr. dated June 6, 1995, last revised December 6, 1995, by Brumelow-Reese & Assoc., Inc. (Rodney H. Reese, R.L.S.), recorded in Plat Book 188, Page 69, Fulton County Records, and being more particularly described as follows:

BEGINNING at an iron pin found located at the northeast land lot corner of Land Lot 648, said district and section; running thence south 00 degrees 30 minutes 49 seconds east along the east land lot line of Land Lot 648 (west land lot line of Land Lot 693) a distance of 266.78 feet to an iron pin found located on the east land lot line of said Land Lot 648; running thence south 00 degrees 19 minutes 26 seconds east a distance of 132.35 feet to an axle found; running thence south 82 degrees 06 minutes 41 seconds east a distance of 77.31 feet to an iron pin found; running thence south 03 degrees 40 minutes 28 seconds east a distance of 103.86 feet to an iron pin set located on the northwesterly right of way line of South Main Street, also known as Georgia Highway 9 (80 foot right of way); running thence southwesterly along the northwesterly right of way line of said South Main Street, aka. Ga. Hwy. 9, and following the curvature thereof a distance of 378.89 feet to an iron pin set located on the northwesterly right of way line of South Main Street, aka. Ga. Hwy. 9; thence leaving the northwesterly right of way line of South Main Street, aka. Ga. Hwy. 9, and running thence north 00 degrees 12 minutes 25 seconds east a distance of 686.59 feet to an iron pin found located on the north land lot line of Land Lot 648; running thence south 89 degrees 30 minutes 19 seconds east along the north land lot line of Land Lot 648 a distance of 237.47 feet to an iron pin found located at the northeast land lot corner of Land Lot 648 and being the point of beginning.

Being improved property with residences and improvements located thereon known as 363, 371, 373, 377, and 383 South Main Street (aka. Ga. Hwy. 9) under the present system of numbering houses within the City of Alpharetta and Fulton County, Georgia.

The above described property being that real property described in the following instruments, to-wit:
Warranty Deed, J. C. Roe to J. H. Bagwell and W. L. Rudasill, Jr. dated November 1935, recorded Deed Book 1576, Page 402,
Warranty Deed, J. C. Roe to J. H. Bagwell and W. L. Rudasill, Jr. dated November 1935, recorded Deed Book 2425, Page 19,

BOOK 20359 PAGE 232

GEORGIA FULTON COUNTY
FILED
95 DEC -8 AM 8:30
JUANITA HICKS
CLERK, SUPERIOR COURT

Warranty Deed, J. H. Bagwell to W. L. Rudasill, Jr. dated November 26, 1938, recorded Deed Book 2425, Page 18,
Boundary Line Agreement between Trustees of Tabernacle Baptist Church of Alpharetta, Georgia, and W. L. Rudasill, Jr. dated May 14, 1951, recorded Deed Book 2651, Page 453, all Fulton County Records;
Marshall's Deed, C. B. James, B. F. James, and Oslin James by J. M. George, Marshal, to W. L. Rudasill dated January 3, 1939, recorded Deed Book 1552, Page 183,
Warranty Deed, J. D. Burnett and Mrs. J. D. (Edith) Burnett (Edith Burgess Burnett), to W. L. Rudasill, dated August 26, 1944, recorded Deed Book 2425, Page 25, all Fulton County Records.

WHEREAS, the undersigned duly qualified as executors of the estate of the said WALTER LEVI RUDASILL and are now administering the estate under the terms of said Will; and it has been determined that all debts and claims against the estate have been fully paid.

NOW, THEREFORE, the undersigned, as Executors of the Will of WALTER LEVI RUDASILL, hereby assent to the devise of said property under the terms of said Will, so that fee simple title to all of the Testator's interest in the above described real property is vested in HAROLD A. STEPHENS and PEGGY R. STEPHENS as provided in said Will.

WITNESS our hands and seals, this 7th day of December, 1995.

Harold A. Stephens (SEAL)
Harold A. Stephens,
As Executor Aforesaid

Peggy R. Stephens (SEAL)
Peggy R. Stephens,
As Executor Aforesaid

Signed, Sealed, and Delivered
in the presence of:

John E. Parsons
Witness
John E. Parsons 12/7/95
Notary Public

Notary Public, Fulton County, Georgia
My Commission Expires May 18, 1996



JOHN E. PARSONS, ATTORNEY
P.O. BOX 501
ALPHARETTA, GA. 30204

BOOK 20359-233

RECEIVED 10.11.17

GEORGIA FULTON COUNTY
FILED FOR RECORD

95 DEC 11 AM 8:30

JUANITA HICKS
CLERK, SUPERIOR COURT

WARRANTY DEED
STATE OF GEORGIA

Fulton County, Georgia
Real Estate Transfer Tax
Paid \$ 100.00
Date 12-11-95
JUANITA HICKS
Clerk, Superior Court

Prepared By:
Duard R. McDonald, Attorney
214 Roswell Street
Marietta, GA 30060
(770) 424-8414

THIS INDENTURE, Made the 8th day of December in the year one thousand nine hundred and ninety five, between ELEANOR S. SHROPSHIRE of the County of DeKalb, and State of Georgia, as party of the first part, hereinafter called GRANTOR, and HUTCHINSON CAPITAL GROUP, INC., a Georgia Corporation as party of the second part, hereinafter called GRANTEE (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten dollars (\$10.00) and Other Good and Valuable Consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN Land Lot 148, 17th District of Fulton County, Georgia and being more particularly described in attached Exhibit "A" which is incorporated herein.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor, her heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said Grantee, as hereinabove provided against the claims of all persons whomsoever.

20359234

IN WITNESS WHEREOF, the Grantor has signed and sealed
this deed, the day and year above written.

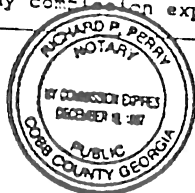
Signed, sealed and delivered
in the presence of:

Beth A. Plunkett
Unofficial Witness

Richard P. Perry
NOTARY PUBLIC

this the 8th day of
December, 1995.

My commission expires:



Eleanor S. Shropshire
ELEANOR S. SHROPSHIRE

20359-235

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 148 of the 17th District of Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin on the northwestern right of way of Bishop Street (having a 50 foot right of way) which said iron pin is located 650.0 feet southwesterly of the intersection of the northwestern right of way of Bishop Street with the western right of way of Mecalán Street (having a 50 foot right of way) and from said point of beginning running thence southwesterly along the northwestern right of way of Bishop Street and following the curvature thereof 225.73 feet to an iron pin; running thence northerly along a wall and fence, which said course forms an interior angle of 66 degrees 24 minutes 00 seconds with the next preceding course 317.3 feet to an iron pin; running thence easterly, which said course forms an interior angle of 90 degrees 00 minutes 00 seconds with the next preceding course 203.2 feet to an iron pin; running thence southerly, which said course forms an interior angle of 90 degrees 55 minutes 15 seconds with the next preceding course 226.96 feet to an iron pin on the northwestern right of way of Bishop Street and the point of beginning.

Said tract or parcel of land being known as 433 Bishop Street, N. W., according to the present system of numbering improvements in and about Atlanta, Georgia and being more particularly described on plat of survey prepared for Harry W. Shropshire by D. E. Hill Engineers, Inc., Registered Land Surveyors and dated March 24, 1980, a copy of which said plat of survey is recorded in Plat Book 118 at Page 53 of the records of the Superior Court of Fulton County, Georgia.

203597236

ATTACHMENT TO APPLICATION FOR REZONING

Application No. _____

PC Hearing: October 5, 2017

City Council Hearing: October 23, 2017

Petitioner: Parkland Communities, Inc.

**BEFORE THE MAYOR AND CITY COUNCIL
AND THE PLANNING COMMISSION
OF THE CITY OF ALPHARETTA, GEORGIA**

STATEMENT OF INTENT FOR REZONING

DETAILED STATEMENT REGARDING THE REZONING
APPLICATION FOR 3.5 ACRES ON SOUTH MAIN STREET

The undersigned represents Parkland Communities, Inc. (hereinafter known as "Parkland") in relation to a rezoning and variance application for 3.5 acres on the south side of Old Milton Parkway and west of South Main Street. Parkland proposes to rezone the property to DT-R in order to build twenty-eight detached single family homes, Villa Magnolia. The homes will be in a "mews" style with rear loaded garages and front private gardens opening onto a common greenspace. There will also be a large greenspace and buffer on the property fronting South Main Street to provide screening from the road. Access will be available to Wills Park directly behind the subject property. The proposed density is at 7.9 units per acre with 21 percent amenity space. The minimum lot size is 2,500 square feet; however, most lots average 3,400 square feet. The subject property is located in the South Main Corridor as defined by the 2035 Comprehensive Plan. High density residential is listed as a compatible land use category in the South Main Corridor. Additionally the Future Development Map categorizes the subject property as Mixed Use, which would likely have a higher density than the current proposal.



July 27, 2017

Villa Magnolia: Project Trip Generation

Project traffic, for the purposes of this evaluation, is defined as the vehicle trips expected to be generated by the proposed development. Anticipated trip generation for the *Magnolia Farms* development was calculated using rates and equations contained in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 9th Edition, 2012. The proposed density and the anticipated project trip generation are summarized in **Table 1**.

Table 1: Trip Generation											
Land Use	Density	ITE Code	Daily Traffic			AM Peak Hour			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
<i>Single-Family Detached</i>	<i>28 units</i>	210	326	163	163	29	7	22	33	21	12
Total			326	163	163	29	7	22	33	21	12

Note: No reductions for alternative transportation modes (walking, cycling, transit, carpooling, etc.) and mixed-use were taken.

Attachments:

- Trip Generation Analysis
- Proposed Site Plan



Google Earth

feet
meters



TO THE CITY OF ALPHARETTA MAYOR AND COUNCIL
CITY OF ALPHARETTA, GEORGIA

CONSTITUTIONAL CHALLENGE

COMES NOW, the property owners and Parkland Communities, hereinafter collectively referred to as the "Applicant", and asserts the following, to wit:

1.

By application to which this exhibit relates, Applicant has applied for a Rezoning and Variance for certain real property lying and being in the City of Alpharetta, Georgia, a more particular description and delineation of the subject property hereinafter referred to as the "Property", being set forth in said Application.

2.

The Application seeks to rezone property to allow for a residential development on land that is currently zoned C-1, C-2 and AG.

3.

The zoning of C-1, C-2 and AG is unconstitutional in that it deprives the Applicant under and pursuant to Article 1, Section I, Paragraphs I and II of the Georgia Constitution of 1983 and the Equal Protection and Due Process clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States. This deprivation of property without due process violates constitutional prohibitions against the taking of private property without just compensation.

4.

The zoning for the subject property violate the Applicant's right to the unfettered use of the property in that the existing zoning conditions do not bear a substantial relation to the public health, safety, morality or general welfare and is, therefore, confiscatory and void. Further, said conditions are unconstitutional in that they are arbitrary and unreasonable, resulting in relatively little gain or benefit to the public, while inflicting serious injury and loss upon the Applicant.

5.

The City of Alpharetta Zoning Ordinance is further unconstitutional in that the procedures contained therein pertaining to the public hearing held in connection with zoning applications also violates the aforementioned constitutional provisions in that said procedures contain the lack of procedural and evidentiary safeguards, do not restrict evidence received to the issues at hand and are controlled wholly and solely by political considerations rather than the facts and considerations required by law.

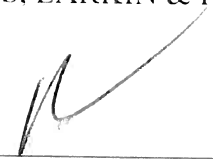
6.

Pursuant to O.C.G.A. §§ 36-11-1 and §36-33-5, please consider this your notice that as of today's date the Applicant is contending that the City of Alpharetta's unconstitutional zoning conditions of the property have caused damages to the Applicant. As a direct and proximate result of the unconstitutional zoning classifications, the Applicant has suffered and will continue to suffer monetary damages in the nature of attorneys' fees and costs, interest and other expenses on pending loans on the property, loss of income from the property and other related damages. This amount cannot be calculated to an exact certainty, however, the Applicant will assist the City by providing whatever additional information, if any, the City feels is necessary to

adequately investigate this claim. If the Applicant does not receive a timely request for additional information, it will be presumed that the City does not require any additional information and can make a determination within the allowed statutory period.

Respectfully submitted, this the 1 day of August, 2017.

SAMS, LARKIN & HUFF, LLP

By: 

PARKS F. HUFF
Attorney for Applicant
Ga. Bar No. 375010

SAMS, LARKIN, HUFF
& BALL, LLP
LIMITED LIABILITY PARTNERSHIP
ATTORNEYS AT LAW
SUITE 100
70 POWDER SPRINGS ST
MARIETTA, GA 30064
770.422.7010



CITY COUNCIL MEETING STAFF REPORT

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

I. AGENDA ITEM TITLE: CU-17-11 PINSTripES/360 TECH VILLAGE

PLANNING COMMISSION: NOVEMBER 2, 2017

CITY COUNCIL: NOVEMBER 13, 2017

II. RECOMMENDATION:

Approve CU-17-11 Pinstripes/360 Tech Village, subject to the following conditions:

1. Conditional use approval shall be limited to Pinstripes; no additional 'Bowling Entertainment Venue' businesses or subleasing shall be permitted within the approved space.
2. The proposed use shall be subtracted from the approved 57,700 square feet of retail use.
3. Hours of operation shall be limited to Monday – Thursday 11:30 AM – 11:00 PM, Friday 11:30 AM – 1:00 AM, Saturday 10:00 AM – 1:00 AM and Sunday 10:00 AM to 10:00 PM.
4. Architecture shall be substantially similar to the location in Georgetown Park, Washington D.C., as approved by Staff.
5. Outdoor spaces, including rooftop terrace, shall be developed substantially similar to the floor plans prepared by RDL Architects, dated 8/15/2017. Outdoor spaces shall include all amenities as depicted on the above-referenced floor plans, with final approval by Staff.

III. REPORT IN BRIEF:

The applicant, Fuqua Acquisitions II, LLC, is requesting approval of a conditional use permit to allow 'Bowling Entertainment Venue' in a mixed-use development and within a 28,000 square foot free-standing building. The business is Pinstripes, which is a high-end entertainment/dining venue consisting of bowling, bocce, restaurant and special event space. The subject property is located at the southwest corner of Haynes Bridge Road and Lakeview Parkway, within the 360 Tech Village development.

DISCUSSION

The submitted request, if approved, will permit a 'Bowling Entertainment Venue' in a 28,000 square foot free-standing building within a mixed-use development. Pinstripes is an entertainment/dining venue consisting of bowling, bocce, restaurant and special event space. The subject property is located at the southwest corner of Haynes Bridge Road and Lakeview Parkway, within the 360 Tech Village development.

The property is zoned MU (Mixed Use) and is subject to the 360 Tech Village Master Plan, which allows 'Bowling Entertainment Venue' with approval of a conditional use. The property received master plan amendment, rezoning, conditional use and variance approval on May 22, 2017. Surrounding properties include the Georgia 400 Center office buildings to the north, Northwinds Master Plan to the east, Georgia 400 to the south and Honda to the west. The 360 Tech Village mixed-use development is approved for a mix of office, retail/restaurant, hotel and 'For-Sale and 'For-Rent' residential product. A total of 57,700

square feet of retail and 26,300 square feet of restaurant use was approved. The applicant intends deduct the proposed 'bowling entertainment venue' use from the permitted retail square footage.

The business, Pinstripes, has been in operation for over ten (10) years with locations in eight (8) markets and six (6) locations opening soon. If approved, the proposed location will be the first in the Atlanta metro area. The entertainment venue accommodates individuals and small groups, as well as large groups for weddings, birthday parties and corporate events. Hours of operation are Monday – Thursday 11:30 AM – 11:00 PM, Friday 11:30 AM – 1:00 AM, Saturday 10:00 AM – 1:00 AM and Sunday 10:00 AM – 10:00 PM. The applicant anticipates up to 110 full- and part-time employees at the proposed location.

BUILDING LAYOUT & ELEVATIONS

The business is proposed in a 2-story, 28,000 square foot free-standing building located between the two (2) project entrances on Lakeview Parkway closest to Haynes Bridge Road. The building will have access to surface parking located on the south side of the building, as well as in parking decks provided throughout the mixed-use development. A valet entrance will also be provided near the main entrance to the building. 360 Tech Village will have sufficient parking to support the proposed use and all approved uses within the master plan.

The applicant submitted floor plans and elevations for a recent location constructed in Orange Village, Ohio, just outside of Cleveland. The building layout and floor plan, including interior and exterior spaces, is appropriate for this location. However, the architecture and building materials will be representative of the Pinstripes location in Georgetown Park, Washington D.C. This location represents adaptive re-use of an existing building and was developed in the Post-Industrial Warehouse or Mercantile Mill style. Key architectural elements will include brick, large rounded windows with brick trim, dark metals, dark window mullions and old stonework. The building layout will incorporate a rooftop terrace and ground-level outdoor spaces, including fire pits, landscape beds, couch seating, table seating, and bocce courts.

TRAFFIC

The applicant's traffic impact analysis indicates that 96 PM Peak Hour trips would be generated for the proposed 27,000 square foot Pinstripes bowling entertainment venue. The proposed use was considered in the traffic impact analysis for the recently approved master plan amendment.

CONDITIONAL USE REVIEW CRITERIA

City staff has reviewed the applicant's request and compared it to the conditional use standards established in UDC Sec. 4.2.3 (B) which are as follows:

A conditional use otherwise permitted within a zoning district shall be considered to be compatible with other uses permitted in the district, provided that due consideration is given to the following objective criteria at a public hearing and satisfactory provisions or arrangements are made for:

1. Access into and out of the property with regard to traffic and pedestrian safety, volume of traffic flow, and emergency vehicles, as well as the type of street providing access;

Response: The 360 Tech Village, including Pinstripes, will be developed in compliance with the City's site access standards. The proposed use was factored into the traffic impact analysis for the recently approved master plan amendment.

2. The extent to which refuse areas, loading and service areas, off street parking, and buffers and screening are provided on the property;

Response: The 360 Tech Village, including Pinstripes, will be developed in compliance with regulations for refuse areas, loading and service areas, off-street parking, and buffers and screening.

3. Ensuring that the conditional use will not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity or diminish and impair property values within the surrounding neighborhood;

Response: The proposed use would be compatible with the uses approved in the 360 Tech Village mixed-use development and will not be injurious or diminish the property values of surrounding properties.

4. Ensuring that the conditional use will not increase local or state expenditures in relation to the cost of servicing or maintaining neighboring properties;

Response: Not applicable.

5. Ensuring that the conditional use will not impede the normal and orderly development of surrounding property for uses predominant in the area; and

Response: The proposed use would be compatible with the uses approved in the 360 Tech Village mixed-use development and should have little impact on the development of surrounding properties.

6. Ensuring that the location and character of the conditional use is considered to be consistent with a desirable pattern of development for the city, in general.

Response: The proposed use would be compatible with the character of the 360 Tech Village mixed-use development.

CONCURRENCES

Staff's analysis finds that the requested conditional use is consistent with the established conditional use standards. The proposed entertainment venue would complement the 360 Tech Village mixed-use development and sufficient parking exists to support the proposed use. If approved, conditions are recommended limiting the approval to Pinstripes and limiting any expansion of services.

CITIZEN PARTICIPATION PLAN

The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.

IV. ATTACHMENTS:

- Site Plan
- Elevations & Floor Plans
- Architectural Influence

I. RECOMMENDATION:

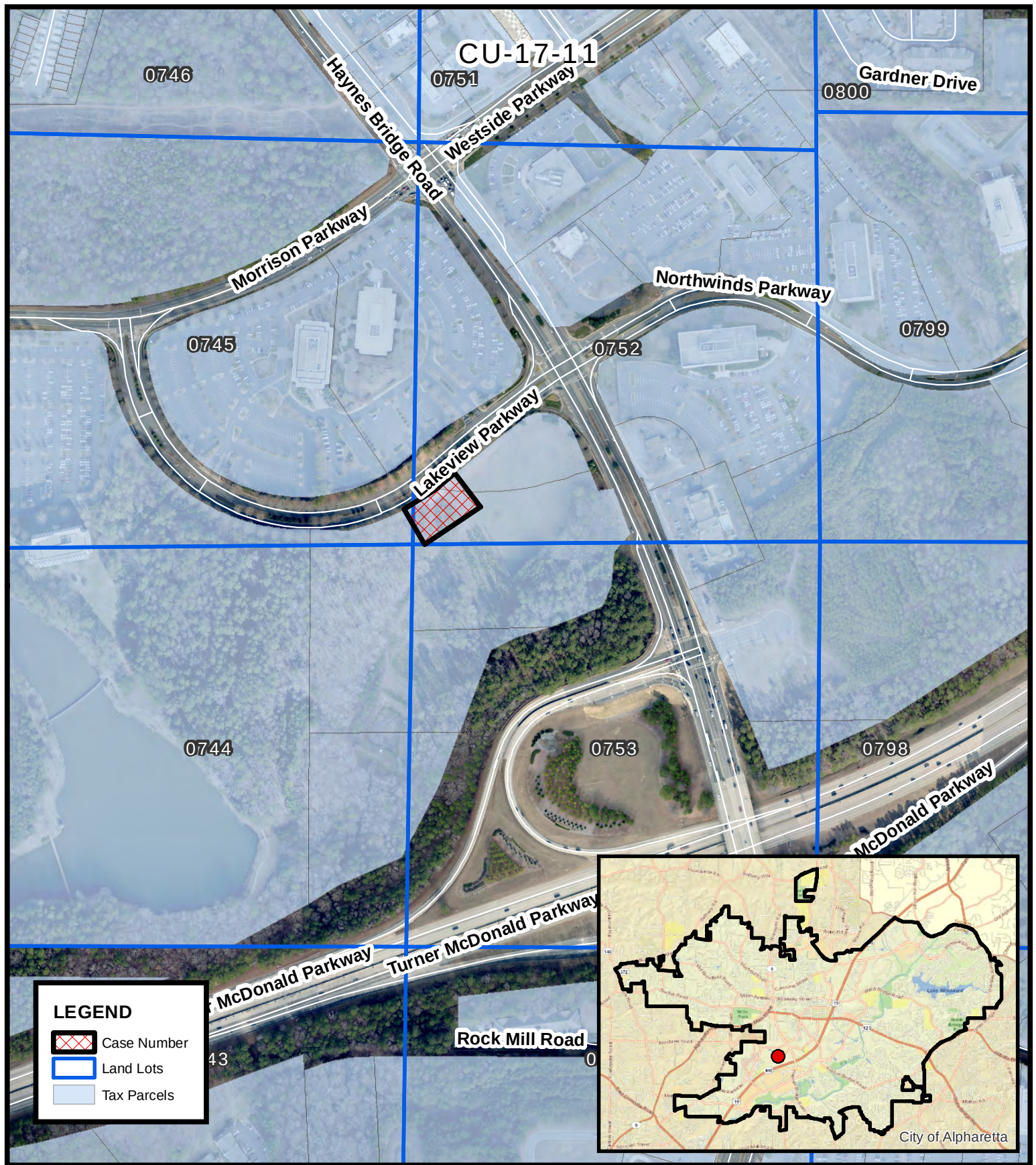
Approve CU-17-11 Pinstripes/360 Tech Village, subject to the following conditions:

1. Conditional use approval shall be limited to Pinstripes; but Pinstripes shall be permitted to assign or sublet to a comparable Bowling Entertainment Venue of equal quality and subject to these zoning conditions.~~no additional 'Bowling Entertainment Venue' businesses or subleasing shall be permitted within the approved space.~~
2. The proposed use shall be subtracted from the approved 57,700 square feet of retail use.
3. Hours of operation shall be limited to Monday – Thursday 10:00~~11:30~~ AM – 11:00 PM, Friday 10:00~~11:30~~ AM – 1:00 AM, Saturday 10:00 AM – 1:00 AM and Sunday 10:00 AM to 10:00 PM.
4. Architecture shall be substantially similar to the location in Georgetown Park, Washington D.C., as approved by Staff.
5. Outdoor spaces, including rooftop terrace, shall be developed substantially similar to the floor plans prepared by RDL Architects, dated 8/15/2017. Outdoor spaces shall include all amenities as depicted on the above-referenced floor plans, with final approval by Staff.

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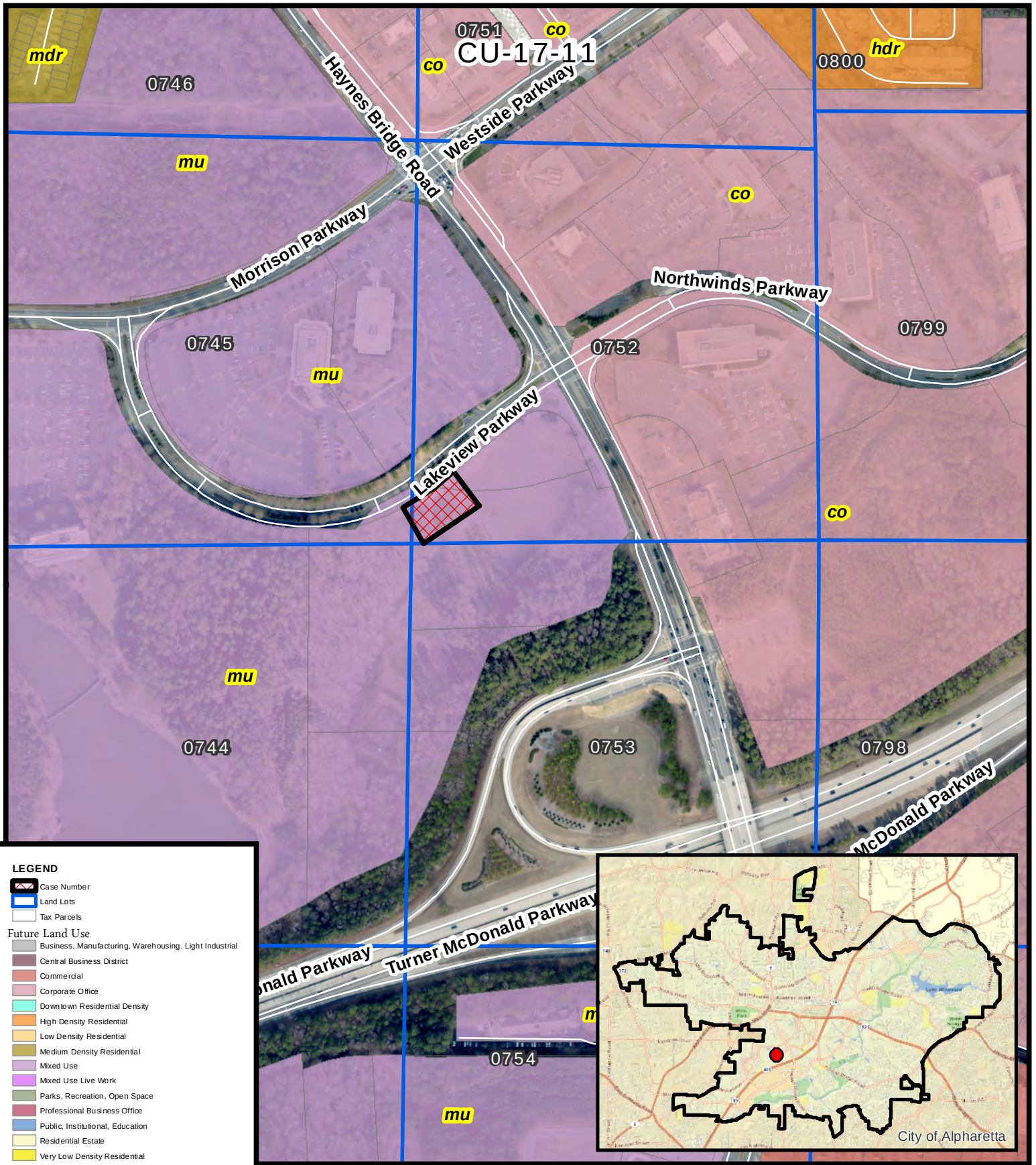


Location Map
Pinstripes
TPA/Fuqua

CU-17-11
D/LL: 1/2/744, 745, 752, 753
PC Date: 11/02/17
CC Date: 11/13/17



Location Map Provided by:
Community Development - GIS



Future Land Use Pinstripes TPA/Fuqua

CU-17-11
D/LL: 1/2/744, 745, 752, 753
PC Date: 11/02/17
CC Date: 11/13/17



Location Map Provided by:
Community Development - GIS

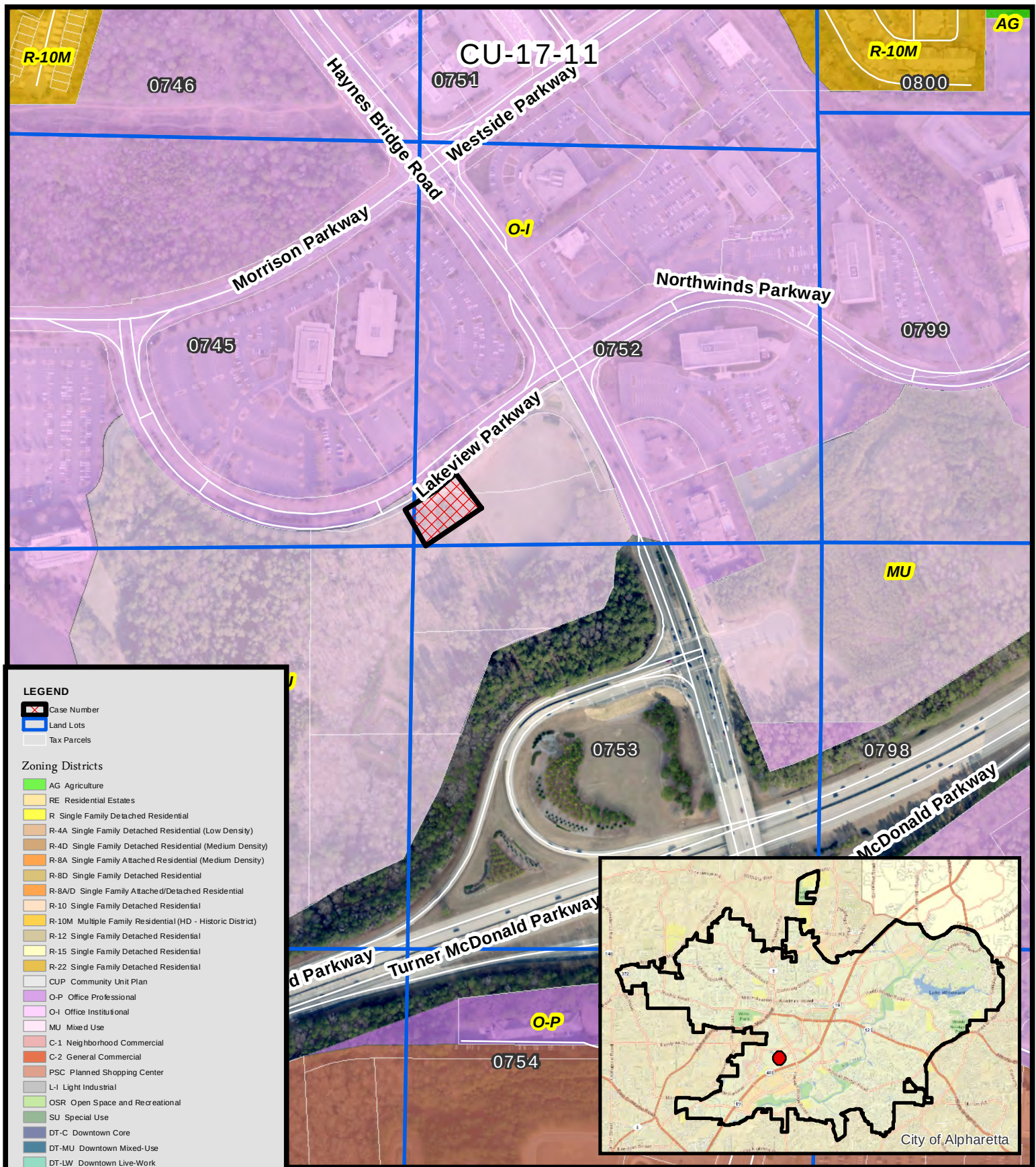


**Aerial Map
Pinstripes
TPA/Fuqua**

**CU-17-11
D/LL: 1/2/744, 745, 752, 753
PC Date: 11/02/17
CC Date: 11/13/17**

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



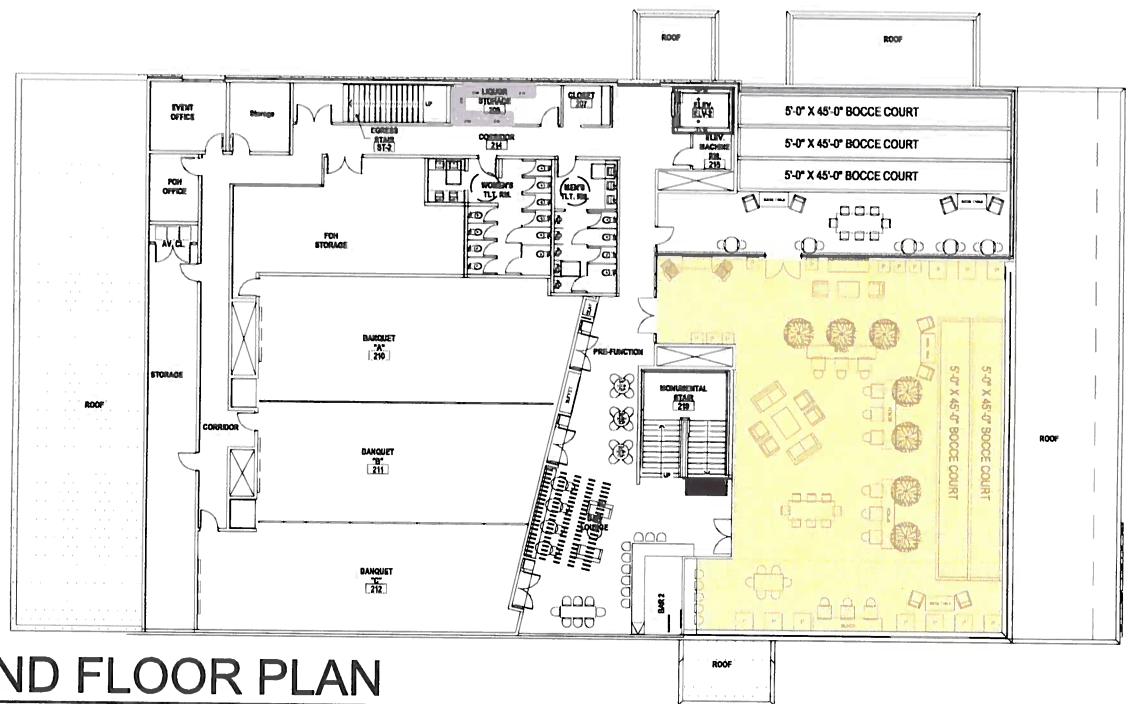


Zoning Map Pinstripes TPA/Fuqua

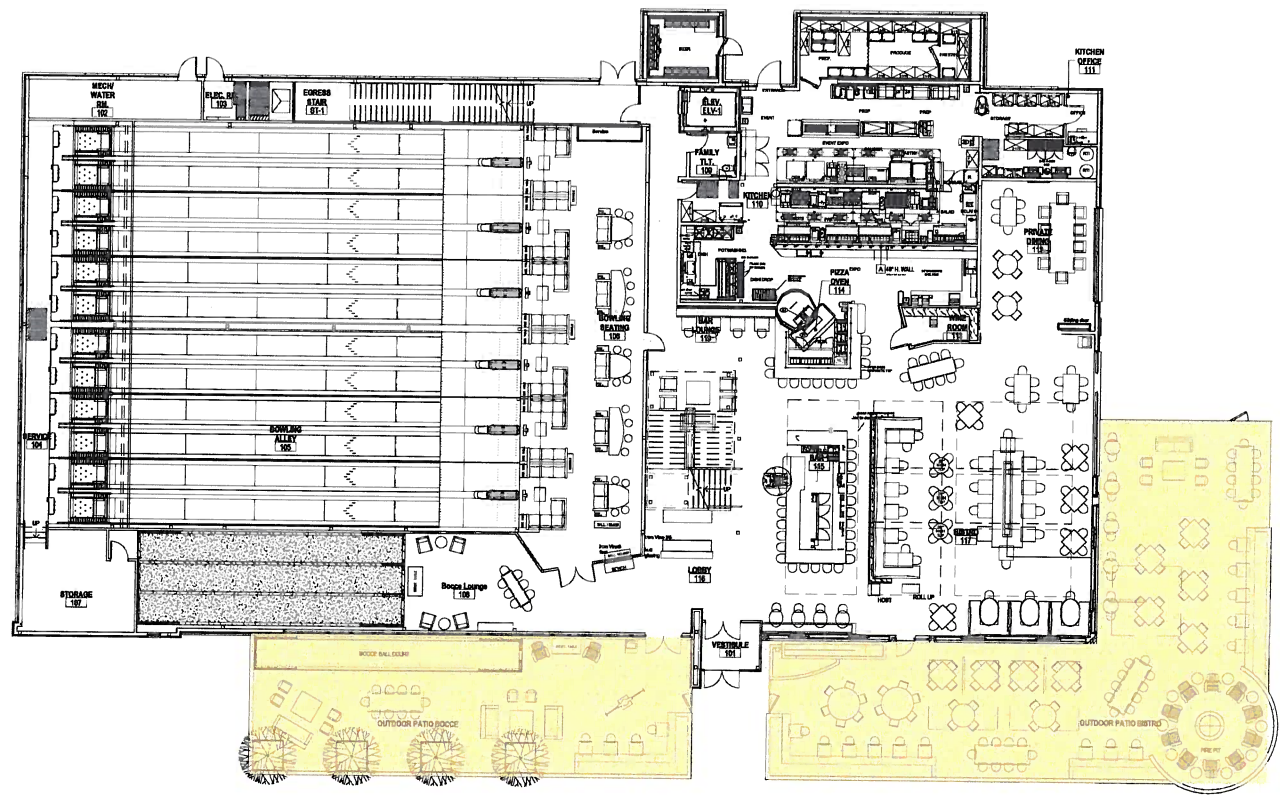
CU-17-11
D/LL: 1/2/744, 745, 752, 753
PC Date: 11/02/17
CC Date: 11/13/17

Location Map Provided by:
Community Development - GIS





SECOND FLOOR PLAN
SCALE: 1/32" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/32" = 1'-0"

 = Exterior space

PINECREST BUILDING TOTAL:

- INTERIOR = 29,437 SF
- EXTERIOR = 8,501 SF
- TOTAL = 37,938 SF

BREAKDOWN:

FIRST FLOOR

- INTERIOR = 18,550SF
- EXTERIOR = 5,028 SF
- TOTAL = 23,578 SF

SECOND FLOOR

- INTERIOR = 10,887 SF
- EXTERIOR = 3,473 SF
- TOTAL = 14,360 SF



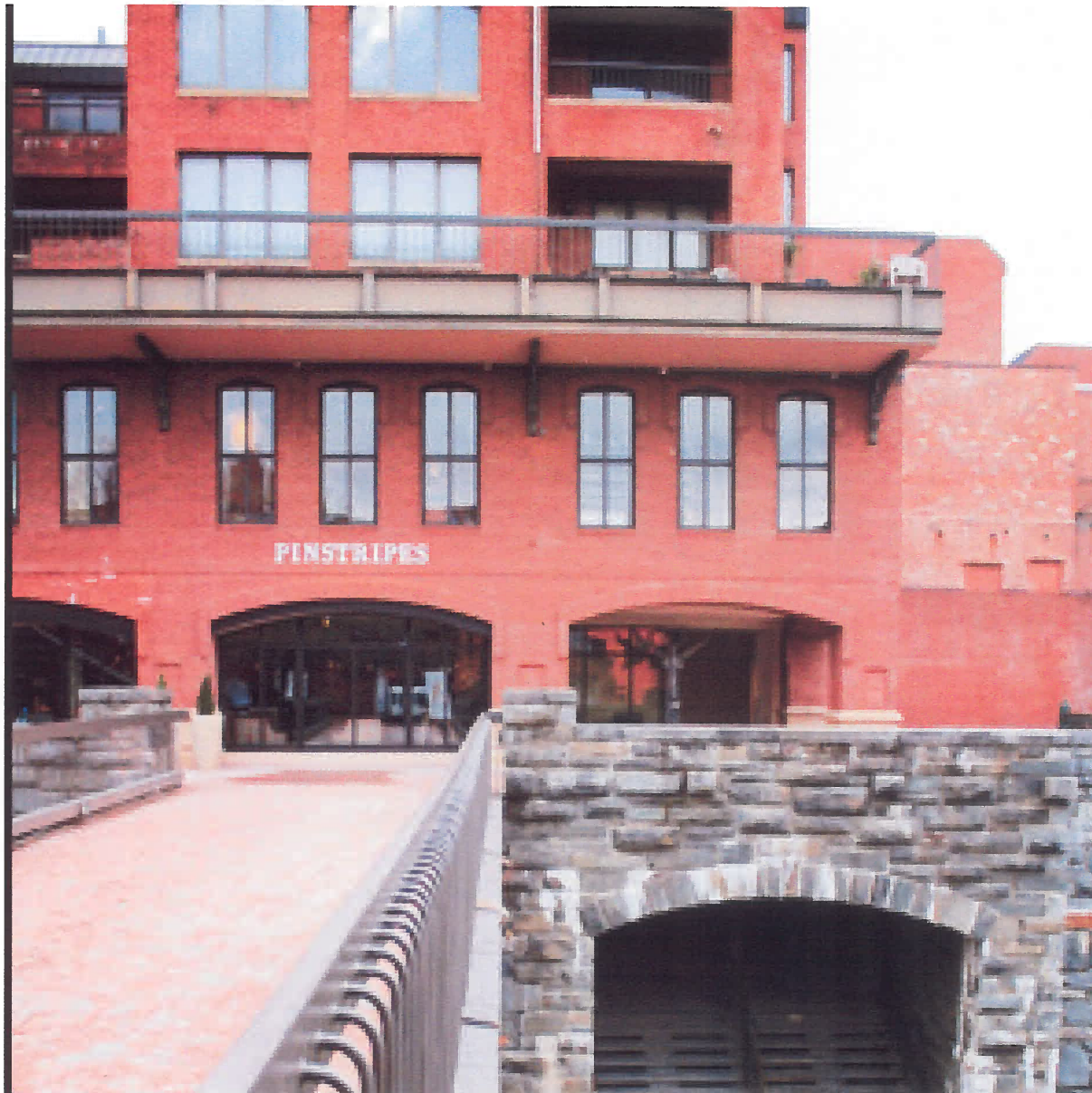
Pinstripes Georgetown D.C.



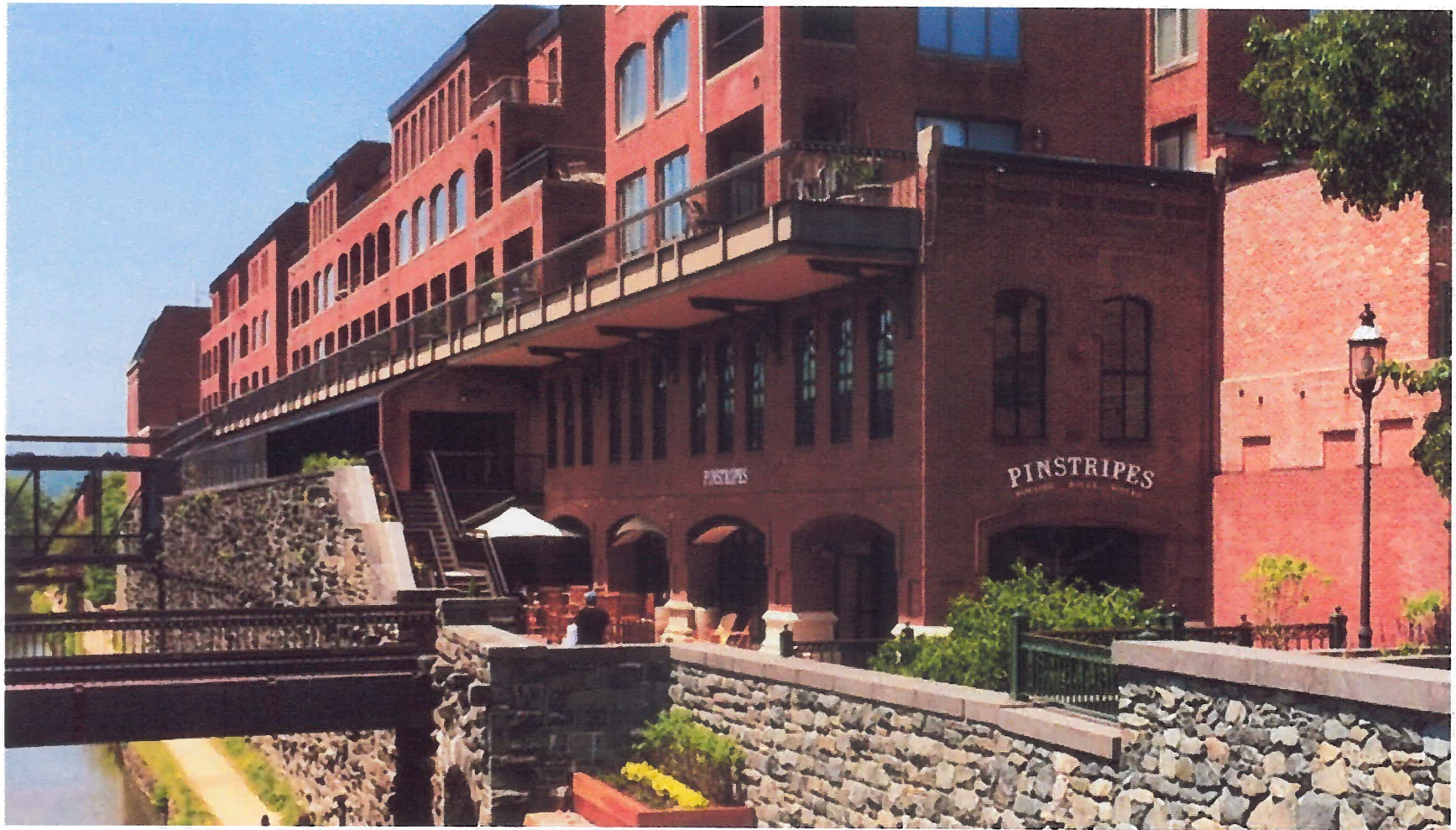
Pinstripes Georgetown D.C.



Pinstripes Georgetown D.C.



Pinstripes Georgetown D.C.



Pinstripes: Architectural Influence

Pinstripes is an entertainment venue that combines a bistro, bowling and bocce. It accommodates individuals and small groups for an evening out as well as event spaces for larger gatherings like weddings, birthday parties, and corporate events. Currently Pinstripes exists in eight markets and has six additional locations opening soon. The Bethesda location pictured below was developed in an existing building and is understood to incorporate the architectural elements that the City of Alpharetta would like to see in this location from the brick, large rounded windows with brick trim, and old stonework.



The Applicant notes that it provided a rendering and floor plan with the special use application for a new build Pinstripes in Orange Village, Ohio. Like that project, 360 Tech Village will be a new build allowing the flexibility to incorporate the material selections compatible with the postindustrial mercantile architecture of the Bethesda location while maintaining the flexibility in layout afforded to a new build. The Applicant provided the floor plan and elevations for the Orange Village Ohio project primarily to illustrate a potential layout of the facility and space allocations of the various uses within the entertainment venues. The design of the Alpharetta location will incorporate a terrace equipped with firepits, planting beds, couch seating, table seating and bocce courts similar to that at Orange Village. The elevations for Orange Village, Ohio, however, are more modern than requested by the City of Alpharetta, and the actual finishes on the Pinstripes at Tech Village will incorporate brick, dark metals, dark mullions for windows, solid canopies that could be supported by tiebacks.

This Pinstripes location will have the second level on-grade with Lakeview Parkway while the main entry will be on Tech Village level and include a valet entrance. It is anticipated that the design along the west building facade will include walkways, plants and views of a patio that wraps the north side of the building to help engage Lakeview Parkway.

Additional photos and examples of postindustrial mercantile architecture that represents that anticipated at the Alpharetta location are included below.





9/1/17

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

Pinstripes/360 Tech Village

CU-17-11

FOR OFFICE USE ONLY

Case #: _____

☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

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

Contact Information:

Contact Name: Greer Scoggins

Telephone: 404-907-1717

Address: 3575 Piedmont Road NE

Suite: 800

City Atlanta

State: GA

Zip: 30303

Fax: 404-228-4630

Mobile Tel: 404-583-5526

Email: greer.scoggins@fuquadev.com

Subject Property Information:

Address: See Exhibit A

Current Zoning: MU

District: 1

Section: 2

Land Lot: 752

Parcel ID: See Exhibit Exhibit A

Proposed Zoning: MU

Current Use: N/A

This Application For (Check All That Apply):

☒ Conditional Use

☐ Master Plan Amendment

☐ Rezoning

☐ Master Plan Review

☐ Variance

☐ Public Hearing

☐ Comprehensive Plan Amendment

☐ Other (Specify): _____

9/1/17

APPLICANT REQUEST AND INTENT

Pinstripes/360 Tech Village

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

A 28,000 SF Pinstripes that includes bowling, bocce, dining and event space. There are currently eight locations with six coming soon. See attachment C for history, locations and sample menus. The website is at <http://pinstripes.com>.

The facility will employ approximately 110 full and part time staff.

Hours of operation are:

Monday - Thursday 11:30 AM - 11:00 PM

Friday 11:30 AM - 1:00 AM

Saturday 10:00 AM - 1:00 AM

Sunday 10:00 AM - 10:00 PM

Applicant's Request (Please itemize the proposal):

To secure a conditional use permit as required per condition 4F of the May 22, 2017 approved zoning for Pinstripes which is a bowling/bocce/bistro and entertainment venue.

Exhibit D shows elevations and floor plans for a recent location constructed in Orange Village, Ohio that is representative in form (not materiality) of the facility that will be designed at this location. The elevations and floor plan show the mix of indoor and outdoor spaces as well as general allocations for event, dining, gather and bowling/bocce. The facility will have both indoor and outdoor seating and bocce ball. There will be outdoor firepits and inside bars, lounge area, bowling, bocce, bistro and private dining and event spaces.

The last page of Exhibit D is the Pinstripes facility constructed in Washington DC's Georgetown neighborhood. The exterior image of this facility is more in line with the materiality that will be used at this location to maintain the industrial theme of the development.

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

A concept that offers people an alternate way to combine fun (bowling/bocce) with exceptional food/wine (bistro), while connecting with others in the community. The concept accentuates the duality of bocce and bowling, Italian and American cuisine and wines, and gelato and ice cream. Furthermore, Pinstripes combines the standard open-play of bowling/bocce/dining with a substantial focus on private events. It also offers Sunday Brunch, happy hour after work, a night of bowling/bocce or just enjoying the outside patio areas.

While this is an entertainment facility, it is an upscale option with a target market of young professionals. The goal is to offer after work dinner and unique happy hour experiences close to the office. For this reason we feel the location within a mixed development surrounded by professional office buildings is appropriate.

9/1/17

CU-17-11

Pinstripes/360 Tech Village

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: LWV TPA GA 400, LLC

Telephone: 770-436-2197

Address: 3350 Riverwood Parkway

Suite: 750

City Atlanta

State: GA

Zip: 30339

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: Fuqua Acquisitions II, LLC

Telephone: 404-907-1709

Address: 3575 Piedmont Road NE

Suite: 800

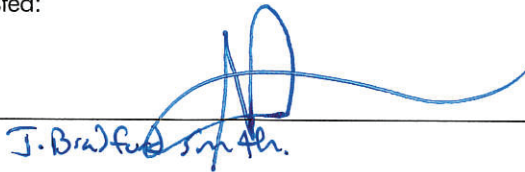
City Atlanta

State: GA

Zip: 30305

So Sworn and Attested:

Owner Signature:


J. Bradford Smith

Date: 8/29/2017

Notary:

Notary Signature:

Date:

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: LWV TAP GA 400, LLC

Subject Public Hearing Case: Pinstripes

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 as been made.

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

Name of Official: N/A Position: _____

Description of Contribution: N/A Value: _____

Description of Contribution: N/A Value: _____

Description of Contribution: N/A Value: _____

Description of Contribution: N/A Value: _____

Description of Contribution: N/A 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: 
J. Bradford Smith, Mayor

Date: 8/29/17

DISCLOSURE FORM

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

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

Name of Applicant or Opponent: Fuqua Acquisitions II, LLC

Subject Public Hearing Case: Pinstripes

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: David Bell Isk Position: Mayor

Description of Contribution: Secretary of State Campaign Value: \$6,600.00

Description of Contribution: _____ Value: _____

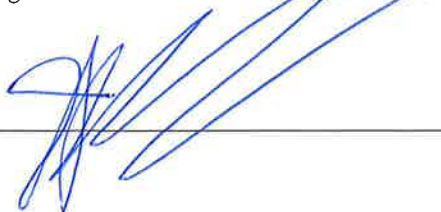
Description of Contribution: _____ Value: _____

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: 8/29/17

9/11/17

Pinstripes/360 Tech Village

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The property is already zoned for similar and compatible uses and is surrounded by non-residential property

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

This proposal will not have any negative impact upon the land use and value of surrounding properties, to the contrary their use and value should be improved.

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

The use is not excluded from current zoning but requires approval of a conditional use permit.

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

Traffic generation numbers are in Attachment B for the master development approved on May 22, 2017 (MP-16-13/Z-16-11/CU-16-19/V-16-26 TPA FUQUA/PERIDOT). This traffic study contemplated the Pinstripes facility.

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

The special use permit approval would not impact schools.

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

The project is fully compliant with the Comprehensive Plan and FLUM which is mixed use.

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

Yes additional planned offices and residential uses will benefit from an upscale bowling/event/bistro/entertainment facility within close proximity.

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.

9/1/17

Pinstripes/360 Tech Village

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: Pinstripes

Contact Name: Greer Scoggins

Telephone: 404-907-1717

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.

American Honda Motor Co., Inc, 1500 Morrison Parkway

Fulton Science Academy, Inc., 3035 Fanfare Way

Alpharetta, GA 30009

Alpharetta, GA 30009

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



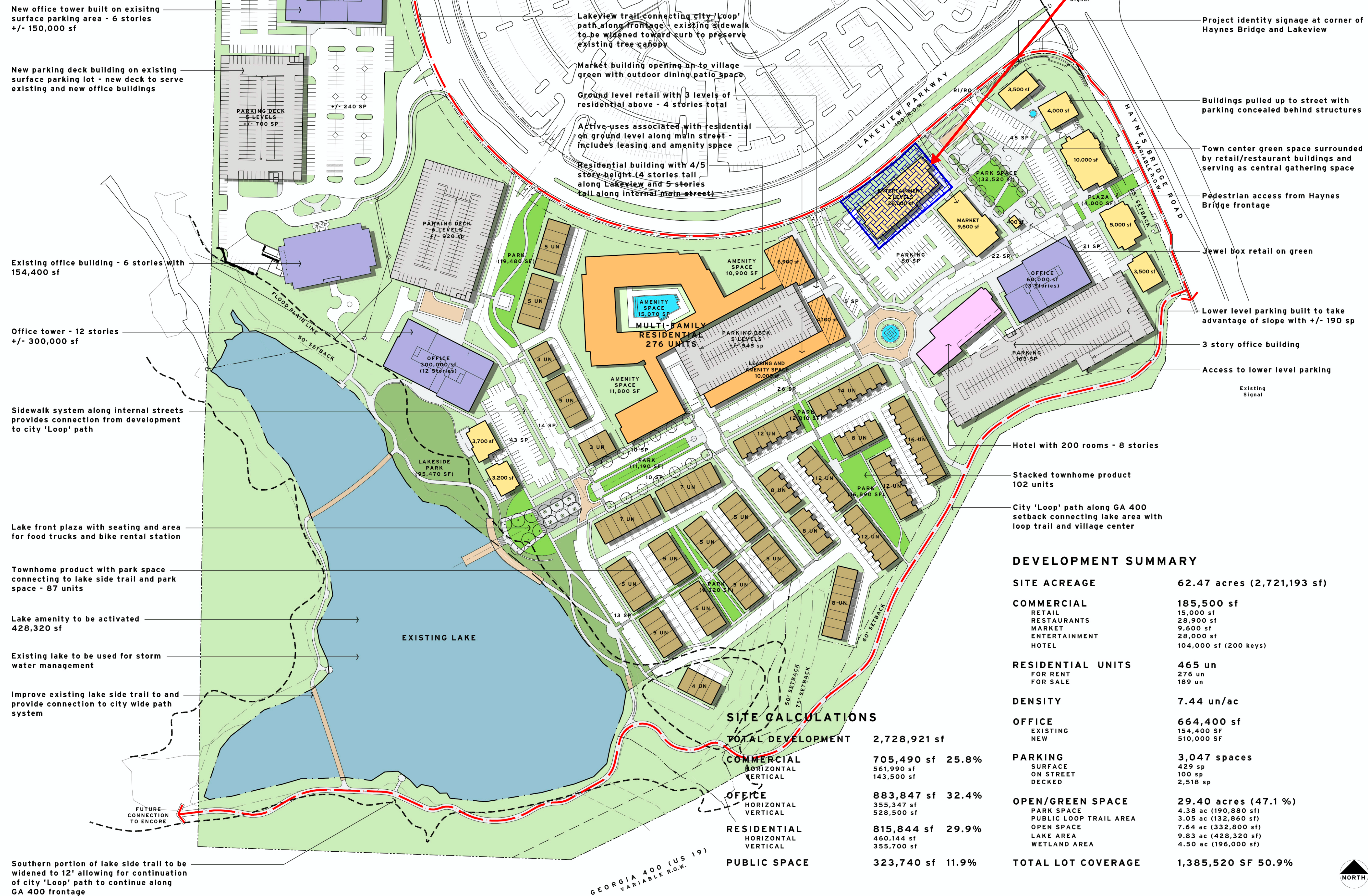
Email



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.

EXHIBIT A



WAKEFIELD
BEASLEY &
ASSOCIATES

5200 Avalon Boulevard
Alpharetta, GA 30009
P | 770.209.9393
F | 770.209.7050
www.wbassociates.com

stamp



**360
TECH
VILLAGE**
Alpharetta, Georgia

**TPA Group/
Fuqua Development**
Chris Hayes, Principal TPA Group
3350 Riverwood Parkway
Atlanta, GA 30339
P | 770.436.2197

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These drawings are protected by the copyright laws of the United States. These drawings, or any part thereof, may not be used for any purpose or reproduction in any form or by any means, without the consent of Wakefield Beasley

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print record
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10 MAY 2017 - SUBMITTED FOR ZONING

revisions

16 DECEMBER 2016

31-JANUARY 2017 - REVISED SITE PLAN

31 FEBRUARY 2017 - REVISED SITE PLAN

21 FEBRUARY 2017 - REVISED SITE PLAN

15 MARCH 2017 - REVISED SITE PLAN

20 MARCH 2017 - REVISED SITE PLAN

30 MARCH 2017 - REVISED SITE PLAN

14 APRIL 2017 - REVISED SITE PLAN

17 APRIL 2017 - REVISED SITE PLAN

28 APRIL 2017 • REVISED SITE PLAN

10 MAY 2017 - REVISED SITE PLAN

10 MAY 2017 - REVISED SITE PLAN

date	Job numbr
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10 MAY 2017	150806
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drawing title

CONCEPTUAL CHALLENGES

CONCEPTUAL SITE PLAN

drawing number

CD 11

SP-11

Summary

SUBMITTED FOR ZONING

SUBMITTED FOR ZONING

FUQUA ACQUISITIONS II, LLC**NOTICE OF CONSTITUTIONAL CHALLENGE
AND LEGAL AND CONSTITUTIONAL OBJECTIONS**

The Applicant, on its own behalf and on behalf of the ownership of the Subject Property, respectfully states that the existing zoning on the Subject Property is unconstitutional and submits that the City of Alpharetta Zoning Ordinance, as amended from time to time, to the extent that it classifies the Subject Property in any zoning district which would preclude the development of this project, is unconstitutional as a taking of property, a denial of equal protection, an arbitrary and capricious act, and an unlawful delegation of authority under the specific constitutional provisions later set forth herein. Further, a denial of the requested Conditional Use Permit would deprive the owner of any reasonable use and development of the Subject Property. An attempt by the Mayor and City Council to impose greater restrictions upon the manner in which the Subject Property will be developed than presently exist, such as by way of approving the Conditional Use Permit requested but limiting development to standards allowed under more stringent zoning classifications, would be equally unlawful.

Accordingly, the Applicant submits that a denial of the requested Conditional Use Permit would constitute an arbitrary and unreasonable use of the zoning and police powers because it bears no substantial relationship to the public

health, safety, morality, or general welfare of the public and substantially harms the Subject Property's owner; would constitute an arbitrary and unreasonable use of the zoning and police powers because they bear or would bear no substantial relationship to the public health, safety, morality, or general welfare of the public and would substantially harm the Subject Property's owner; and would constitute a taking of the owner's private property without just compensation and without due process in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia, 1983, and the Due Process Clause of the Fourteenth Amendment of the United States Constitution and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States.

The Applicant respectfully submits that the Mayor and City Council's failure to approve the requested Conditional Use Permit would be unconstitutional and would discriminate in an arbitrary, capricious, and unreasonable manner between the Subject Property's owner and owners of similarly situated property in violation of Article I, Section III, Paragraph I of the Constitution of the State of Georgia, 1983, and the Equal Protection Clause of the Fourteenth Amendment of the Constitution of the United States.

A refusal to allow the Conditional Use Permit in question would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution, 1983.

Finally, the Applicant respectfully submits that the Mayor and City Council cannot lawfully impose more restrictive standards upon the development of the Subject Property than presently exist as to do so not only would constitute a taking of the property as set forth above, but also would amount to an unlawful delegation of their authority, in response to neighborhood opposition, in violation of Article IX, Section IV, Paragraph II of the Georgia Constitution, 1983.

Eric Graves

City of Alpharetta

2 Park Plaza Alpharetta, Georgia 3009

RE: 360 Tech Village – Previously Innovation Mixed-Use DRI #2499 in 2015**Signal Warrant Memo / Traffic Impact Analysis:**

Dear Eric,

Foresite Group was contracted by TPA Group and Fuqua Development to update the trip generation of the proposed mixed-use DRI (360 Tech Village) and determine the need for a signalized intersection at the main site access. This letter summarizes the findings of our analysis of the proposed development.

Purpose:

An updated trip generation and distribution was performed and analyzed to determine the need for a signalized intersection on Lakeview Parkway at the main site driveway for the proposed 360 Tech Village development. The trip generation in this letter differs from previous analysis as it provides a more detailed approach and matches the proposed individual land-uses to more accurate land-uses from the Institute of Transportation Engineers' (ITE) latest Trip Generation Manual, 9th Ed, 2012.

Proposed Development:

The proposed development will occupy the currently vacant land to the south of Lakeview Pkwy in Alpharetta, GA. The layout of the development has been changed slightly from previous site plans, an updated site plan is provided attached to this letter. The proposed development land-uses are summarized in Table 1. Please refer to the DRI #2499 review report prepared in 2015 for additional information regarding the project.

Trip Generation:

The project trips for the development were calculated using equations contained in the Institute of Transportation Engineers' (ITE) latest Trip Generation Manual, 9th Ed, 2012. The tabulated results of the trip generation are shown in Table 1. A detailed trip generation analysis including equations used is included attached to this letter. Assumptions are outlined below.

Table 1: Trip Generation Summary

Project Land Use	Density	Daily			AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out	Total	In	Out
General Office	510,000 S.F.	4,529	2,265	2,264	705	620	85	650	111	539
Apartment	320 DU	2,063	1,032	1,031	161	32	129	194	126	68
Residential Condominium/Townhouse	168 DU	1,010	505	505	78	13	65	92	62	30
Hotel	200 Rooms	1,417	709	708	106	63	43	120	61	59
Specialty Retail Center	17,400 SF	782	391	391	11	8	4	63	28	35
Quality Restaurant	10,000 S.F.	900	450	450	8	7	1	75	50	25
Coffee Stand	400 S.F.	327	164	163	40	20	20	17	9	8
High Turnover/Sit Down Restaurant	5,300 S.F.	674	337	337	4	3	1	52	31	21
Counter Serve Restaurant	18,100 SF	12,960	6,480	6,480	15	12	3	473	241	232
Pinstripes - Bowling and Entertainment Venue	27,000 SF	900	450	450	13	9	4	96	58	38
Total Trips		25,562	12,783	12,779	1,142	787	355	1,832	777	1,055
Reductions for Internal Capture		4,755	2,378	2,377	29	14	15	203	102	101
Reductions for Modal Split		1,041	524	517	56	39	17	81	34	47
Reductions for Pass-By Trips		2,790	1,396	1,394	28	14	14	227	122	105
Total Net New Project Trips		16,976	8,485	8,491	1,029	720	309	1,321	519	802

Several assumptions were made to adjust the ITE trip generation rate to more accurately reflect the proposed development.

- Specialty retail (ITE 826) does not have a trip generation rate for the AM peak hour of adjacent roadway facility, to calculate the generated vehicle trips the daily distribution of traffic for Land Use 820-Shopping Center was used to calculate a rate of 2% of the daily inbound traffic and 0.9% of the daily outbound traffic.
- Quality retail (ITE 931) does not provide an inbound and outbound percentage for AM peak hour of adjacent street traffic, the rates used are from the peak hour of generator
- High Turnover / Sit Down Restaurant (ITE 932) and Counter Serve Restaurant (ITE 933) are not anticipated to service or operate during the AM peak hour, as such the AM rates were adjusted to that of a Quality Restaurant (ITE 931)
- Pinstripes – Bowling and Entertainment Venue is best matched to the ITE Code 436 (Bowling Alley). The venue is more suited to corporate events and entertainment than a typical Bowling Alley. The site is expected to generate more vehicle traffic than a typical bowling alley. In lieu of using the average rate for the PM peak hour, the highest rate of the range provided was used. Additionally, the AM peak hour did not provide trip generation rates, to calculate the generated vehicle trips the daily distribution of traffic for Land Use 820-Shopping Center was used to calculate a rate of 2% of the daily inbound traffic and 0.9% of the daily outbound traffic to account for employees and deliveries during this time

Mixed-use developments that contain residential and retail land uses will generate some trips that satisfy the total development's trip generation but will not access the site via the external roadway network. Internal trip capture for morning and afternoon peak hours as well as daily internal trip capture were calculated to account for the portion of trips generated in the site that both begin and end within the development.

Internal capture was calculated following the standard procedure and rates as specified in the Trip Generation Handbook, 2nd Edition, 2004. Daily rates were used for weekday calculations, as well as weekday AM and PM rates for peak hour calculations. These reductions result in 2.54% of total trips during the AM peak hour and 11.08% during the PM peak hour. The overall internal capture reduction worksheets are included in the attached trip generation worksheets.

Per the original DRI report a 5% reduction was taken for alternative modes of transportation.

Since the proposed land uses includes restaurants, pass-by trips are applicable to the development. These land uses are expected to attract trips as intermediate stops on the way from an origin to a primary trip destination without a route diversion. The pass-by trip generation rate is based on the Institute of Transportation Engineer's (ITE) Trip Generation Handbook, 2nd Edition.

The following list states the pass-by trip assumptions:

- For the Coffee Stand (ITE 937) a specialized scenario was outlined in the Trip Generation Handbook stating that for coffee stands (proposed land-use) the pass-by rate is 89%.
- For the Counter Serve Restaurants (ITE 933) the pass-by rate for High Turnover / Sit Down Restaurant (ITE 932) was used since the proposed Counter Serve Restaurant is expected to operate like High Turnover restaurants on this development.

Trip Distribution:

Trip distribution and assignment was kept similar to the distribution outlined in the original DRI review report. The following adjustments were made.

- Separated Office and Retail trip generation to more accurately assign traffic to the proposed driveways.
- Adjustments to site driveways was made based upon the proposed site plan to better distribute traffic to the driveway that best services the land-use
- Pass-By trip distributions were based heavily upon existing traffic patterns

Background No-Build (2019) traffic volumes are shown in Figure 1. The updated trip distribution is shown in Figures 2 through 4. Pass-by trip distribution is shown in Figures 5 and 6. Project trips are shown in Figure 7. Future Build (2019) traffic volumes are shown in Figure 8. Future Lane Geometry is shown in Figure 9.

Signal Warrant Analysis:

A signal warrant analysis was performed for the Site Driveway 2 at Lakeview Pkwy. Project trips were distributed to the intersection using a daily distribution based on existing traffic patterns and expected land-uses. The daily turning movements by hour were added to an existing (February 28th, 2017) 24-hour bi-directional tube counts (located on Lakeview Pkwy) to perform a signal warrant analysis. Signal warrants were analyzed at 100% volume with all right-turns reduced on the minor roadway (Site Driveway 2). The following warrants were met:

- Signal Warrant 1B (Eight Hour) – 8 Hours
- Signal Warrant 2 (Four Hour) – 6 Hours
- Signal Warrant 3 (Peak Hour) – 2 Hours

Based upon traffic signal warrants a traffic signal is **WARRANTED**. In order to determine the impact of a proposed traffic signal *Synchro* analysis was performed for the proposed project with and without a traffic signal under Build 2019 conditions.

Capacity Analysis:

Background 2019 and Build 2019 scenarios were analyzed for capacity during AM and PM peak periods using a *Synchro* 9.0 model. Background volumes were grown from existing volumes by applying a 0.5% growth rate which was agreed upon in the original DRI report. Build traffic volumes consist of the background traffic volumes with the project trips from the proposed development added to them.

The results of the capacity analysis are shown by lane group movement in Table 2 below. Average vehicular delays are reported in seconds, and LOS is level-of-service, as defined by the Highway Capacity Manual (HCM) 2010. Full *Synchro* output reports are attached to this letter. Background conditions were analyzed with current 2017 signal timings which are attached to this letter.

Table 2: Background Capacity Analysis Results

Intersection	Control	Lane Group Movement	AM Peak Hour		PM Peak Hour	
			Delay (s)	LOS	Delay (s)	LOS
Morrison Pkwy @ Lakeview Pkwy	Signal Control	EBT	5.0	A	9.4	A
		EBR	0.0	A	0.0	A
		WBL	7.2	A	13.3	B
		WBT	7.3	A	8.2	A
		NBL	35.0	C	30.7	C
		NBR	0.0	A	0.0	A
		Intersection	9.5	A	12.1	B
Existing Office Dwy 1 @ Lake View Pkwy	Side-Street Stop Control	NBL	8.6	A	8.3	A
		NBT	0.0	A	0.0	A
		EBL	16.5	C	16.4	C
		EBR	9.7	A	10.3	B
		SBU	0.0	A	0.0	A
		SBT	0.0	A	0.0	A
		SBR	0.0	A	0.0	A
		Intersection	1.1	-	1.9	-
Existing Office Dwy 2 @ Lake View Pkwy	Side-Street Stop Control	NBU	0.0	A	0.0	A
		NBT	0.0	A	0.0	A
		NBR	0.0	A	0.0	A
		WBL	0.0	A	0.0	A
		WBR	9.8	A	10.3	B
		SBL	8.3	A	8.1	A
		SBT	0.0	A	0.0	A
		Intersection	0.7	-	0.8	-
Existing Office Dwy 3 @ Lakeview Pkwy	Side-Street Stop Control	EBL	8.5	A	0.0	A
		EBT	0.0	A	0.0	A
		WBU	0.0	A	0.0	A
		WBT	0.0	A	0.0	A
		WBR	0.0	A	0.0	A
		SBL	13.9	B	15.3	C
		SBR	9.9	A	9.3	A
		Intersection	0.3	-	2.1	-
Haynes Bridge Rd @ Lakeview Pkwy	Signal Control	EBL	77.6	E	80.2	F
		EBT	78.9	E	41.1	D
		EBR	87.7	F	162.6	F
		WBL	65.4	E	42.5	D
		WBT	73.4	E	37.1	D
		WBR	70.6	E	36.2	D
		NBL	45.4	D	41.0	D
		NBT	10.4	B	42.2	D
		NBT/R	0.0	A	0.0	A
		SBL	8.4	A	33.8	C
		SBT	12.4	B	41.7	D
		SBR	0.0	A	0.0	A
		Intersection	23.6	C	56.6	E

Under background 2019 conditions all intersections and movements operate with an acceptable LOS of D or better with the exception of the signalized intersection of Haynes Bridge Rd at Lakeview Pkwy. The intersection of Haynes Bridge Rd at Lakeview Pkwy has long delays on the side-streets due to a long split length that is being used to service the northbound and southbound movements.

Build conditions include the improvements required from the DRI at the intersection of Haynes Bridge Rd at Lakeview Pkwy, these improvements include an additional NBL making the movement a dual-left. A continuous right-turn lane was added for the westbound movement with access to the SR 400 access ramps. The lane is in addition to the existing right-turn lane which will not be removed or changed. Due to limitations of *Synchro* it is impossible to accurately model a dual right, with a single right-turn lane movement being continuous and the other being signal controlled. This being the case, the intersection was analyzed as having a single continuous lane, as the majority of traffic is expected to utilize this continuous lane. Additionally, signal timings were adjusted at the intersection of Haynes Bridge Rd at Lakeview Pkwy in order to service the additional volumes. Signal cycle length and splits were made to be as close as possible to existing timings.

The proposed traffic signal at Driveway 2 was timed to be similar to the adjacent signalized intersections with a cycle length of 160 seconds. The AM peak period was analyzed with operating at a half-cycle length.

Table 3: Build Capacity Analysis Results

Intersection	Control	Lane Group Movement	AM Peak Hour		PM Peak Hour	
			Delay (s)	LOS	Delay (s)	LOS
Morrison Pkwy @ Lakeview Pkwy	Signal Control	EBT	5.0	A	9.4	A
		EBR	0.0	A	0.0	A
		WBL	8.9	A	17.0	B
		WBT	7.3	A	8.2	A
		NBL	37.4	D	36.5	D
		NBR	0.0	A	0.0	A
		Intersection	10.4	B	14.3	B
Existing Office Dwy 1 @ Lake View Pkwy	Side-Street Stop Control	NBL	10.7	B	8.9	A
		NBT	0.0	A	0.0	A
		EBL	50.5	F	34.7	D
		EBR	10.8	B	12.9	B
		SBU	0.0	A	0.0	A
		SBT	0.0	A	0.0	A
		SBR	0.0	A	0.0	A
		Intersection	2.6	-	4.5	-
Existing Office Dwy 2 / Driveway 1@ Lake View Pkwy	Side-Street Stop Control	NBL	9.4	a	10.4	B
		NBT	0.0	A	0.0	A
		NBT/R	0.0	A	0.0	A
		EBL/T	64.9	F	231.8	F
		EBR	10.3	B	16.3	C
		WBL/T	63.3	F	186.0	F
		WBR	10.8	B	11.2	B
		SBL	9.0	A	8.6	A
		SBT	0.0	A	0.0	A
		SBT/R	0.0	A	0.0	A
		Intersection	3.5	-	18.5	-

Table 4: Build Capacity Continued

Intersection	Control	Lane Group Movement	AM Peak Hour		PM Peak Hour	
			Delay (s)	LOS	Delay (s)	LOS
Driveway 2 @ Lakeview Pkwy	Signal Control	EBU	0.0	A	0.0	A
		EBT	13.4	B	28.0	C
		EBT/R	13.5	B	28.0	C
		WBL	9.2	A	24.6	C
		WBT	8.6	A	11.5	B
		NBL	15.0	B	27.5	C
		NBR	0.0	A	0.0	A
		Intersection	10.5	B	23.8	C
Existing Office Dwy 3 @ Lakeview Pkwy	Side-Street Stop Control	NBR	10.0	B	13.7	B
		EBL	10.8	B	0.0	A
		EBT	0.0	A	0.0	A
		EBR	0.0	A	0.0	A
		WBU	0.0	A	0.0	A
		WBT	0.0	A	0.0	A
		WBR	0.0	A	0.0	A
		SBL	38.1	E	140.0	F
		SBR	12.5	B	10.9	B
		Intersection	0.3	-	8.5	-
Haynes Bridge Rd @ Lakeview Pkwy	Signal Control	EBL	92.7	F	78.4	E
		EBT	71.9	E	66.6	E
		EBR	60.9	E	0.0	A
		WBL	62.5	E	138.7	F
		WBT	95.2	F	73.3	E
		WBR	67.3	E	65.1	E
		NBL	73.4	E	79.4	E
		NBT	14.0	B	21.2	C
		NBT/R	14.0	B	0.0	A
		SBL	21.1	C	21.4	C
		SBT	32.5	C	31.1	C
		SBR	0.0	A	0.0	A
		Intersection	40.8	D	44.5	D

Morrison Pkwy at Lakeview Pkwy

- This intersection continues to operate at an acceptable LOS of B during the AM and PM peak periods

Existing Office Driveway 1 at Lakeview Pkwy

- The EBL movement drops to LOS E in the AM peak period, all other movements operate at LOS D or better for both peak periods

Existing Office Driveway 2 / Proposed Driveway 1 at Lakeview Pkwy

- The EBL and WBL movements suffer failing LOS in both AM and PM peaks the movements may operate slightly better in the field as *Synchro* analysis does not account for vehicles utilizing the medians to turn left from the side streets. Vehicles experiencing delay from the proposed development may re-route to the proposed signalized intersection in order to make a left-turn on Lakeview Pkwy
- All other movements operate at LOS C or better for both peak periods

Proposed Driveway 2 at Lakeview Pkwy

- The proposed signalized intersection will operate at an acceptable LOS B in the AM peak period and C in the PM peak period

Existing Office Driveway 3 at Lakeview Pkwy

- SBL movements operate at LOS E during the AM peak period and F during the PM peak period, vehicles wishing to turn left can utilize the proposed traffic signal to make a U-turn movement on Lakeview Pkwy
- All other movements operate at an acceptable LOS

Haynes Bridge Rd at Lakeview Pkwy

- With planned improvements and optimized signal timing the intersection operates at LOS D during both peak periods

An alternative analysis was run for the Proposed Driveway 2 to show the intersection operating with a side-street stop control. The results are summarized in Table 5.

Table 5: Driveway 2 Stop-Control Capacity Analysis

Intersection	Control	Lane Group Movement	AM Peak Hour		PM Peak Hour	
			Delay (s)	LOS	Delay (s)	LOS
Driveway 2 @ Lakeview Pkwy	Side-Street Stop Control	NBL	36.9	E	1572.4	F
		NBR	10.7	B	18.5	C
		EBU	0.0	A	0.0	A
		EBT	0.0	A	0.0	A
		EBR	0.0	A	0.0	A
		WBL	8.8	A	14.5	B
		WBT	0.0	A	0.0	A
		Intersection	3.3	-	124.9	-

The capacity analysis shows that without a signalized access the left-turning movements exiting the development experience significant delay.

9/1/17

CU-17-11
Pinstripes/360 Tech Village

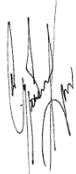
Conclusions:

The proposed 360 Tech village DRI was analyzed with an updated trip generation and distribution. A traffic signal is warranted and recommended for the proposed site Driveway 2. The additional traffic volume from the updated trip generation is not expected to require additional offsite improvement beyond the original DRI requirements.

Please contact me or Blake Bredbenner at 770-368-1399 if you have any questions or need additional information. Thank you for your time and consideration.

Sincerely,

FORESITE GROUP, INC.

A handwritten signature in black ink, appearing to read 'Sameer S. Patharkar', is positioned above the printed name and title.

Sameer S. Patharkar
Project Manager