



PLANNING COMMISSION MEETING FEBRUARY 1, 2018

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

I. CALL TO ORDER

- a. Welcome Candy Waylock, new Planning Commissioner
- b. Election of 2018 Officers

II. ROLL CALL

III. APPROVAL OF MEETING MINUTES

- a. January 2018 Meeting Minutes

IV. ITEMS FROM BOARD MEMBERS

V. ITEMS FROM STAFF

VI. PUBLIC HEARING

- a. Z-17-15/V-17-30 Alpharetta Town Commons LLC/ 10 & 20 Roswell St

This item has been deferred by the Applicant until Planning Commission, March 1, 2018. Items forwarded by the Planning Commission will be considered on March 26, 2018. It will not be considered tonight.

Consideration of a request to rezone 0.89 acres from SU (Special Use) and C-2 (General Commercial) to DT-C (Downtown Core) to allow a three-story office building. A variance is requested to reduce parking requirements. The property is located at 10 & 37 Roswell Street and is legally described as being located in Land Lot 1269, 2nd District, 2nd Section, Fulton County, Georgia.

- b. PH-17-37 UDC Changes Downtown Code (Parking)

Consideration of text amendments to the Unified Development Code to address Downtown Parking.

- c. CLUP-17-06/Z-17-18/V-17-39 Twelve Forty-Five Rucker Rd/Budier

Consideration of a request to rezone 1.85 acres from AG (Agriculture) to R-8A/D (Dwelling 'For-Sale', Attached/Detached Residential) to allow for the subdivision of the property into eight (8) single-family detached lots. A comprehensive land use plan amendment is requested from Low Density Residential to High Density Residential and a variance is requested to allow a hammerhead turnaround in lieu of a cul-de-sac. The property is located at 1245 Rucker Road on the south side of Rucker Road and east of Harris Road and is legally described as being located in Land Lot 1275, 2nd District, 2nd Section, Fulton County, Georgia

- d. PH-17-16 Northpoint LCI Update

Consideration of an update to the North Point Activity Center Livable Centers Initiative (LCI).

VII. ADJOURNMENT



PLANNING COMMISSION MEETING SUMMARY JANUARY 4, 2018

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.

Due to a problem with system, there is not a recording or video of this meeting.

- I. CALL TO ORDER 
- II. ROLL CALL
- III. Members Present
 - Francis Kung'u
 - Larry Attig
 - John Hipes
 - Fergal Brady
- IV. Members Absent
 - Karen Richard
 - John Goss
 - Rob Partee
 - Steve Usry
- V. Staff Present
 - Kathi Cook, Director of Community Development
 - Eric Graves, Senior Traffic Engineer
 - Michael Woodman, Senior Planner

VI. APPROVAL OF MEETING MINUTES

a. December 7, 2017

- ❖ Commissioner Hipes offered a motion to approve
- The motion received a second from Commissioner Attig
- The Motion was approved (4-0)

VII. ITEMS FROM BOARD MEMBERS

VIII. ITEMS FROM STAFF

IX. PUBLIC HEARING

a. CU-17-14 Currahee Brewing Company

Michael Woodman presented consideration of a request for conditional use to allow a 'Brewery' for Currahee Brewing Company. The property is located at 25 South Main Street on the west side of South Main Street and south of Milton Avenue and is legally described as being located in Land Lot 1269, 2nd District, 2nd Section, Fulton County, Georgia.

The submitted request, if approved, will permit a 'Brewery' in a 2,647 square foot building in the Downtown. Currahee Brewing Company would replace Hop Alley Brewpub as a full production brewery at the proposed location. The subject property is located at 25 South Main Street on the west side of South Main Street and south of Milton Avenue.

The property is zoned C-2 (General Commercial), which allows 'Brewery' with approval of a conditional use. Surrounding properties are zoned C-2, except for City Center is zoned MU (Mixed Use) Smoke Jack is located to the south, Karen's Fabrics and Digital Scientists to the north and the Old Roswell Street City Parking Lot is located to the west.

The business, Currahee Brewing Company, was founded in 2015 in Franklin, North Carolina. Hop Alley Brewpub is under the same ownership as Currahee Brewing Company. If approved, the proposed location would be the applicant's first in the Atlanta metro area. The brewery will have a primary focus on manufacturing, but would serve craft beer brewed at Currahee facilities to its patrons. The brewery will not serve liquor and will not serve food. However, the applicant would like to allow food from surrounding restaurants to be brought to this location. The applicant anticipates that most beer manufactured at this location will be consumed on-site. Therefore, distributor pickups would be limited to once a month. Hours of operation are anticipated not to exceed Sunday – Saturday 12:00 PM – 12:00 AM. The applicant anticipates up to 12 employees at the proposed location.

The business is proposed in a 2-story, 2,647 square foot building that is currently occupied by Hop Alley Brew Pub. The building is served by a shared surface parking lot located at the rear of the building. The applicant intends to utilize the existing layout used by Hop Alley Brewpub. In addition, the existing outdoor seating area at the rear of the building will remain and an outdoor seating area is proposed at the front of the building along South Main Street. Also, the applicant would like to replace the existing storefront system windows with roll-up doors similar to Truck and Tap, as well as adding awnings similar to Smoke Jack.

The applicant's traffic impact analysis indicates that 20 PM Peak Hour trips are generated for the existing use, brewpub, and for the proposed use, Currahee Brewing Company.

The applicant proposes changing the use of the building from a brewpub to a brewery, which has a greater emphasis on manufacturing. The proposed use would be compatible with the uses approved in the Downtown and would not be injurious or diminish the property values of surrounding properties and would be compatible with the character of the downtown.

Staff's analysis finds that the requested conditional use is consistent with the established conditional use standards. The proposed 'Brewery' would complement City Center and other Downtown developments and sufficient parking exists to support the proposed use. While the brewery has a greater emphasis on manufacturing, the applicant has stated that most beer manufactured at this location will be consumed on-site. If approved, conditions are recommended limiting the approval to Currahee Brewing Company and limiting any expansion of services.

There was no Public Comment.

After presentation from the Applicant and discussion of:

- Applicant's intent to build a sense of community, meeting place, tourist attraction and build a brand
- Food Options
- Percentage of Food Required
- Open Carry Ordinance in Downtown
- How far is seating allowed in ROW
- 5'ADA access
- Safety of patrons on Hwy 9
- Improvements to Main St.
- Median Design
- Monitoring Timing of Traffic Lights
- Noise – there have been no noise complaints
- Hours of Operation
- Focus on Manufacturing
- Difference between Brewpub and a Brewery
- State law allows sales of up to 3000 barrels per year and "to go" sales of up to one case of beer per day per customer
- Amount of outside seating

- ❖ Commissioner Attig offered a motion to approve with the following conditions:
 1. Conditional use approval shall be limited to Currahee Brewing Company; no additional 'Brewery' businesses or subleasing shall be permitted within the approved space.
 2. Hours of operation shall be limited to Monday – Saturday 12:00 PM – 12:00 AM and Sunday 12:30 PM – 12:00 AM.
 3. Exterior improvements, including outdoor seating areas, shall require approval by the Design Review Board.

Chairman Kung'u offered a Friendly Amendment that Outdoor seating shall not obstruct pedestrian traffic and shall be approved by Staff.

Commissioner Attig accepted the Amendment

- The motion received a second from Commissioner Brady
- The Motion with the Friendly Amendment was approved (4-0)

b. Z-17-17 Jalali/Douglas Road

Kathi Cook, Director of Community Development presented consideration of a request to rezone 2.98 acres from AG (Agriculture) to R-10 (Dwelling, 'For-Sale' Residential) to develop an 8-lot 'For-Sale' single-family detached subdivision. The property is located at 12375 Douglas Road on the west side of Douglas Road and north of Newport Bay Passage and is legally described as Land Lot 1190, 2nd District, 1st Section, Fulton County, Georgia.

The applicant, Kamran Jalali, is requesting a change in zoning for 2.98 acres from AG (Agriculture) to R-10 (Dwelling 'For-Sale', Residential) for the purpose of subdividing the property into eight (8) single-family detached lots. The subject property is located at 12375 Douglas Road, on the east side of Douglas Road and north of Newport Bay Passage.

The submitted request, if approved, would allow for the development of eight (8) 'For-Sale' single-family detached lots on 2.98 acres with a proposed residential density of 2.68 dwelling units per acre. The subject property is located at 12375 Douglas Road, on the east side of Douglas Road and north of Newport Bay Passage.

The property is currently zoned AG and is developed with one (1) single-family detached home. Surrounding properties are zoned CUP (Community Unit Plan). Hartsmill subdivision, located to the south, and Douglas Downs subdivision, located to the north and east, were developed in Fulton County and annexed into the City of Alpharetta. Hartsmill Pointe was platted in 2003 and has a minimum lot size of 9,000 square feet with a density of 2.97 dwelling units per acre. Douglas Downs subdivision developed in the early 1990's and also has a minimum lot size of 9,000 square foot lots with a maximum density of 3.45 dwelling units per acre. Woodland Cove subdivision, located to the south, was rezoned to R-10 in

2012.

The Comprehensive Land Use Plan reflects a 'Low Density Residential' future land use designation for the subject property. The R-10 (minimum 10,000 square feet) zoning district is appropriate within the 'Low Density Residential' land use designation. The surrounding area is predominately zoned CUP with minimum lot sizes of 9,000 square feet; therefore, the R-10 zoning district would be appropriate for the property.

The submitted site plan depicts eight (8) single-family detached lots with lots ranging in size from 10,050 to 12,998 square feet. All lots are oriented to and have access from a new private street along the north side of the property. A five-foot (5') sidewalk is depicted along the both sides of the new street. Each lot has a minimum lot width of 75'. The proposed site plan meets or exceeds all development standards in the R-10 zoning district.

The property consists primarily of Pines and some hardwoods. The tree survey and assessment identify two (2) specimen quality trees on the property. However, the applicant's tree plan only shows off-site trees and trees on the property line as being saved. If approved, staff recommends additional tree save areas within the property and that home sites be laid out to minimize impacts on the tree canopy. A stormwater pond is depicted at the rear of the property, but is shown without an off-site drainage easement. Currently, water from the property is spread across two (2) lots within Douglas Downs subdivision. In order to ensure sheet flow onto properties, the applicant may lose a lot so that concentrated stormwater stays within the subject property.

The proposed subdivision, consisting of eight (8) single-family detached homes, would generate eight (8) PM Peak Hour trips.

Staff has reviewed the applicant's proposal and finds that it can generally support the applicant's request for rezoning. The proposal is consistent with the Comprehensive Land Use Plan designation of the property and surrounding residential development, which is Low Density Residential. Surrounding subdivisions have residential densities between 1.94 and 3.45 dwelling units per acre and adjacent lots are minimum 9,000 square feet. Therefore, the applicant's proposed minimum lot size and density is appropriate for the subject property. If approved, conditions are recommended requiring protection of the existing tree canopy and architectural and material standards.

The report submitted by the applicant states that property owners were contacted regarding the applicant's intent and notified of a community meeting. Three (3) residents attended the community meeting with concerns over the impact from a deceleration lane on Douglas Road, if required.

After presentation by the Applicant and discussion by the Board:

- Photos of property
- Staff stated it is possible the development would lose one lot
- Entry points off of Douglas Rd.
- Decorative stormwater needed for nearby residential

- Problem with taking a left
- Staff stated design process will be followed
- Sidewalks
- Elevations
- Monument Signage
- Landscape
- Price points \$500's to - \$600's
- Depth 700'

Public Comment:

In Opposition:

1. Mr. Scott, 12385 A Douglas Rd
2. Valerie Manley, WCSA

Concerns:

- Small area for development
- Would like to see AG protected
- Would like to see property considered as a "reserve" for education purpose as science center
- Little time to review the Application
 - Would like to meet with Engineers concerning stormwater

❖ Commissioner Hipes offered a motion to approve with Conditions:

Approve Z-17-17 Jalali/12375 Douglas Road, subject to the following conditions

1. The site, consisting of approximately 2.98 acres, shall be zoned R-10 and developed substantially similar to site plan submitted by ACR Engineering, Inc., dated 10/31/2017, 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. At least 50% of homes shall be brick or stone on the front and 2 sides, with final approval by Staff. Homes shall have a front covered entry a minimum 6' in depth. The side of the home on Lot 1, facing Douglas Road, shall have the same level of architectural detail and materials as the front.

3. Homes shall be similar in size and massing to surrounding homes and limited to 2-stories above grade, as approved by Staff. Homes shall be no less than 2,000 square feet and no more than 4,500 square feet, including finished and unfinished spaces.
4. Unfinished wood decks, fences or porches shall not be visible from Douglas Road.
5. Existing trees shall be preserved as depicted on alternative tree plan prepared by ACR Engineering, Inc., dated 12/11/2017. Developer shall provide additional tree save areas within the property.
6. Home sites shall be laid out to minimize impact to the existing tree canopy, as approved by Staff.
7. 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.
8. A minimum 10' undisturbed buffer, replanted where sparse, shall be provided along the north, east and south sides of the property. Existing trees shall be saved, where possible, within the perimeter landscape buffers.
9. Landscape strip along Douglas Road shall be exclusive of any utilities and easements and shall include a minimum 3' high planted berm or decorative low wall and include a monument sign consistent with existing subdivisions on Douglas Road, as approved by Staff.
10. Douglas Road shall include a 6' planting strip with street trees and 6' sidewalk.
11. Provide approximately 17' of additional right-of-way along Douglas Road to match the Douglas Road corridor, final configuration of the improvement shall be approved by Staff and shall be included on the LDP.
12. Developer shall incorporate existing and/or new trees into the design of the stormwater management system utilizing Green infrastructure or similar method, as approved by Staff.
13. Developer shall not use access through Hartsmill Pointe during construction.
14. There shall be no concentrated stormwater flow onto the adjacent property where existing conditions are sheet flow.
15. Any visible stormwater structures shall be faced with decorative stone.
16. Applicant shall meet with the Windward Community Services Association and report the results of the meeting to Staff.

- The motion received a second from Commissioner Attig
- The Motion was approved (4-0)

x. **ADJOURNMENT**



CITY COUNCIL MEETING STAFF REPORT

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

I. AGENDA ITEM TITLE: PH-17-37 UNIFIED DEVELOPMENT CODE TEXT AMENDMENTS – DOWNTOWN PARKING

PLANNING COMMISSION: FEBRUARY 1, 2018

CITY COUNCIL: FEBRUARY 26, 2018

This item was presented to the City Council as a workshop item at the January 16, 2018 Council meeting. Council asked that the proposed Downtown Parking regulations be discussed further at the upcoming Council Retreat.

II. RECOMMENDATION:

Approve PH-17-37 text amendments to the Unified Development Code, Appendix A: Alpharetta Downtown Code as it relates to regulations for Downtown parking.

III. REPORT IN BRIEF:

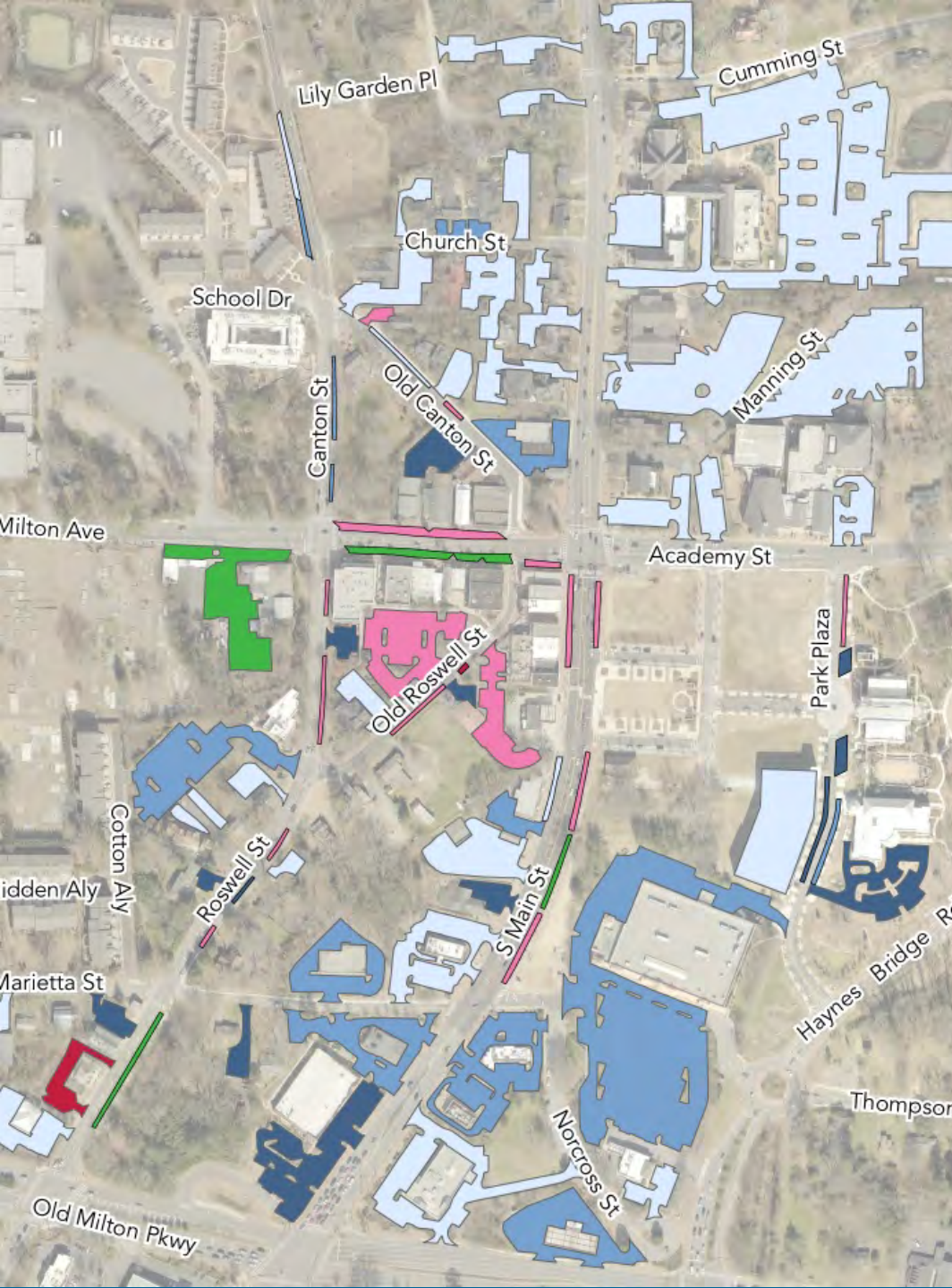
Consideration of amendments to Unified Development Code (UDC) Appendix A: Alpharetta Downtown Code, Section 2.4 Parking and Loading.

Staff and the City's Parking Consultants propose the following regulations to consider addressing parking in the Downtown Overlay:

- Minimum parking requirements for 'Schools, Senior High'.
- Allowance for off-site parking within 500' of the use it serves, requiring a lease agreement.
- Valet restrictions
- Shared parking regulations for uses needing parking at different times of day.
- Allowance for parking requirements to be satisfied through payment of parking in-lieu fees.
 - Approval process requires consideration of a public hearing application by City Council
 - Parking In-Lieu Fee Schedule
 - Fees due at issuance of building permit or business license

IV. ATTACHMENTS:

- UDC Strike Through and Underline Edits (receive by email)



Downtown Alpharetta Parking Study – Code Updates

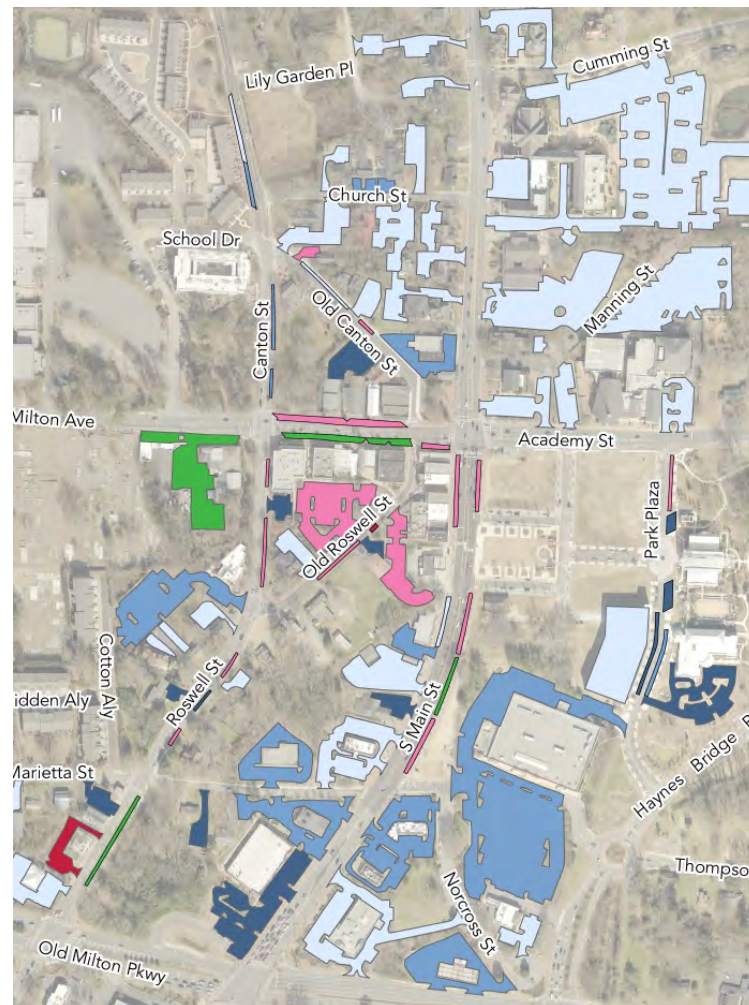
Planning Commission

February 2018

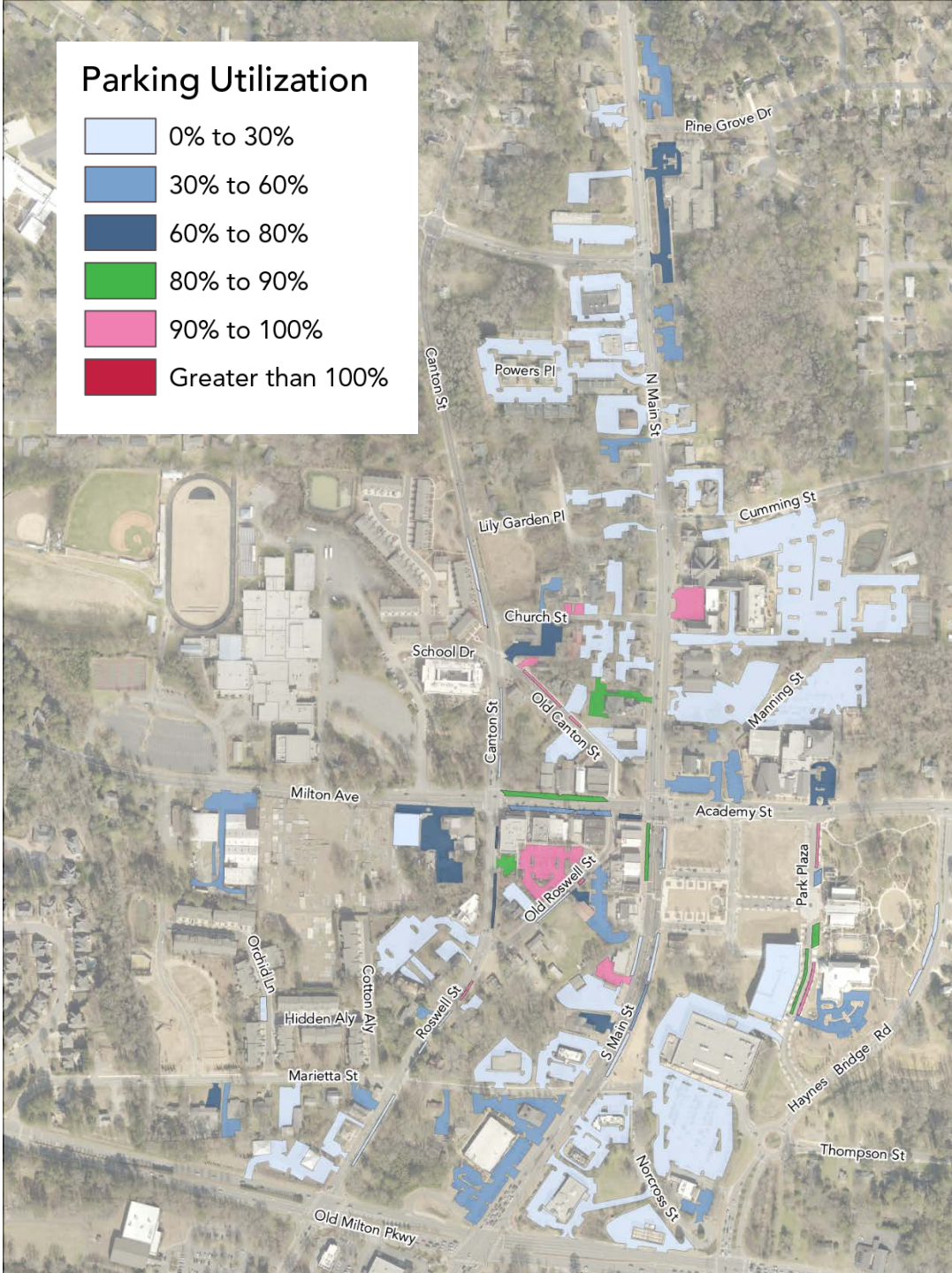
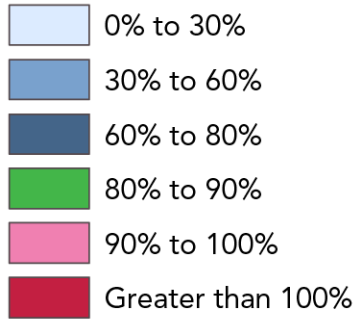


Parking Study Overview

- Compiled and analyzed existing and anticipated parking needs
- Provided strategies to address parking needs:
 - Code-base approaches
 - Management based approach
- Finalized with staff and City Council



Parking Utilization

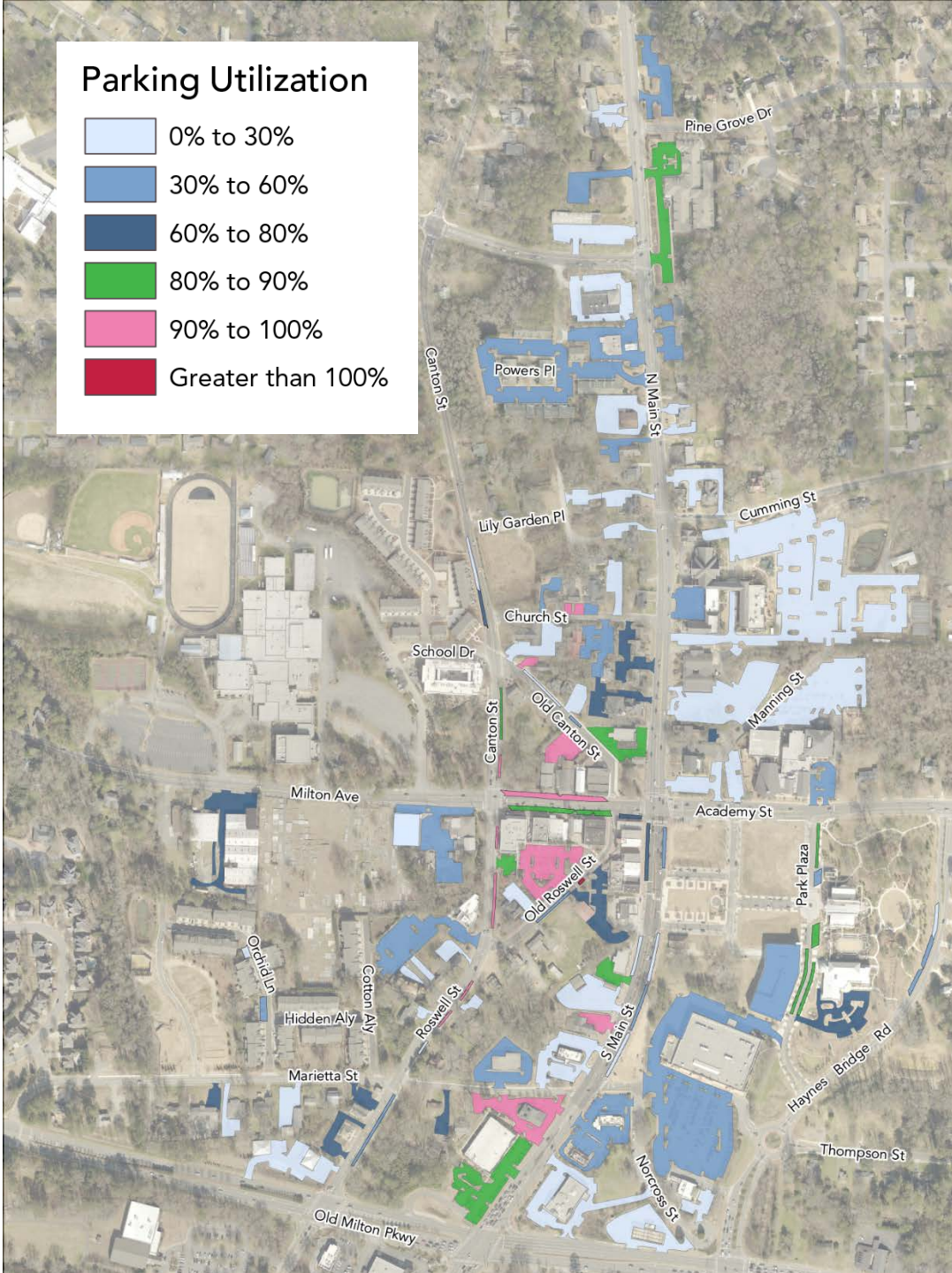
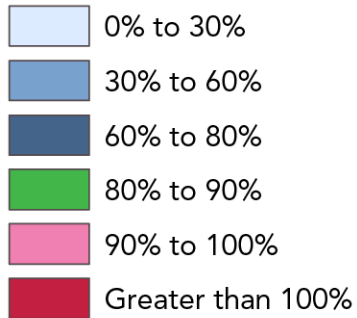


Morning Utilization

8 am – 12 pm

- Old Roswell Lot already near full
- Some street parking already in heavy use
- Most retail parking still in low levels of use (typical for time of day)

Parking Utilization

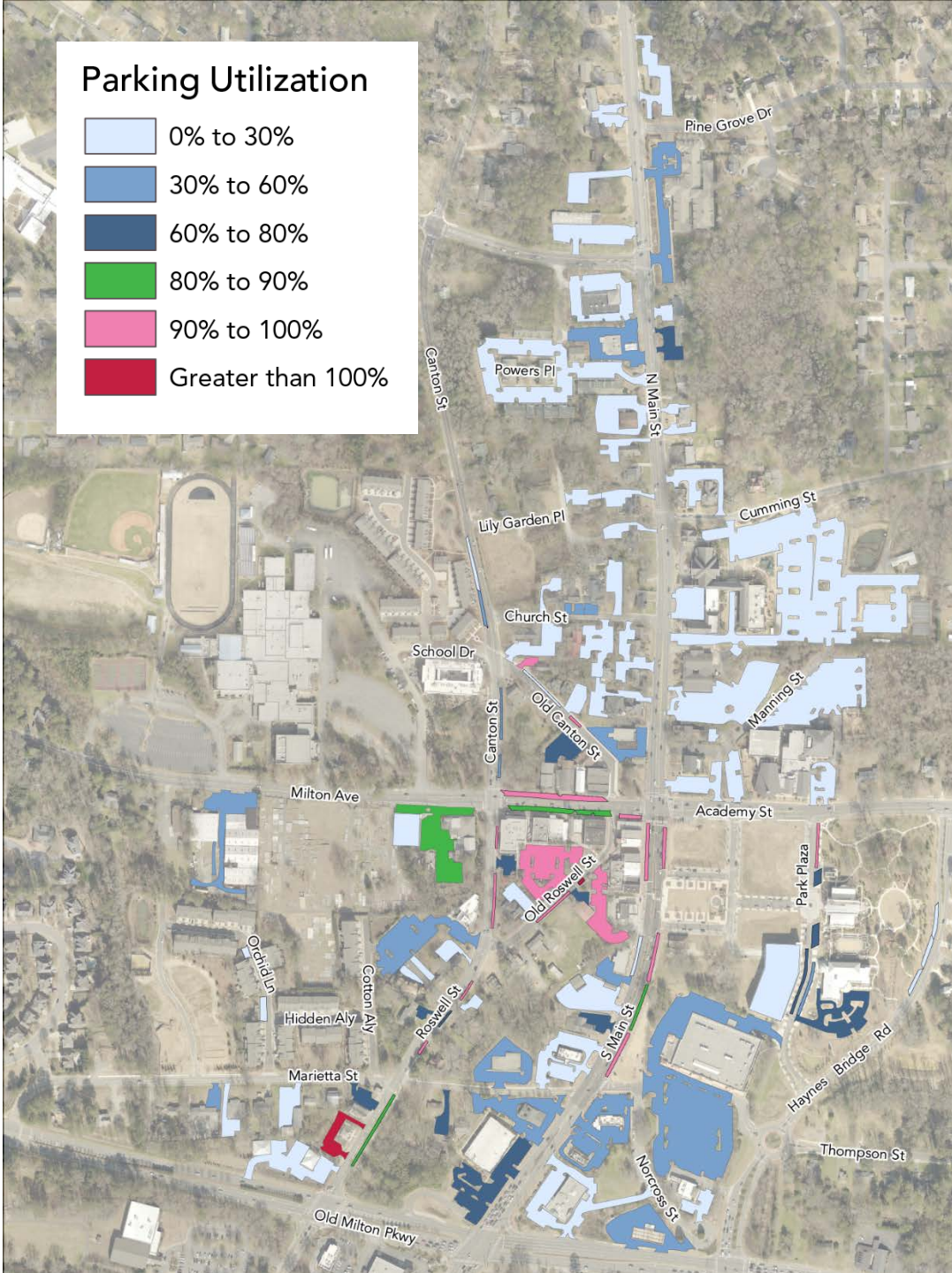
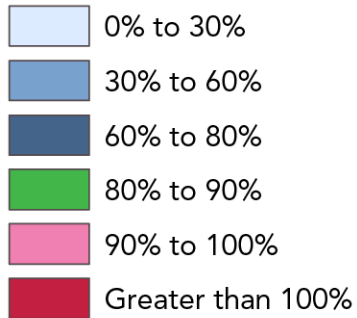


Midday Utilization

12 pm – 4 pm

- Old Roswell Lot still near full
- Most street parking now in heavy use
- Some private parking in heavy use while adjacent to other parking that is not

Parking Utilization



Evening Utilization

4 pm – 8 pm

- Old Roswell Lot still near full
- Most street parking now in heavy use
- Some private parking in heavy use while adjacent to other parking that is not

Proposed Updates: Sec. 2.4 Parking & Loading

New - Parking In-Lieu Fees

- Fees may be paid (instead of providing on-site parking) as approved by council

If the Number of Required Spaces Satisfied through In-Lieu Program is Between:	The Fee Due is:
1 – 10 spaces	\$7,000 per space
11-20 spaces	\$70,000 + \$10,000 per space over 10
21-40 spaces	\$170,000 + \$15,000 per space over 20
41-60 spaces	\$470,000 + \$20,000 per space over 40
61-100 spaces	\$870,000 + \$25,000 per space over 60
101 spaces and greater	\$1,870,000 + \$30,000 per space over 100

Proposed Updates: Sec. 2.4 Parking & Loading

New - Parking In-Lieu Fees

- Fees must be paid in a lump sum either:
 - Prior to the issuance of a building permit; or
 - Prior to the issuance of a business license

Proposed Updates: Sec. 2.4 Parking & Loading

New - Parking Special Exception

- Relief from on-site parking requirements
 - But not from conditions of rezoning
- Modified conditional use process
 - Planning Commission review, City Council decision
 - Based on finding that the full provisions of on-site parking is unnecessary, or where such regulation would impose an unreasonable hardship upon the use of the lot
- Conditions may be imposed

Proposed Updates: Sec. 2.4 Parking & Loading

Unchanged- Office Parking Ratios

- The City requires 1 space per 333 sf
 - Higher than peer cities with similar mixed-use areas (e.g. 1 per 500 sf in Downtown Roswell, Crabapple, Deerfield)
- Consultant considered reducing the ratios and decided to recommend no change, based on the other parking standards presented this evening.

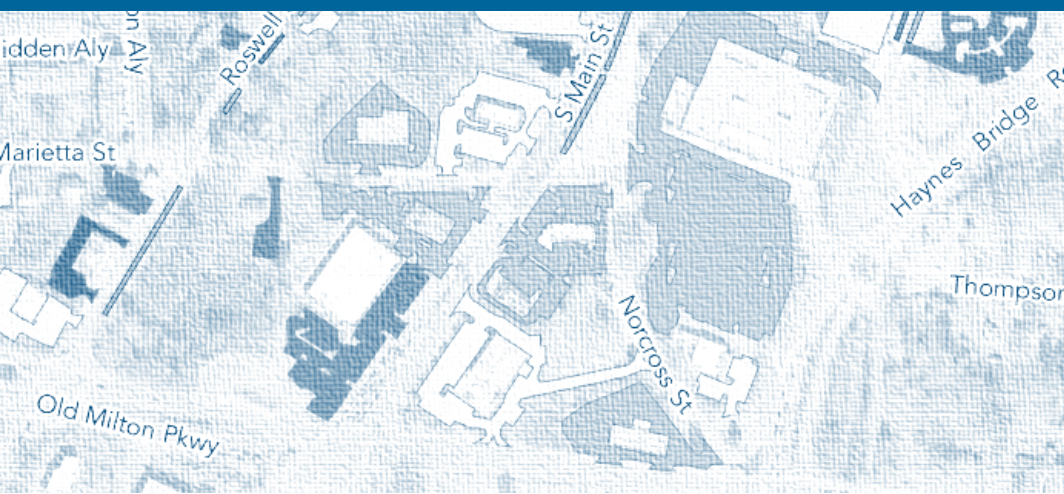
Proposed Updates: Sec. 2.4 Parking & Loading

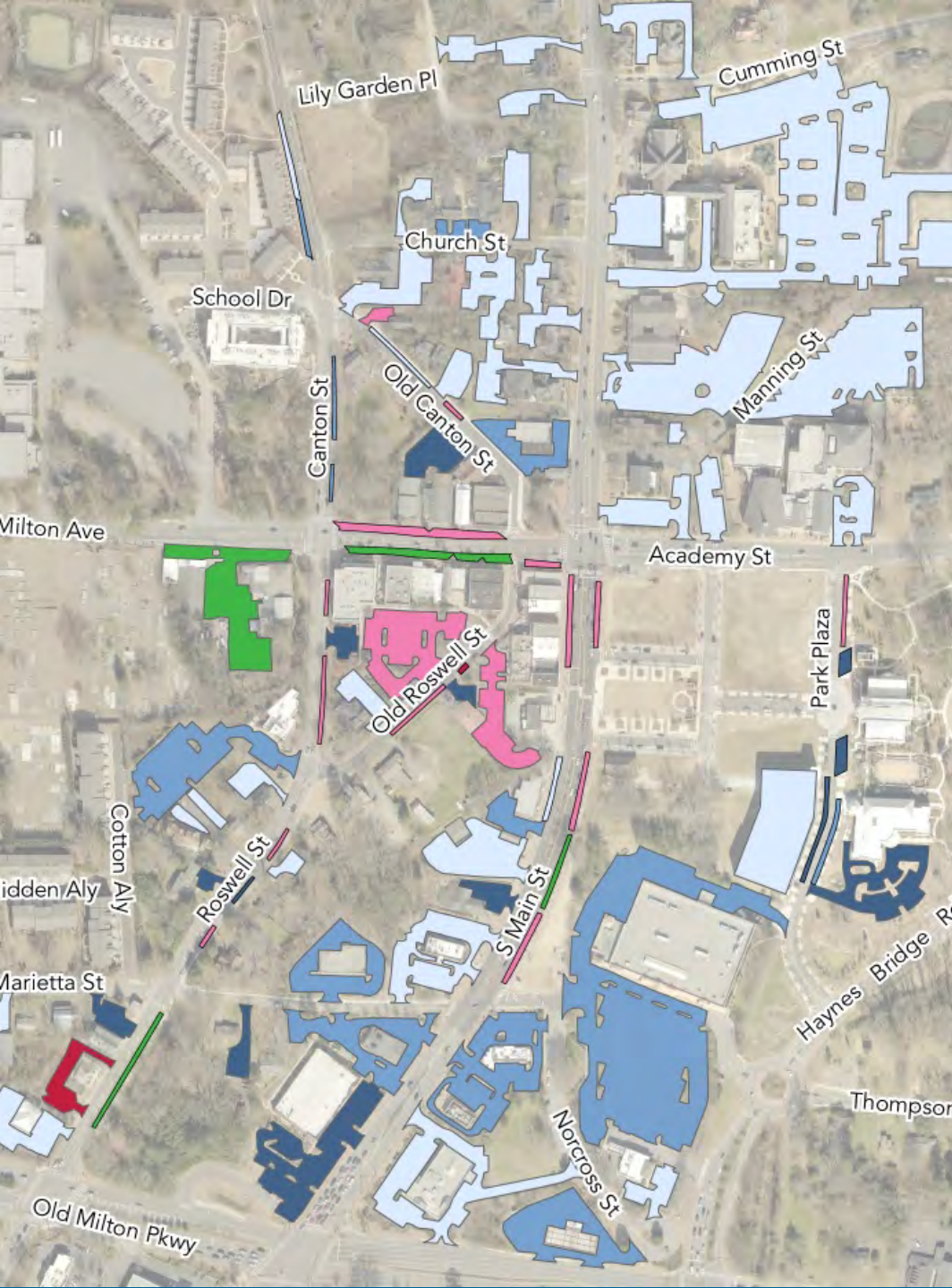
Changed – High School Parking Ratios

- Parking requirements are as establish by an applicant-submitted parking study
 - Prepared by an independent third party
 - Using national best practices
- Study requirements
 - Must contain recommended parking amounts (based on considering the number of students, staff, classrooms, visitors, and availability of busing)
 - May not recommend less than a minimum of 1 per classroom and administrative office, plus 1 per 4 students (based on design capacity)



Discussion





Downtown Alpharetta Parking Study – Code Updates

Planning Commission

February 2018



Sec. 2.4. Parking and Loading

2.4.1. Vehicle Parking

- A. Every use must provide and maintain vehicular parking in accordance with the Vehicular Parking Requirements Table.

B. Vehicular Parking Requirements Table

Use	Parking Space Ratio
Residential Activities	
Dwelling, 'For-Sale,' Attached	Min. 1 per bedroom (up to 2 bedrooms), plus 0.15 visitor space per unit
Dwelling, 'For-Sale,' Detached	Min. 1 per bedroom (up to 2 bedrooms), plus 0.15 visitor space per unit
Dwelling, 'For-Rent'	Min. 1 per bedroom (up to 2 bedrooms), plus 0.15 visitor space per unit
Bed & Breakfast	Min. 1 per guest bedroom
Hotel	Min. 1 space per guest room, plus 1 employee space per 20 guest rooms, plus 1 per 500 sf of convention rooms, conference rooms, ballrooms, restaurant and retail shops
Congregate Housing, Assisted Living Facility	Min. 1 per 2 sleeping rooms
Home-Elderly, Children, Nursing	Min. 1 per 2 sleeping rooms
Business Uses	
Bank, Savings & Loan, Mortgage Company	Min. 3 per 1,000 <u>1 per 333</u> sf
Day Care Center	Min. 1 per 400 sf, plus stacking for 6 cars on the lot
Funeral Home (with no cemetery or mausoleum)	Min. 1 per 4 seats in chapel or parlor, plus sufficient space to park or store all company vehicles
Medical, dental and optical offices	Min. 3 per 1,000 sf <u>Min. 1 per 333 sf</u>
Professional and business offices not otherwise specifically enumerated	Min. 3 per 1,000 sf <u>Min. 1 per 333 sf</u>
Auto, truck and mobile home sales, outdoor equipment and machinery sales, commercial nurseries	Min. 3 per 1,000 <u>1 per 333</u> sf of showroom, sales office or other conditioned space
Restaurant	Min. 1 per 500 sf
Retail businesses, not otherwise specifically enumerated	Min. 1 per 500 sf
Theaters, night clubs and other such places of public assembly	Min. 1 per 4 seats, plus 1 (employee space) per 10 seats
Service and repair establishments not otherwise specifically enumerated	Min. 3 <u>1</u> per 1,000 <u>333</u> sf, excluding storage
Service Station, Automotive	Min. 2 per fueling station, plus 1 per 250 sf of retail
Technology Centers/Data Processing Centers	Min. 1 per 500 sf of unmanned areas and min. 1 per 300 sf of manned areas
Wholesale/Industrial Uses	
Wholesaling and industrial uses including lumber, brick, coal, junk and supply yards	Min. 1 per 1,000 sf
Public and Semipublic Uses	
Hospital	Min. 1 per bed, plus 1 per 200 sf for outpatient treatment areas
Church, Synagogue, Other Place of Worship	Min. 1 per 2 seats in the principal assembly room

Use	Parking Space Ratio
Places of assembly or indoor recreation without fixed seats	Min. 1 per 500 sf playing court, rink, playing field and spectator area, plus 1 per 200 sf of patron use areas
Schools, elementary and middle schools	Min. 1 per classroom and administrative office, plus 5 visitor spaces
Schools, senior high	<u>Applicants must submit a parking study (prepared by an independent third party) to determine minimum parking requirements. The study must estimate parking demand based on reliable data collected from comparable uses or on external data from credible research organizations (e.g. Institute of Transportation Engineers or American Planning Association). It must also consider the number of students, staff, classrooms, visitors, and the availability of busing. In no case may the minimum requirement be less than</u> 1 per classroom and administrative office, plus 1 per 4 students (based on the design capacity of the school)
Other public building	Min. 1 per 300 sf

C. Parking in the following locations may be used to satisfy the minimum requirements of the Vehicular Parking Requirements Table:

1. Off-street parking located on the same site or lot as the use it serves;
2. On-street parking located adjacent to and on the same side of the street as the site or lot contain the use it serves.

D. When a use provides more than 120% of the minimum number of spaces required by the Vehicular Parking Requirements Table, any additional spaces in a surface parking lot must be constructed of pervious paving materials. For the purpose of conforming to this requirement, any on-street spaces or off-street spaces in parking structures must be counted towards satisfying the minimum requirement.

E. Parking In-Lieu Fees

1. The city council may authorize vehicular parking requirements to be satisfied through payment of parking in-lieu fees according to the following fee schedule:

Parking In-Lieu Fee Schedule

<u>If the Number of Required Spaces Satisfied through In-Lieu Program is Between:</u>	<u>The Fee Due is:</u>
<u>1 – 10 spaces</u>	<u>\$7,000 per space</u>
<u>11-20 spaces</u>	<u>\$70,000 + \$10,000 per space over 10</u>
<u>21-40 spaces</u>	<u>\$170,000 + \$15,000 per space over 20</u>
<u>41-60 spaces</u>	<u>\$470,000 + \$20,000 per space over 40</u>
<u>61-100 spaces</u>	<u>\$870,000 + \$25,000 per space over 60</u>
<u>101 spaces and greater</u>	<u>\$1,870,000 + \$30,000 per space over 100</u>

2. Applications to use parking in-lieu fees must be made to the city council, which will then hold a public hearing to approve or deny the application. The city council must consider the following in reviewing an application for parking in-lieu:
 - a. The availability of parking in the Downtown Overlay;
 - b. The availability of alternative transportation in the Downtown Overlay;
 - c. The impact on the public health, safety, and general welfare; and
 - d. Other considerations deemed material to the application by city council.
3. Following approval of a parking in-lieu fee application, the fee must be paid in a lump sum either:
 - a. Prior to the issuance of a building permit; or
 - b. Prior to the issuance of a business license for the use for which the parking is required, if no building permit is required.
4. When parking in-lieu fees are utilized, the following apply if the use is changed or discontinued:
 - a. If a use is enlarged or replaced by a use that requires more parking, the additional parking requirement may be met by paying additional parking in-lieu fees.
 - b. If a use is reduced in area, or wholly or partially becomes vacant, or is replaced by a use that requires less parking, no additional parking in-lieu fees are required.
 - c. If a use is destroyed, the property owner may count its parking in-lieu fee spaces towards meeting the requirement of new uses built on-site, subject to “a” and “b” above.
 - d. A change of ownership or the dividing or merging of lots will not affect parking in-lieu fees or any determination that parking requirements have been met according to fees paid for a particular use, except when the change of ownership results in one of the conditions identified in “a” through “c” above.

F. On-Site Parking Special Exceptions

1. The following applies in place of Sec. 4.5.4 of the Unified Development Code when some or all of the required on-site parking is not provided and said requirement is not otherwise fully or partially satisfied through the payment of parking in-lieu fees.
2. Parking special exceptions shall be heard by the Planning Commission and decided by the City Council utilizing the same process required for conditional use applications under Sec. 4.2. of the Unified Development Code, except the conditional use standards of Sec. 4.2.3.C. shall not apply.
3. Parking special exceptions may be granted when the character of the use is such that the full provisions of on-site parking or loading facilities is unnecessary, or where such regulation would impose an unreasonable hardship upon the use of the lot.
4. The City Council may impose conditions of approval on the special exception in order to protect the public health, safety, and general welfare.
5. In no case shall a special exception be granted from the conditions of approval imposed on a property through a zoning change granted by the City Council.
 - a. ~~A parking study may be submitted to support a request for a proposed parking reduction. This study shall be reviewed by Community Development and must be approved prior to~~

~~permitting-~~

2.4.2. Bicycle Parking

- A. Facilities that provide or required 25 or more vehicle parking spaces must provide a minimum of 1 bicycle parking space, plus 1 space for each additional 25 provided vehicle parking spaces, provided that no site may have fewer than 3 spaces nor be required to exceed bicycle 30 spaces.
- B. Bicycle parking facilities must comply with the following provisions.
 - 1. Each required bicycle parking space must be at least 2 feet by 6 feet. Where a bike can be locked on both sides of a bicycle rack without conflict, each side can be counted as a required space.
 - 2. Bicycle racks must be securely anchored, be easily usable with both U-locks and cable locks, and support a bicycle at 2 points of contact to prevent damage to the bicycle wheels and frame.
 - 3. Bicycle parking must be provided in a well-lit area.
 - 4. Spacing of the bicycle racks must provide clear and maneuverable access.
 - 5. Bicycle parking may be placed within the public right-of-way, provided the encroachment is approved by the City Transportation Engineer.
 - 6. Bicycle parking spaces must be as close as or closer than the nearest vehicle parking space (as measured along a pedestrian walkway from the door of the use the parking serves).

2.4.3. Driveways

- A. Applicability. This following applies to driveways, including those serving alleys, but not to new streets in conformance with Section 2.3.3.
- B. Width. Unless approved by the City Transportation Engineer or required by the Georgia Department of Transportation along a State highway, the maximum width of curb cuts, not including flares or returns at the throat of the facility, for entrances, exits, service drives and similar facilities shall be 24 feet for two-way entrances and 12 feet for one-way entrances.
- C. Number. The maximum number of driveways allowed on a site shall not exceed an amount equal to one driveway for every 300 feet of total street frontage or fraction thereof. All parcels are permitted at least one driveway.
- D. Location. Driveways may not be located on an arterial street when access is available from a collector or local street.

2.4.4. Design of Parking Structures

- A. When a parking structure fronts an arterial or collector street its ground story must have active uses (such as, but not limited to, residential, commercial, office or civic space) located between the parking structure and the closest adjacent street (not including an alley). Such active use shall have a minimum depth of 20 feet.
- B. Where upper stories of structured parking are adjacent to or visible from any street, they must be screened so that cars and ramps are not clearly visible from ground level view from the adjacent parcel or the adjacent street (not including an alley).
- C. Structured parking facades adjacent to or visible from any street must have the appearance of a horizontal storied building.



CITY COUNCIL MEETING STAFF REPORT

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

I. AGENDA ITEM TITLE: CLUP-17-06/Z-17-18/V-17-39 1245 RUCKER ROAD

PLANNING COMMISSION: FEBRUARY 1, 2018

CITY COUNCIL: FEBRUARY 26, 2018

II. RECOMMENDATION:

Deny CLUP-17-06/Z-17-18/V-17-39 1245 Rucker Road request for comprehensive land use plan amendment, rezoning and variance.

If approval is considered, the following conditions are recommended:

1. The site, consisting of approximately 1.85 acres, shall be zoned R-12.
2. The comprehensive land use plan designation of the property shall remain Low Density Residential.
3. Home elevations shall be substantially similar to photographs submitted by the applicant (Exhibit A), with final approval by Staff.
4. Homes shall have a front covered entry and shall be a minimum 6' in depth.
5. Unfinished wood decks, fences or porches shall not be visible from Rucker Road.
6. Trees shall be saved as depicted on plan prepared by Kimley-Horn & Associates, dated 12/1/2017. The following specimen trees shall be saved: Tree #1 (26" Pecan), #8 (27" Water Oak) and #9 (34" 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 Rucker 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 south 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. Minimum 5' sidewalk shall be provided on at least 1 side of the new street.
11. Fire turnaround shall be constructed of grasscrete, or similar product, as approved by Staff.

III. REPORT IN BRIEF:

The applicant, Twelve Forty-Five Rucker Road, LLC, is requesting a change in zoning for 1.85 acres from AG (Agriculture) to R-8A/D (Dwelling 'For-Sale', Attached/Detached Residential) for the purpose of subdividing the property into eight (8) single-family detached lots. A comprehensive land use plan amendment is proposed from Low Density Residential to High Density Residential and a variance is requested to allow a hammerhead turnaround in lieu of a cul-de-sac. The subject property is located at 1245 Rucker Road, on the south side of Rucker Road and east of Harris Road.

DISCUSSION

The submitted request, if approved, would allow for the development of eight (8) 'For-Sale' single-family detached lots on 1.85 acres with a proposed residential density of 4.33 dwelling units per acre. The subject property is located at 1245 Rucker Road, on the south side of Rucker Road and east of Harris Road.

The property is currently zoned AG and is developed with one (1) single-family detached home. Surrounding properties are zoned R-15 (Dwelling, 'For-Sale' Residential) to the north, R-8A/D to the west, R-4D to the south and AG (Agriculture) to the east. Harris Walk subdivision, located to the west, and Sweetwater subdivision, located to the south, were approved in Fulton County and later annexed into the City of Alpharetta. Whispering Oaks subdivision is located to the north and consists of minimum 15,000 square foot lots with a maximum density of 1.98 dwelling units per acre. The AG property to the east is the Islamic Center, which is a place of worship on a 4.23-acre property. Surrounding subdivisions are developed as shown in the table below.

Subdivision	Location	Zoning	Min. Lot Size	Density	Setbacks	Min. Home Size
Whispering Oaks	North	R-15	15,000 SF	1.98 du/ac	F – 35', S – 10', R – 35'	1,500 SF
Harris Walk	West	R-8A/D	4,000 SF (adj. Rucker 15,000 SF)	4.27 du/ac	F – 18', S – 7', R – 20'	1,600 SF
Sweetwater	South	R-4A	2,000 SF	5.26 du/ac	F – 20', S – 7', R – 30'	1,100 SF

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. Adjacent residential lots in the Harris Walk subdivision have lot sizes that range from 5,318 – 11,810 square feet, with an average lot size of 7,604 square feet.

The applicant requests a variance to allow a hammerhead turnaround instead of a cul-de-sac. Unified Development Code (UDC) Section 3.5.2 (E) requires that "Dead end streets designed to have one end permanently closed shall provide a cul-de-sac turnaround with a 50-foot minimum pavement radius and 60-foot right-of-way street be no more than 1,000 feet in length." The proposed hammerhead turnaround would require less impervious area and allow for more tree saves.

SITE PLAN

The submitted site plan depicts eight (8) single-family detached lots with lots ranging in size from 5,138 to 6,597 square feet, with an average lot size of 5,335 square feet. Each lot has a minimum lot width of 50'. Lots are oriented to and have access from a new street along the east side of the property. A hammerhead turnaround is proposed with a turnaround between Lots 7 and 8. Minimum building setbacks are depicted to be: 35' – front, 5' – side, 20' – rear.

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. Two (2) stormwater management areas are depicted on the site plan; one along Rucker Road and one on the south end of the property. If approved, staff recommends a condition requiring heavy landscape screening of the stormwater facility from Rucker Road.

TRAFFIC

The proposed subdivision, consisting of eight (8) single-family detached homes, would generate eleven (11) 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 – 8 Single-Family Detached Homes

School	Single Family Average #
Hembree Springs Elementary School	1 to 4 students
Northwestern Middle School	0 to 2 students
Milton High School	1 to 3 students
TOTAL	2 to 9 students

Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 2 – 9 school age children. Numbers provided by Fulton County Schools show that Hembree Springs 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, with an average lot size of 5,335 square feet and density of 4.33 dwelling units per acre. The average lot size in the adjacent subdivision, Harris Walk, is over 7,600 square feet. Therefore, if approval is considered, it is recommended that the property be rezoned to R-12, which is consistent with the Low Density Residential comprehensive land use plan designation of the subject property 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 could adversely affect the existing use or usability of adjacent and nearby properties. If approval is considered, it is recommended that the property be rezoned to R-12, which is consistent with the Low Density Residential comprehensive land use plan designation of the subject property and nearby properties.

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

Response: The applicant's proposal could impact the natural environment, if conditions are not approved requiring protection of the 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 used as currently zoned and developed with one (1) single-family detached home under the existing AG zoning. If approval is considered, it is recommended that the property be rezoned to R-12, which is consistent with the Low Density Residential comprehensive land use plan designation of the subject property and nearby properties.

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

Response: The zoning proposal would have impacts on public facilities or services as it would result in a net gain of seven (7) homes on the subject property. Also, the proposed 8-lot subdivision would generate two (2) to nine (9) school-aged children.

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

Response: Not applicable.

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 zoning proposal would adversely affect the existing use or usability of adjacent and nearby properties. If approval is considered, it is recommended that the property be rezoned to R-12, which is consistent with the Low Density Residential comprehensive land use plan designation of the subject property and nearby properties.

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

Response: The subject property could be used as currently zoned and developed with one (1) single-family detached home under the existing AG zoning. If approval is considered, it is recommended that the property be rezoned to R-12, which is consistent with the Low Density Residential comprehensive land use plan designation of the subject property and nearby properties.

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

Response: The R-8A/D zoning district is not consistent with the Comprehensive Land Use Plan designation of the property, which is 'Low Density Residential'. The applicant requests to change the comprehensive land use plan designation to 'High Density Residential'. If approved, the property should be rezoned to R-12 and the comprehensive land use plan designation should remain 'Low Density Residential', which is consistent with the use of adjacent and nearby properties.

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: Not applicable.

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

Response: The City's Comprehensive Plan calls for higher densities in mixed-use areas along the Georgia 400 corridor and in the Downtown. The applicant's proposal is neither a mixed-use development, nor located within either of the aforementioned areas. The proposed future land use change does not comply with the goals and policies of the Comprehensive Plan. If approved, it is recommended that the property remain Low Density Residential, which is consistent with the land use designation of neighborhoods on the west side of the City.

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

Response: The proposal would have impacts on public facilities and services as it would result in a net gain of seven (7) homes on the subject property. Also, the proposed 8-lot subdivision would generate two (2) to nine (9) school-aged children.

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

Response: The proposal could adversely affect the usability of adjacent and nearby properties. If approved, it is recommended that the property remain Low Density Residential, which is consistent with the land use designation of neighborhoods on the west side of the City.

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. The proposed hammerhead turnaround would result in less impervious area and provide more opportunities for tree saves.

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

Response: A cul-de-sac could be accommodated on the subject property. However, the proposed hammerhead turnaround would result in less impervious area and more opportunities for tree saves.

(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. The proposed hammerhead turnaround would result in less impervious area and provide more opportunities for tree saves.

(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: A cul-de-sac could be accommodated on the subject property. However, the proposed hammerhead turnaround would result in less impervious area and more opportunities for tree saves.

CONCURRENCES

Staff has reviewed the applicant's proposal and finds that it cannot support the applicant's request for comprehensive land use plan amendment and rezoning. The proposed rezoning is not consistent with the Comprehensive Land Use Plan designation of the property and surrounding residential development, which is predominately Low Density Residential. Surrounding subdivisions have residential densities between 1.98 and 5.26 dwelling units per acre and adjacent lots in Harris Walk have an average lot size of 7,500 square feet. If approved, it is recommended that the property be rezoned to R-12 and the comprehensive land use plan designation remain Low Density Residential. The variance request to allow a hammerhead turnaround instead of a cul-de-sac can be supported given the size and shape of the property. The hammerhead design would result in less impervious area and allow for more tree saves on the property.

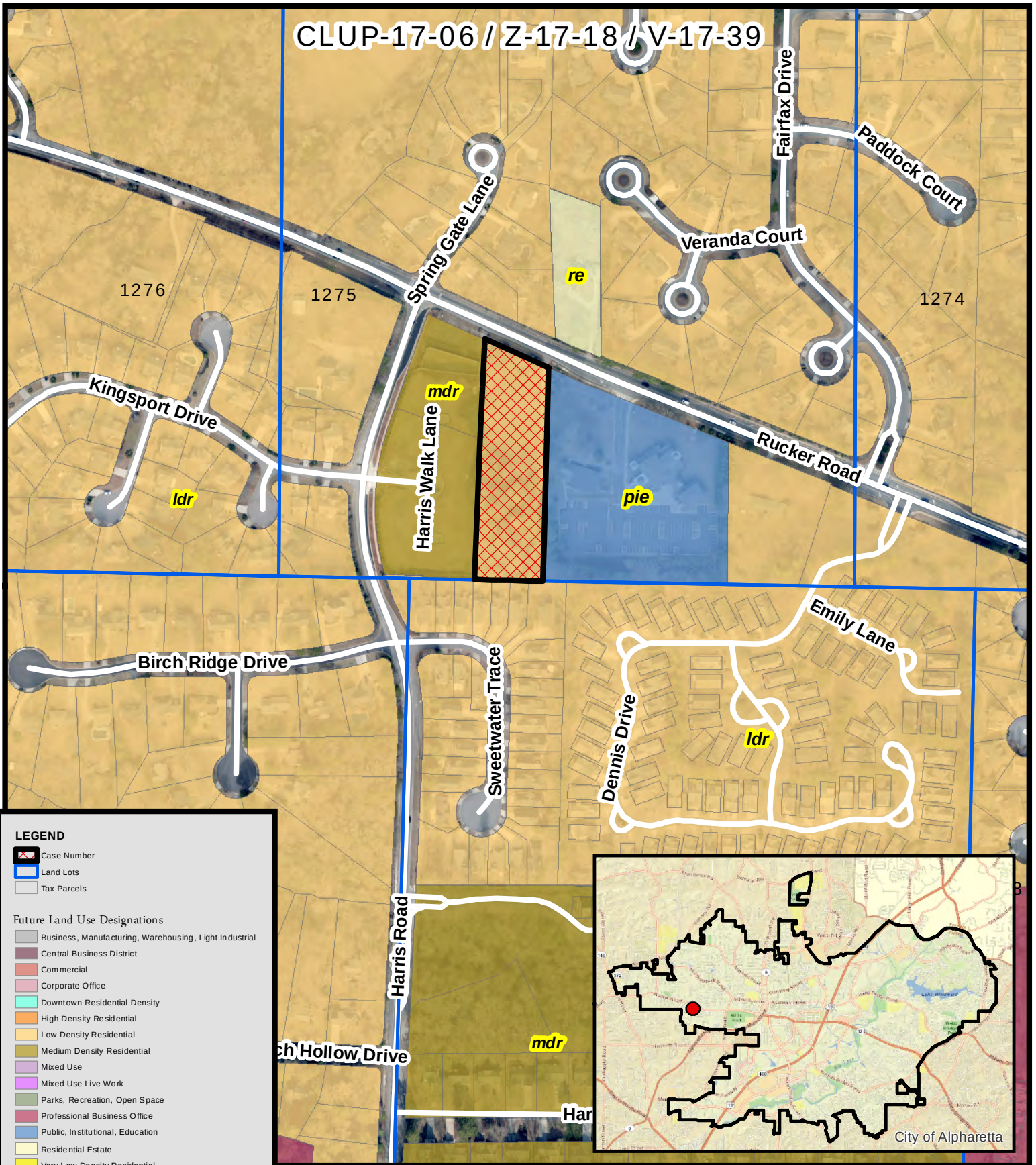
CITIZEN PARTICIPATION PLAN

The report submitted by the applicant states that property owners were contacted regarding the applicant's intent. The report states that two (2) interested citizens contacted the applicant to get more information about the zoning proposal. According to the applicant, neither expressed any concerns.

IV. ATTACHMENTS:

- Site Plan
- Home Photographs

CLUP-17-06 / Z-17-18 / V-17-39



LEGEND

- Case Number
- Land Lots
- Tax Parcels

Future Land Use Designations

- 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-17-06 / Z-17-18 / V-17-39

D/LL: 2/2/1275

PC Date: 2/01/18

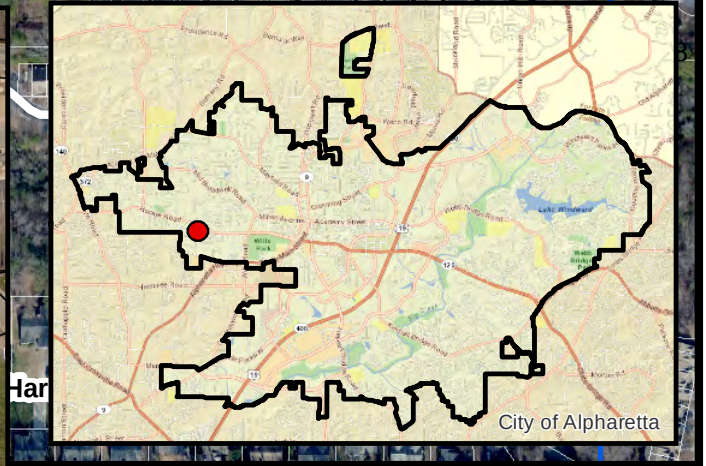
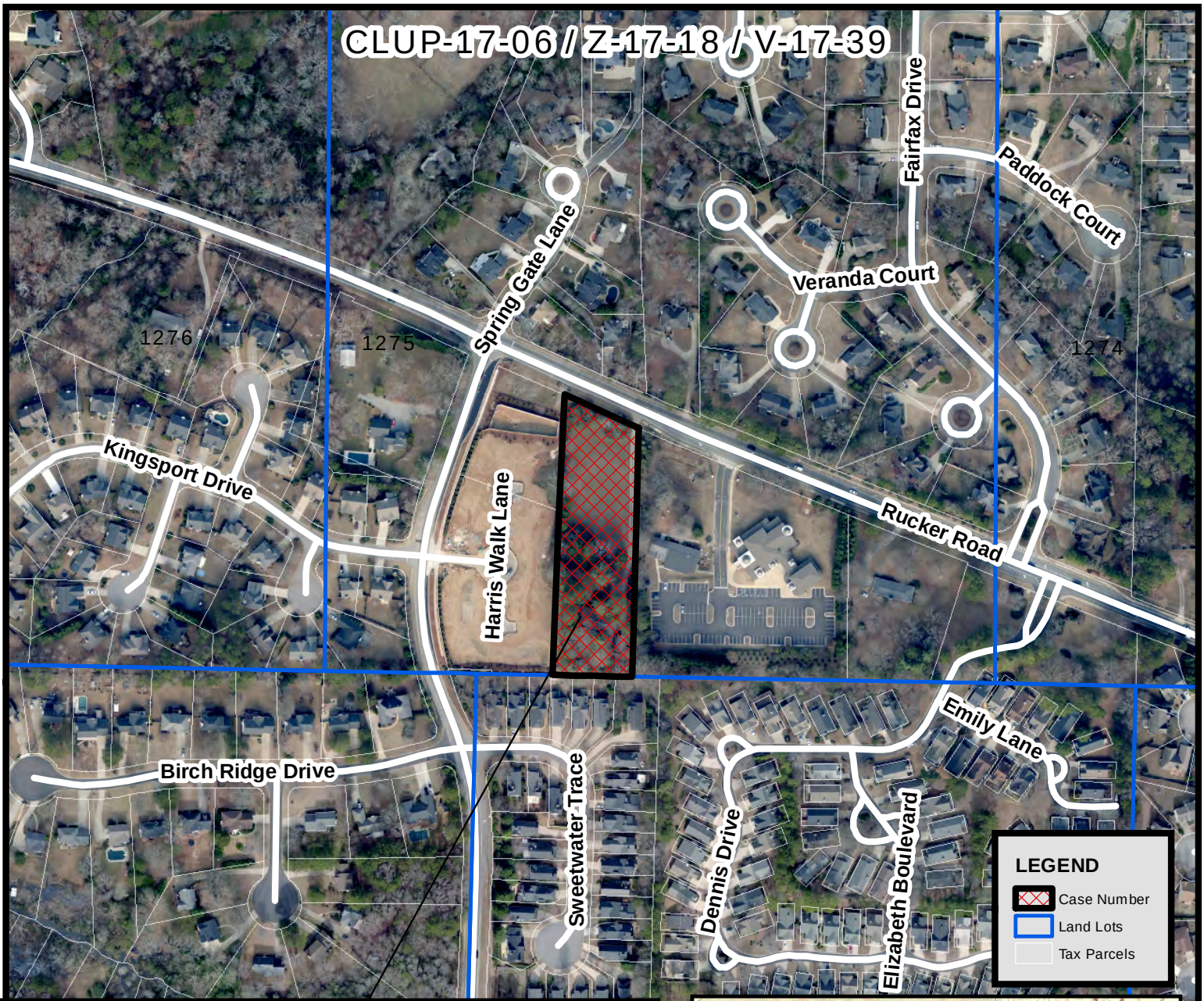
CC Date: 2/26/18

Future Land Use
1245 Rucker Road



Location Map Provided by:
Community Development - GIS

CLUP-17-06 / Z-17-18 / V-17-39



Aerial Map
1245 Rucker Road

CLUP-17-06 / Z-17-18 / V-17-39

D/LL: 2/2/1275

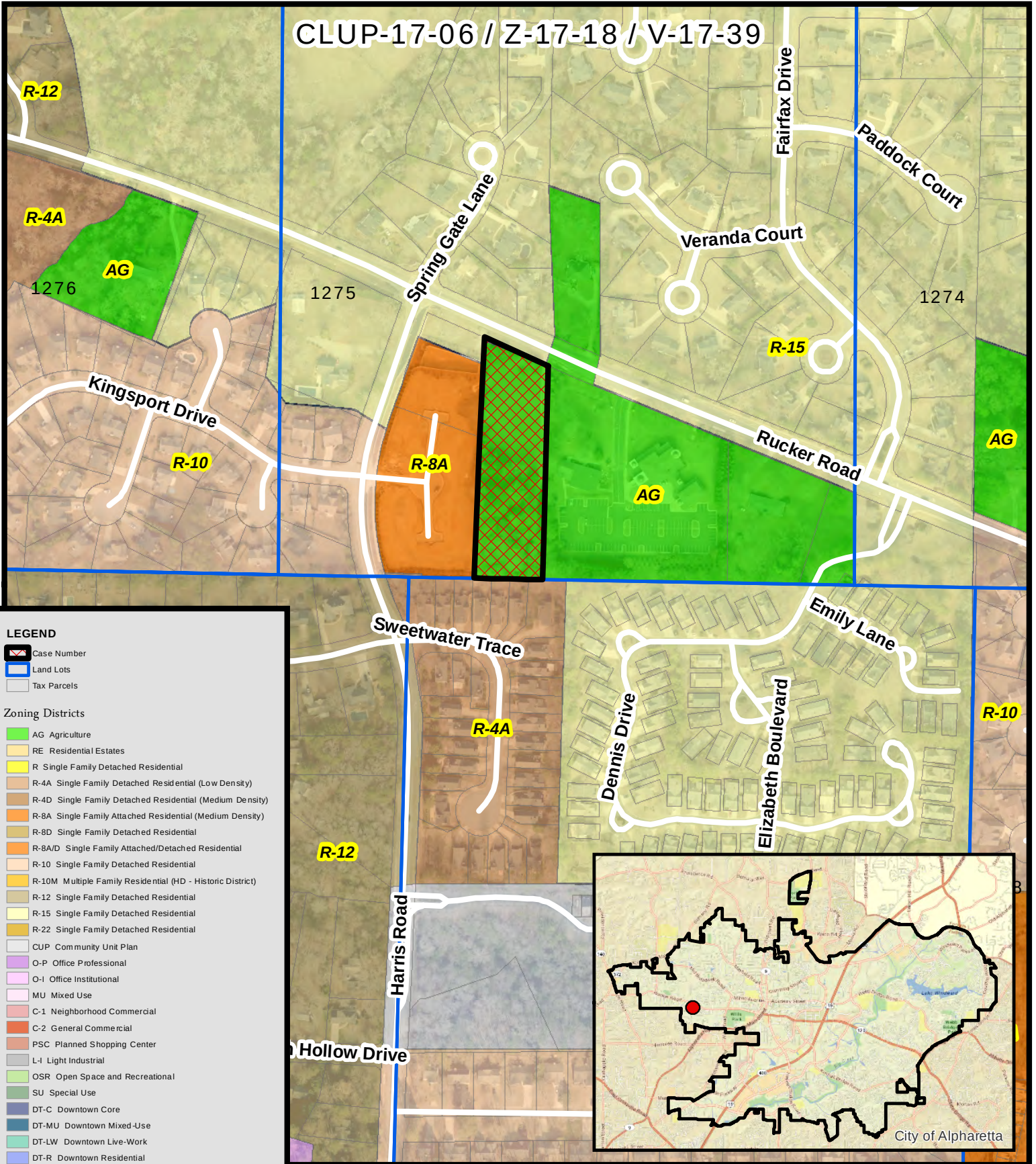
PC Date: 2/01/18

CC Date: 2/26/18



Location Map Provided by:
Community Development - GIS

CLUP-17-06 / Z-17-18 / V-17-39



LEGEND

- Case Number
- 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-8A/D 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-17-06 / Z-17-18 / V-17-39

D/LL: 2/2/1275

PC Date: 2/01/18

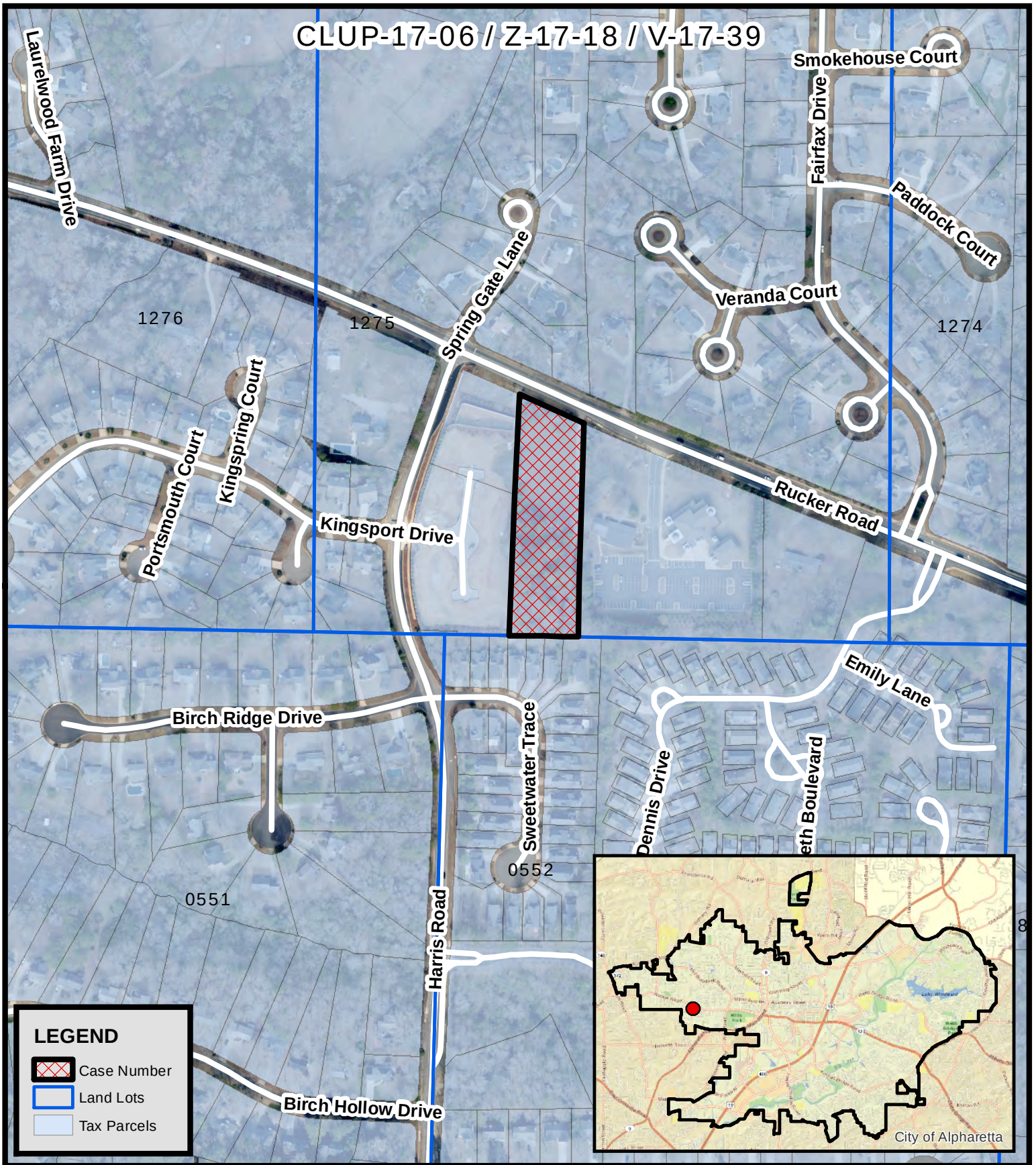
CC Date: 2/26/18

Zoning Map
1245 Rucker Road



Location Map Provided by:
Community Development - GIS

CLUP-17-06 / Z-17-18 / V-17-39



LEGEND

-  Case Number
-  Land Lots
-  Tax Parcels

Location Map
1245 Rucker Road

CLUP-17-06 / Z-17-18 / V-17-39

D/LL: 2/2/1275

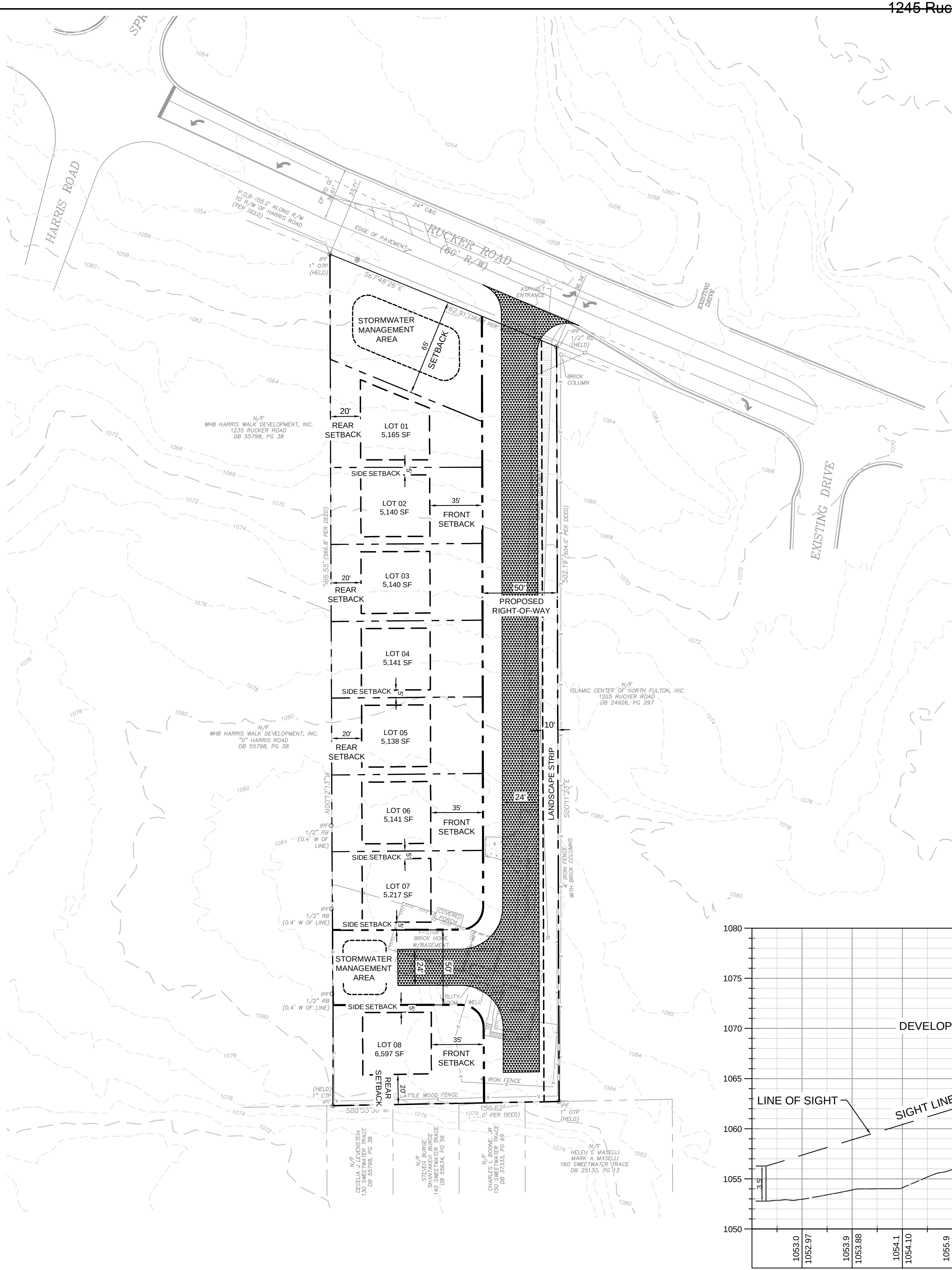
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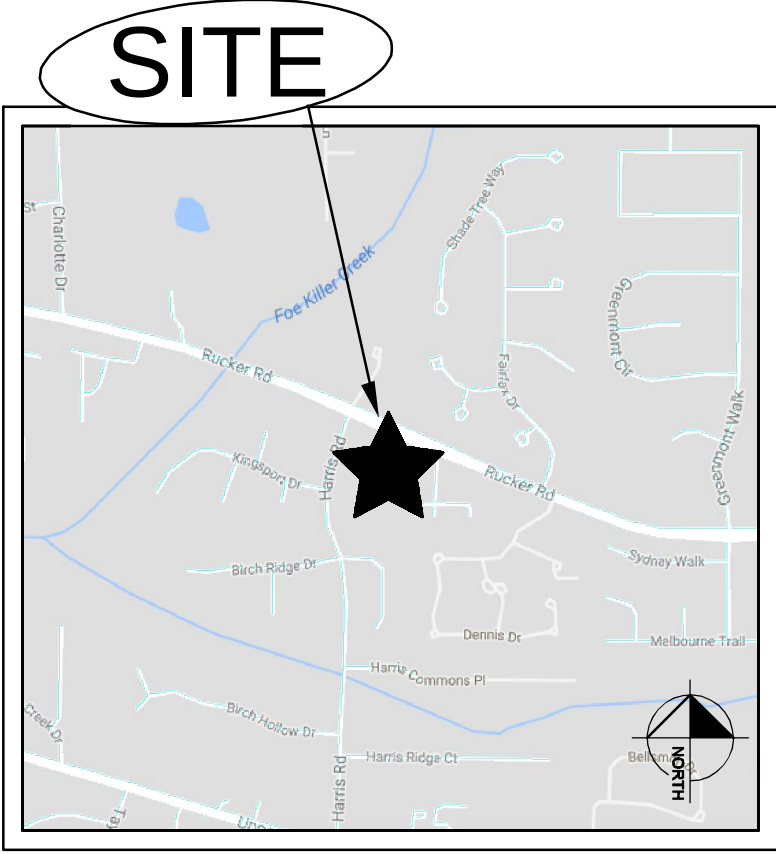


Location Map Provided by:
Community Development - GIS

Drawing name: K:\AP_PR\013033000_1245 Rucker Road\CAD\Exhibits\2017-10-31 Rezoning Site Plan.dwg Layout1 Nov 30, 2017 4:26pm by: Blair Hopwood
This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Release of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

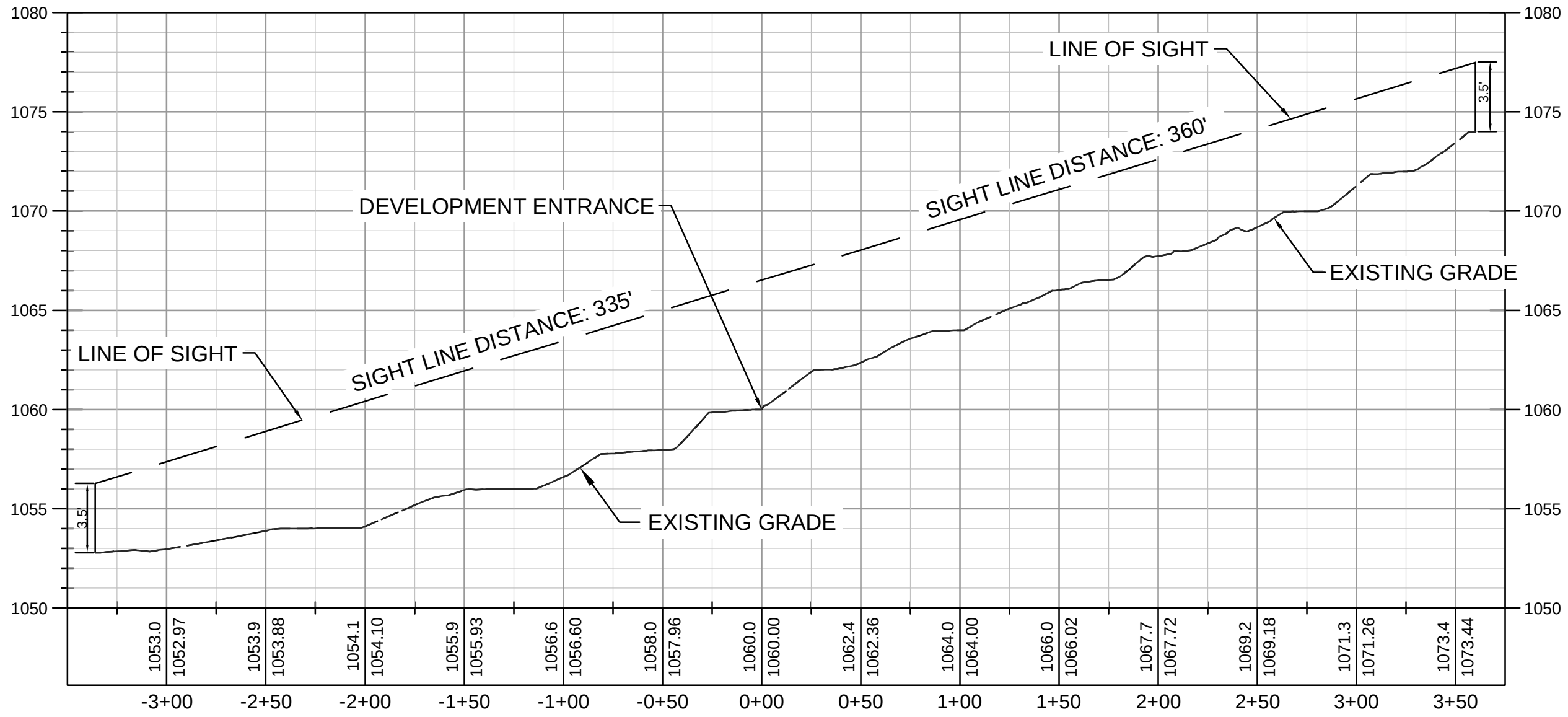


Site Data Summary	
Owner/Applicant: Twelve-Forty-Five Rucker Road, LLC.	
1245 Rucker Road, Alpharetta, Fulton Co., GA	
Land Lot 1275, 2nd District, 2nd Section	
1-Dec-17	
Property Size:	80,457 Sq. Ft. 1.847 Ac.
Existing Zoning:	AG
Proposed Zoning:	R8D
Min. Lot Size Required:	4,500 Sq. Ft.
Min. Lot Size Provided:	5,138 Sq. Ft.
Max. Allowed Density:	8 Units/ Gross Acre = 8 Units
Proposed Density:	4.34 Units/ Gross Acre = 8 Units
Min. Lot Width:	50'
Front Yard:	from right-of-way of Rucker Road = 65' from right-of-way of Local Street= 35'
Side Yard:	5'
Rear Yard:	20'
Maximum Building Height:	35'
Minimum Floor Area of Dwelling Unit:	1,200 Sq. Ft.
Notes:	
1. No lakes, streams, or other water bodies on site.	
2. No floodplain per FEMA Firm panel 13121C0054F Dated 09/18/13.	
3. Variance required for proposed offset hammerhead.	
4. Hammerhead design per 2012 International Fire Code Appendix D - Fire Apparatus Access roads.	
5. Topography shown is provided by Fulton County GIS.	
6. Existing conditions shown hereon are from a survey provided by Meridian Geomatics, LLC dated 10/18/2017.	

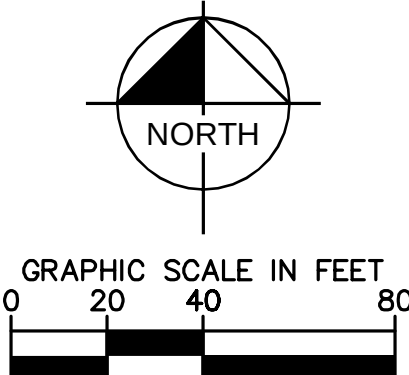


SITE PLAN LEGEND:	
---	PROPERTY LINE
---	BUILDING SETBACK LINE
---	10 FT LANDSCAPE BUFFER LINE
---	50 FT RIGHT OF WAY
---	STORMWATER MANAGEMENT AREA
---	PROPOSED STREET

Trip Generation Analysis is (9th Ed. with 2nd Edition Handbook Daily IC & 3rd Edition AM/PMIC)								
1245 Rucker Road								
Alpharetta, GA								
Land Use (ITE Code)	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Proposed Site Traffic								
Single-Family Detached Housing (210)	8 d.u.	104	15	4	11	11	7	4
TOTAL		104	15	4	11	11	7	4



PROFILE VIEW
Sight Distance Profile
1" = 60' HORIZ.
1" = 6' VERT.



PROJECT: RUCKER ROAD RESIDENTIAL		CLIENT: TWELVE-FORTY-FIVE RUCKER ROAD, LLC.	SCALE: 1"= 40'	DRAWN BY:	DESIGNED BY:	CHECKED BY:	Kimley»Horn © 2017 KIMLEY-HORN AND ASSOCIATES, INC. 817 W. PEACHTREE STREET, NW ATLANTA, GEORGIA 30308 PHONE (404) 419-8700 WWW.KIMLEY-HORN.COM	7	
								6	
TITLE: REZONING SITE PLAN		DATE 12/01/2017	PROJECT NO. 013033000	SHEET NUMBER C2-00	REVISIONS	DATE	BY	5	
								4	
								3	
								2	
								1	
								No.	

Kimley»Horn
© 2017 KIMLEY-HORN AND ASSOCIATES, INC.
817 W. PEACHTREE STREET, NW
THE BILTMORE, SUITE 601
ATLANTA, GEORGIA 30308
PHONE (404) 419-8700
WWW.KIMLEY-HORN.COM

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: 1245 Rucker Road

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.

Neighbors, Valerie Price and Julie Wojenski called to inquire about the nature of the project. They were told 8 single family

homes were planned. Neither expressed any concerns. (Copy of letter to property owners is 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.

See Exhibit 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: 1/8/2018

Print Form

**Twelve Forty-Five Rucker Road, LLC
2389 Kingsland Drive
Dunwoody, Georgia 30360**

December 15, 2017

Property Owner

RE: 1245 Rucker Road, Alpharetta, Georgia
Rezoning Application from AG to R-8D/Variance/ Comprehensive Plan Amendment

Dear Property Owner:

Twelve Forty-Five Rucker Road, LLC has filed an application for rezoning of this property from AG to R-8D, variance and Comprehensive Plan Amendment.

The Planning Commission meeting is scheduled for February 1, 2018 at 6:30 p.m. at City Hall. The City Council meeting is scheduled for February 26, 2018 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. The office address is 1865 Lockeway Drive, Suite 601, Alpharetta, GA 30004.

Sincerely,

Twelve Forty-Five Rucker Road, LLC

A handwritten signature in black ink, appearing to read "Maher Budeir", written in a cursive style.

Maher Budeir, Manager

PIARULLE CLARK DIANE & CLARK RICHARD A
120 SWEETWATER TRCE
ROSWELL GA 30076-4609

WALLER BARBARA H
230 SWEETWATER TRCE
ROSWELL GA 30076-4613

WEST TAMMY L
105 SWEETWATER TRCE
ROSWELL GA 30076-4612

LEVENSTEIN CECILIA J
130 SWEETWATER TRCE
ROSWELL GA 30076-4609

STIVERS JEFFREY D
240 SWEETWATER TRCE
ROSWELL GA 30076-4613

RAAD M NABIL & CONNIE B
1250 RUCKER RD
ALPHARETTA GA 30004

BURGE STEVEN & SHANTAKEIA
140 SWEETWATER TRCE
ROSWELL GA 30076

HALL HELLEN JOANNE & HELLEN DONALD
250 SWEETWATER TRCE
ROSWELL GA 30076-4613

DAVENPORT BILL G & SALLY A
1245 RUCKER RD
ALPHARETTA GA 30004-1427

BOONE CHARLES L JR
150 SWEETWATER TRCE
ROSWELL GA 30076-4609

KUENZEL DONNA A
175 SWEETWATER TRCE
ROSWELL GA 30076-4612

JORDAN WILLIAM A
1295 RUCKER RD
ALPHARETTA GA 30004-1427

SISSEL STEVEN A & GREENE LORI E
170 SWEETWATER TRCE
ROSWELL GA 30076-4609

SALENIUS HOWARD & RITA
165 SWEETWATER TRCE
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NI DORDANEH
155 SWEETWATER TRCE
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HARRIS WALK INC
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ATLANTA GA 30350

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ASBURY MARY R
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FENIMORE JAYNE L
210 SWEETWATER TRCE
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MALONE MARY JO
125 SWEETWATER TRCE
ROSWELL GA 30076-4612

SUMMERVILLE CATHERINE E
515 KINGSFORD DR
ROSWELL GA 30076

RICH LAURIE L
220 SWEETWATER TRC
ALPHARETTA GA 30022

MUNOZ CARLOS
6285 BARFIELD RD NE #100
ATLANTA GA 30328-4339

GUTERMUTH JOAN M
110 KINGSWORTH WAY
ROSWELL GA 30076

SHAAMER REALTY LLC
615 SOUTHFIELD PL
ALPHARETTA GA 30004

TATE STEVEN N
705 BIRCH RIDGE DR
ROSWELL GA 30076

BROADWELL LESLEY
229 DENNIS DR # 75
ALPHARETTA GA 30004-6503

KAMINER PROPERTIES INC
510 GARDEN WILDE PL
ROSWELL GA 30075

THREATT VICTOR L & HILARY H
715 BIRCH RIDGE DR
ROSWELL GA 30076

WOOD MARGARET F
227 DENNIS DR
ALPHARETTA GA 30009

MC CORMICK KATHLEEN W & ROBERT E
710 BIRCH RIDGE DR
ROSWELL GA 30076

GAY ROGER S & GINA R
515 BIRCH RIDGE CT
ROSWELL GA 30076

DAHUNSI KATE A
307 ELIZABETH BLVD
ALPHARETTA GA 30004

PRICE VALERIE N
700 BIRCH RIDGE DR
ROSWELL GA 30076

LARSON THOMAS MATTHEW & HIGH TARA E
110 SWEETWATER TRCE
ROSWELL GA 30076

MENGEL PAULA ANN
228 DENNIS DR
ALPHARETTA GA 30009-6505

SEGAL FRED H & TERRY GALE
725 BIRCH RIDGE DR
ROSWELL GA 30076

MASELLI HELEN E & MARK A
160 SWEETWATER TRCE
ROSWELL GA 30076-4609

WEBSTER DANIEL & WEBSTER SUSAN
225 DENNIS DR
ALPHARETTA GA 30009

SCOTT RASHELL WEBER
525 KINGSFORT DR
ROSWELL GA 30076

HARRIS WALK LLC
1010 HUNTCLIFF SUITE 2315
ATLANTA GA 30350

WOJENSKI JULIA A
305 ELIZABETH BLVD
ALPHARETTA GA 30009

SHI HANG & CUI MIN
120 KINGSWORTH WAY
ROSWELL GA 30076

JANOWICK PEGGY THRASHER
233 DENNIS DR
ALPHARETTA GA 30009

GIANSIRACUSA BEATRICE M ET AL
226 DENNIS DR
ALPHARETTA GA 30004-6505

HAWTHORNE HERBERT RICKERT HAWTHORN
E JANICE MARIE
100 SWEETWATER TRCE
ROSWELL GA 30076-4609

FERRI CLAUDE P & FRANCOISE K
232 DENNIS DR
ALPHARETTA GA 30009

EBBETS BRODERICK DEBBIE
223 DENNIS DR
ALPHARETTA GA 30004-6503

MC ENTIRE JERRY B
1220 RUCKER RD
ALPHARETTA GA 30004

NWAOKOLO PIUS & ANN I
231 DENNIS DR
ALPHARETTA GA 30009

LARKIN CATHERINE E
303 ELIZABETH BLVD
ALPHARETTA GA 30004

TORRES JUAN CARLOS
695 BIRCH RIDGE DR
ROSWELL GA 30076

COBB MARK
230 DENNIS DR
ALPHARETTA GA 30004

DERNOVISH LISA
224 DENNIS DR
ALPHARETTA GA 30009

POOLE TIMOTHY
221 DENNIS DR
ALPHARETTA GA 30004

LAUGHTON NORA B
213 DENNIS DR
ALPHARETTA GA 30009

FISHER KEVIN D & MEGAN
310 JULEP CT
ALPHARETTA GA 30009

BERG BARBARA J
301 ELIZABETH BLVD
ALPHARETTA GA 30009-6502

VON KANEL JOSEPH C. VON KANEL LIND
A J.
105 GORDON AVE
TARRYTOWN NY 10591

OSMAN MOHAMMAD S ET AL
300 JULEP CT
ALPHARETTA GA 30004

WAMBEKE DORIS L
1444 ASHWOODY CT NE
ATLANTA GA 30319-1404

NORTHFIELD HOMEOWNERS ASSN INC
P.O. BOX 2458
ALPHARETTA GA 30023-2458

ZIMMERMANN JOHN
2160 FAIRFAX DR
ALPHARETTA GA 30004-1475

STEPHENSON DYLAN OTTIS
219 DENNIS DR
ALPHARETTA GA 30009

BRADY FERGAL & AUDREY MELISSA
511 VERANDA CT
ALPHARETTA GA 30004

BOYD ALICE COPELAND & FRDANIEL BRI
TT
415 GATEHOUSE CT
ALPHARETTA GA 30009

DENNIS DAVID A
217 DENNIS DR
ALPHARETTA GA 30004

DODD W AUSTIN & LINDSAY F
521 VERANDA CT
ALPHARETTA GA 30009

MUNANO JOHN C & CHRISTINE
410 GATEHOUSE CT
ALPHARETTA GA 30009

DINGESS BETTY S
203 DENNIS DR
ALPHARETTA GA 30004-6503

ACCURSO CAROL A
540 VERANDA CT
ALPHARETTA GA 30009

MERTEL RAYMOND F & MERTEL ANNA
500 SPRING GATE LANE
ALPHARETTA GA 30009

BRAMBLETT EDITH W & RONALD A
207 DENNIS DR
ALPHARETTA GA 30004

SCOTT JEREMY S & SCOTT JANE L
530 VERANDA CT
ALPHARETTA GA 30009

MOHAMMED IQBAL & ZAKIA
505 SPRING GATE LN
ALPHARETTA GA 30009

WHITTINGSLOW JOHN D & WHITTINGSLOW
JESSICA J
211 DENNIS DR
ALPHARETTA GA 30009

BLOCK D SCOTT & MARY D
520 VERANDA CT
ALPHARETTA GA 30009

PEREZ JOSE
16160 HOPEWELL RD
ALPHARETTA GA 30004

MALONE CAROLE L
205 DENNIS DR
ALPHARETTA GA 30004-6503

WATSON ROBERT EMERSON & WATSON KAT
HRYN C
311 JULEP CT
ALPHARETTA GA 30009

GUTTMAN JAMES
5225 HUNTERS OAKS DR
ALPHARETTA GA 30009

MYERS JERRY K
209 DENNIS DR
ALPHARETTA GA 30004-6503

O CONNELL THOMAS F & ELLEN
320 JULEP CT
ALPHARETTA GA 30009-3489

STURGESS ROBERT W JR STURGESS SUSAN
M
520 SPRING GATE LN
ALPHARETTA GA 30009

DANIELS KEITH E & LINDA
525 SPRING GATE LN
ALPHARETTA GA 30004

DIAZ DOROTHY J
530 SPRING GATE LANE
ALPHARETTA GA 30009

HO J WEN YU & TRINH C
535 SPRING GATE LN
ALPHARETTA GA 30004-1498

CARROLL MICHAEL E & MICHELE
540 SPRING GATE LN
ALPHARETTA GA 30004

AHMAD RASHEED & BEGUM SHAISTA
545 SPRING GATE LN
ALPHARETTA GA 30004

DAVIS GAYLE E
550 SPRING GATE LN
ALPHARETTA GA 30009-3498

LULU NAIM
555 SPRING GATE LN
ALPHARETTA GA 30009-3498

TARSCHES FAYE & RUSSELL BURTON
560 SPRING GATE LN
ALPHARETTA GA 30009

TARGET DEVELOPMENT CORP
2123 CASTLEWYCKE CT
MARIETTA GA 30068-1584

MODIFIED ARBORIST REPORT FOR:

1245 Rucker Road

Alpharetta, Georgia

Prepared for:

Maher Budeir Development

Visual Inspection only



Prepared by:

T.J. Schell, LLC

Landscape Architects

And Certified Arborists

2985 Gordy Parkway, Suite 422

Marietta, GA 30066

teresa@tjschell.com

Cell 770-361-2319

Teresa H. Eldredge, RLA, ISA

Certified Arborist

ISA SO-5442A

December 13, 2017

City of Alpharetta:

8" dbh Understory Trees

10" dbh Sourwood

20" dbh Southern Magnolia, Deodar Cedar, Arborvitae, Beech, Blackgum, Persimmon, Sassafras, or similar

24" dbh Overstory- all others not mentioned;

30" dbh Genus pine, sweetgum, and poplar

Boundary Tree – Per City of Alpharetta Tree Ordinance:

Any tree located on adjacent property with a critical root zone that will be impacted by proposed land disturbance activity.

Condition Criteria – Per City of Alpharetta Tree Ordinance:

Per Arborist Report submitted with the approval of Director

1. **Pecan (Tag #99) – 26" DBH – Good condition.**
2. **Magnolia (Tag #100) – 26" at narrowest point below split – Minimal included bark, Fair to Good Condition**
3. **Box Elder (Tag #306) – 24" at narrowest point below split – One main leader dead/dying with obvious decay, hollow when sounded with mallet, adventitious branching – Request Not Specimen**



Leader that has obvious decay/dying - hollow when sounded with mallet



Die back on several large branches on remaining leaders

4. **Black Cherry (Tag #307) – 24” at narrowest point below split** – Girdled roots, 3 large dead branches with active decay & approximately 20% overall dieback and seems structurally unsound due to 3 trunks split below 2 feet – Request Not Specimen



Active decay on large dead branches



Girdled roots

5. **Magnolia (Tag #305) – 15 + 18 + 9 + 10” DBH** – not possible to measure below split (see photo). Several structural deficiencies. Request that individual leaders be considered single trees and that none of the 4 trunks be considered of specimen size. Request Not Specimen.



Request that trunks be considered individual trees since the splits are at grade.

6. **Pine (Tag #304) – 31" DBH** - Fusiform rust created structural deficiency. Request not Specimen.



Fusiform Rust

7. **Pine (Tag #303) - 37" DBH** – Fruiting bodies all around base and one side of tree indicates internal decay – hollow when sounded with mallet. 2 major limbs failed recently. Tree appears to be potentially hazardous if a total failure occurs – Request not Specimen.



Possible root rot - many fruiting bodies all around base of pine



2 Major limbs/trunk recently failed



8. **Water Oak (Tag #302) – 27" DBH** 2 dead branches, Fair to Good Condition
9. **Water Oak (Tag #301) – 34" DBH** large fused branch on one side, Fair to Good Condition

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

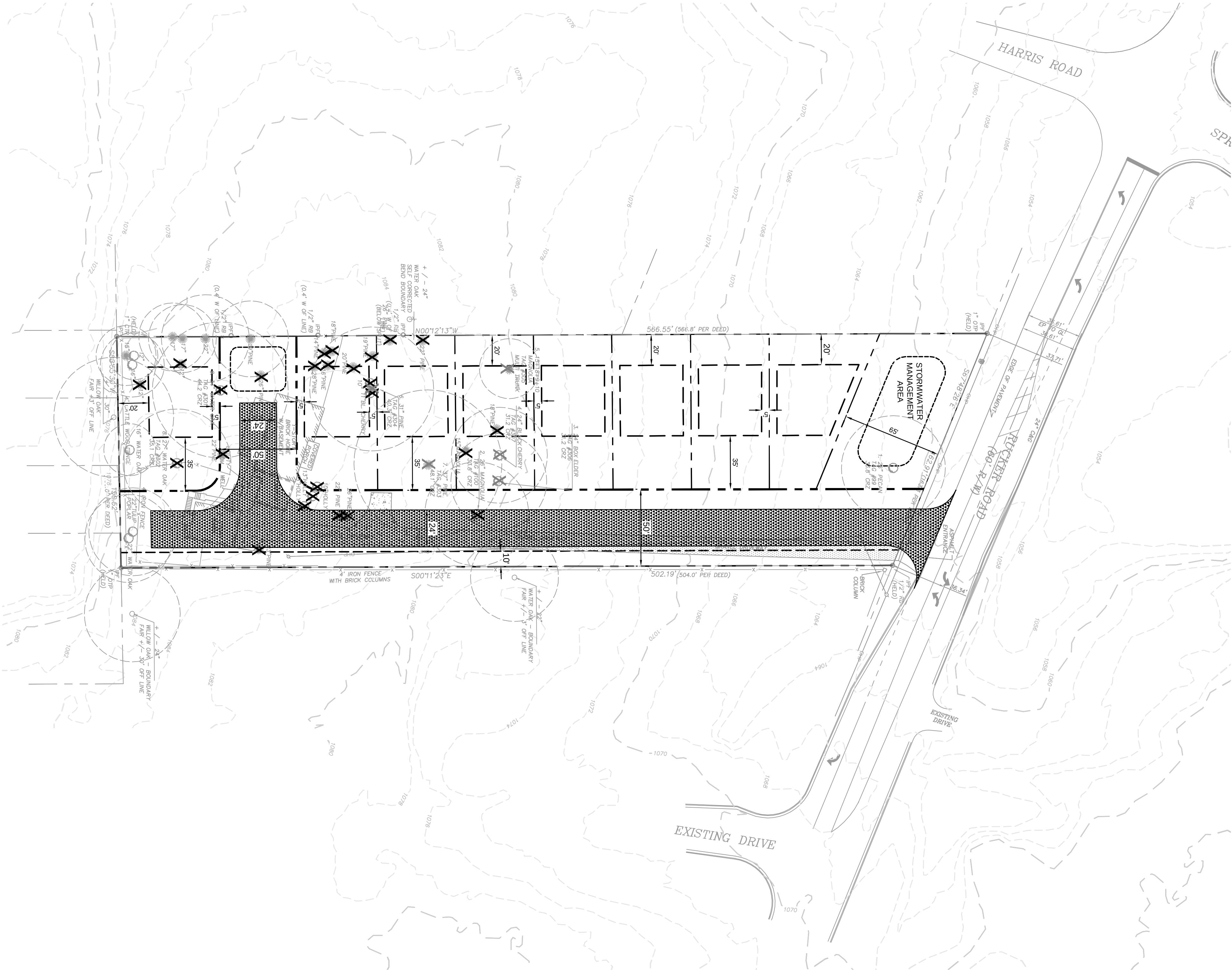
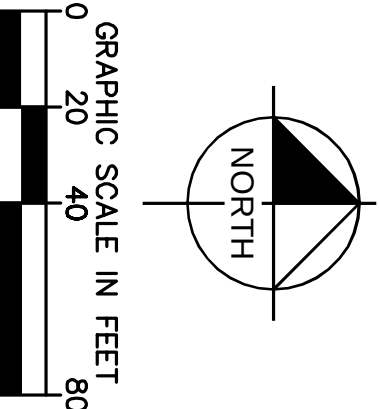


TABLE OF TREES TO BE REMOVED			
TREE #	TYPE	SIZE	COMMENT
2	MAGNOLIA	26"	SPECIMEN
3	BOX ELDER	24"	REQUEST NON-SPECIMEN BASED ON ARBORIST ASSESSMENT
4	BLACK CHERRY	24"	REQUEST NON-SPECIMEN BASED ON ARBORIST ASSESSMENT
5	MAGNOLIA	MULTI	REQUEST NON-SPECIMEN BASED ON ARBORIST ASSESSMENT
6	PINE	31"	REQUEST NON-SPECIMEN BASED ON ARBORIST ASSESSMENT
7	PINE	37"	REQUEST NON-SPECIMEN BASED ON ARBORIST ASSESSMENT
8	WATER OAK	27"	SPECIMEN
9	WATER OAK	34"	SPECIMEN
--	PINE	18"	--
--	MAGNOLIA	15"	--
--	PINE	22"	--
--	PINE	26"	--
--	PINE	19"	--
--	PINE	10"	--
--	BLACK CHERRY	11"	--
--	BLACK CHERRY	20"	--
--	PINE	18"	--
--	PINE	14"	--
--	PINE	16"	--
--	PINE	28"	--
--	PINE	26"	--
--	PINE	22"	--
--	HOLLY	10"	--
--	HOLLY	13"	--
--	HOLLY	13"	--
--	HOLY	26"	--
--	PINE	19"	--
--	PINE	22"	--
--	PINE	17"	--
--	PINE	12"	--
--	PINE	22"	--
--	PINE	12"	--
--	PINE	23"	--



12/1/17

CLUP-17-06/Z-17-18/V-17-39
TWELVE FORTY-FIVE RUCKER RD/BUDEIR
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

December 5, 2017

Mr. Michael Woodman
Zoning Director
City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

RE: Public Hearing Application of Twelve-Forty Five Rucker Road, LLC
Amendment to Application to Include Comprehensive Plan Amendment to High Density Residential

Dear Michael:

Pursuant to Staff's request, Applicant hereby amends its application to include a request for a Comprehensive Land Use Plan Amendment to High Density residential. By this correspondence, the Letter of Intent dated December 1, 2017 is hereby amended to include this request. The Applicant is hand delivering the required fee.

Additionally, Applicant hereby amends the first page of the application to mark the box for "Comprehensive Plan Amendment." Applicant amends the Property Owner Authorization to mark the box "Other" and to fill in the blank with the words "Comprehensive Plan Amendment."

If anything further is required, please advise.

Sincerely,



Donald A. Rolader, Attorney for applicant

cc: Maher Budeir
Jim Hamilton

12/1/17

CLUP-17-06/Z-17-18/V-17-39
TWELVE FORTY-FIVE RUCKER RD/BUDEIR

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: Twelve-Forty-Five Rucker Road, LLC / Maher Budeir Telephone: 404-944-0058

Address: 2389 Kingsland Drive Suite: _____

City Dunwoody State: GA Zip: 30360 Fax: _____

Mobile Tel: _____ Email: maher@budeirdevelopment.com

Subject Property Information:

Address: 1245 Rucker Road Current Zoning: AG

District: 2 Section: 2 Land Lot: 1275 Parcel ID: 22-4340-1275-019-1

Proposed Zoning: R-8D Current Use: Single Family Home

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?

A subdivision of eight single family detached homes.

Applicant's Request (Please itemize the proposal):

To rezone the property from AG to R-8D and to obtain a variance to do a "hammerhead" street in lieu of a cul-de-sac.

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

Applicant intends to redevelop the property as a subdivision of eight single family detached homes with lot sizes and zoning category similar to existing subdivisions to the east and north.

12/1/17

CLUP-17-06/Z-17-18/V-17-39
TWELVE FORTY-FIVE RUCKER RD/BUDEIR

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Twelve-Forty-Five Rucker Road, LLC / Maher Budeir

Telephone: 404-944-0058

Address: 2389 Kingsland Drive

Suite:

City Dunwoody

State: GA

Zip: 30360

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: Twelve-Forty-Five Rucker Road, LLC

Telephone: 404-944-0058

Address: 2389 Kingsland Drive

Suite:

City Dunwoody

State: GA

Zip: 30360

So Sworn and Attested:

Owner Signature:

Maher Budeir
Maher Budeir

Date:

11-30-17

Notary:

Notary Signature:

Toria Allen



Date:

11/30/2017

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: Twelve-Forty-Five Rucker Road, LLC

Subject Public Hearing Case: 1245 Rucker Road

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: _____

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: _____

Maher Budeir
Maher Budeir

Date: 11-30-2017

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

Properties to the south and west are single family subdivisions with similar lot sizes. There is a mosque to the east. The development is compatible.

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

Developing a single family subdivision of similar size to abutting subdivisions will have no negative effect on the use or value of surrounding properties.

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

The property cannot be developed economically as AG, when abutting properties are zoned R-4A and R-8D. AG is not a reasonable zoning for the subject property.

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

Population may increase by approximately 35 people. See trip generation chart for traffic numbers.

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

There may be a slight increase in school attendees. Sufficient utilities are in place to accommodate the proposed development.

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

It is inconsistent. FLUP shows low density residential development such as R-12 or R-18. As to this property, the comprehensive Plan needs amending to reflect current development.

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

The abutting properties to the south and west have been developed as single family subdivisions zoned R-4A and R-8D with similar sized lots. The development of those subdivisions are changing conditions which support this application

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

VARIANCE TO PERMIT hammerhead street instead of cul-de-sac

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 property is small in area (1.847 ac) and narrow on a north/south axis.

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

Applying Zoning Code regulations would create additional impervious surface, limited lot development and create less practical traffic flow with no corresponding benefit to the public.

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

The property is small, narrow and slopes to Rucker Road.

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

Relief would have no impact on the public good and would not impair the purpose and intent of the Zoning Code. Granting this variance has no impact on abutting properties.

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: 1245 Rucker Road

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.

They may respond by letter, phone call, email, fax or personal meeting.

12/1/17

CLUP-17-06/Z-17-18/V-17-39
EXHIBIT A FORTY-FIVE RUCKER RD/BUDEIR

PIARULLE CLARK DIANE & CLARK RICHARD A
120 SWEETWATER TRCE
ROSWELL GA 30076-4609

WALLER BARBARA H
230 SWEETWATER TRCE
ROSWELL GA 30076-4613

WEST TAMMY L
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RAAD M NABIL & CONNIE B
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ALPHARETTA GA 30004

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140 SWEETWATER TRCE
ROSWELL GA 30076

HALL HELLEN JOANNE & HELLEN DONALD
250 SWEETWATER TRCE
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ROSWELL GA 30076

RICH LAURIE L
220 SWEETWATER TRC
ALPHARETTA GA 30022

MUNOZ CARLOS
6285 BARFIELD RD NE #100
ATLANTA GA 30328-4339

GUTERMUTH JOAN M
110 KINGSWORTH WAY
ROSWELL GA 30076

12/1/17

CLUP-17-06/Z-17-18/V-17-39
TWELVE FORTY-FIVE RUCKER RD/BUDEIR

SHAAMER REALTY LLC
615 SOUTHFIELD PL
ALPHARETTA GA 30004

TATE STEVEN N
705 BIRCH RIDGE DR
ROSWELL GA 30076

BROADWELL LESLEY
229 DENNIS DR # 75
ALPHARETTA GA 30004-6503

KAMINER PROPERTIES INC
510 GARDEN WILDE PL
ROSWELL GA 30075

THREATT VICTOR L & HILARY H
715 BIRCH RIDGE DR
ROSWELL GA 30076

WOOD MARGARET F
227 DENNIS DR
ALPHARETTA GA 30009

MC CORMICK KATHLEEN W & ROBERT E
710 BIRCH RIDGE DR
ROSWELL GA 30076

GAY ROGER S & GINA R
515 BIRCH RIDGE CT
ROSWELL GA 30076

DAHUNSI KATE A
307 ELIZABETH BLVD
ALPHARETTA GA 30004

PRICE VALERIE N
700 BIRCH RIDGE DR
ROSWELL GA 30076

LARSON THOMAS MATTHEW & HIGH TARA E
110 SWEETWATER TRCE
ROSWELL GA 30076

MENGEL PAULA ANN
228 DENNIS DR
ALPHARETTA GA 30009-6505

SEGAL FRED H & TERRY GALE
725 BIRCH RIDGE DR
ROSWELL GA 30076

MASELLI HELEN E & MARK A
160 SWEETWATER TRCE
ROSWELL GA 30076-4609

WEBSTER DANIEL & WEBSTER SUSAN
225 DENNIS DR
ALPHARETTA GA 30009

SCOTT RASHELL WEBER
525 KINGSPORT DR
ROSWELL GA 30076

HARRIS WALK LLC
1010 HUNTCLIFF SUITE 2315
ATLANTA GA 30350

WOJENSKI JULIA A
305 ELIZABETH BLVD
ALPHARETTA GA 30009

SHI HANG & CUI MIN
120 KINGSWORTH WAY
ROSWELL GA 30076

JANOWICK PEGGY THRASHER
233 DENNIS DR
ALPHARETTA GA 30009

GIANSIRACUSA BEATRICE M ET AL
226 DENNIS DR
ALPHARETTA GA 30004-6505

HAWTHORNE HERBERT RICKERT HAWTHORN
E JANICE MARIE
100 SWEETWATER TRCE
ROSWELL GA 30076-4609

FERRI CLAUDE P & FRANCOISE K
232 DENNIS DR
ALPHARETTA GA 30009

EBBETS BRODERICK DEBBIE
223 DENNIS DR
ALPHARETTA GA 30004-6503

MC ENTIRE JERRY B
1220 RUCKER RD
ALPHARETTA GA 30004

NWAOKOLO PIUS & ANN I
231 DENNIS DR
ALPHARETTA GA 30009

LARKIN CATHERINE E
303 ELIZABETH BLVD
ALPHARETTA GA 30004

TORRES JUAN CARLOS
695 BIRCH RIDGE DR
ROSWELL GA 30076

COBB MARK
230 DENNIS DR
ALPHARETTA GA 30004

DERNOVISH LISA
224 DENNIS DR
ALPHARETTA GA 30009

12/1/17

CLUP-17-06/Z-17-18/V-17-39
TWELVE FORTY-FIVE RUCKER RD/BUDEIR

POOLE TIMOTHY
221 DENNIS DR
ALPHARETTA GA 30004

LAUGHTON NORA B
213 DENNIS DR
ALPHARETTA GA 30009

FISHER KEVIN D & MEGAN
310 JULEP CT
ALPHARETTA GA 30009

BERG BARBARA J
301 ELIZABETH BLVD
ALPHARETTA GA 30009-6502

VON KANEL JOSEPH C. VON KANEL LIND
A J.
105 GORDON AVE
TARRYTOWN NY 10591

OSMAN MOHAMMAD S ET AL
300 JULEP CT
ALPHARETTA GA 30004

WAMBEKE DORIS L
1444 ASHWOODY CT NE
ATLANTA GA 30319-1404

NORTHFIELD HOMEOWNERS ASSN INC
P.O. BOX 2458
ALPHARETTA GA 30023-2458

ZIMMERMANN JOHN
2160 FAIRFAX DR
ALPHARETTA GA 30004-1475

STEPHENSON DYLAN OTTIS
219 DENNIS DR
ALPHARETTA GA 30009

BRADY FERGAL & AUDREY MELISSA
511 VERANDA CT
ALPHARETTA GA 30004

BOYD ALICE COPELAND & FRDANIEL BRI
TT
415 GATEHOUSE CT
ALPHARETTA GA 30009

DENNIS DAVID A
217 DENNIS DR
ALPHARETTA GA 30004

DODD W AUSTIN & LINDSAY F
521 VERANDA CT
ALPHARETTA GA 30009

MUNANO JOHN C & CHRISTINE
410 GATEHOUSE CT
ALPHARETTA GA 30009

DINGESS BETTY S
203 DENNIS DR
ALPHARETTA GA 30004-6503

ACCURSO CAROL A
540 VERANDA CT
ALPHARETTA GA 30009

MERTEL RAYMOND F & MERTEL ANNA
500 SPRING GATE LANE
ALPHARETTA GA 30009

BRAMBLETT EDITH W & RONALD A
207 DENNIS DR
ALPHARETTA GA 30004

SCOTT JEREMY S & SCOTT JANE L
530 VERANDA CT
ALPHARETTA GA 30009

MOHAMMED IQBAL & ZAKIA
505 SPRING GATE LN
ALPHARETTA GA 30009

WHITTINGSLOW JOHN D & WHITTINGSLOW
JESSICA J
211 DENNIS DR
ALPHARETTA GA 30009

BLOCK D SCOTT & MARY D
520 VERANDA CT
ALPHARETTA GA 30009

PEREZ JOSE
16160 HOPEWELL RD
ALPHARETTA GA 30004

MALONE CAROLE L
205 DENNIS DR
ALPHARETTA GA 30004-6503

WATSON ROBERT EMERSON & WATSON KAT
HRYN C
311 JULEP CT
ALPHARETTA GA 30009

GUTTMAN JAMES
5225 HUNTERS OAKS DR
ALPHARETTA GA 30009

MYERS JERRY K
209 DENNIS DR
ALPHARETTA GA 30004-6503

O CONNELL THOMAS F & ELLEN
320 JULEP CT
ALPHARETTA GA 30009-3489

STURGESS ROBERT W JR STURGESS SUSAN
M
520 SPRING GATE LN
ALPHARETTA GA 30009

12/1/17

CLUP-17-06/Z-17-18/V-17-39
TWELVE FORTY-FIVE RUCKER RD/BUDEIR

DANIELS KEITH E & LINDA
525 SPRING GATE LN
ALPHARETTA GA 30004

DIAZ DOROTHY J
530 SPRING GATE LANE
ALPHARETTA GA 30009

HO J WEN YU & TRINH C
535 SPRING GATE LN
ALPHARETTA GA 30004-1498

CARROLL MICHAEL E & MICHELE
540 SPRING GATE LN
ALPHARETTA GA 30004

AHMAD RASHEED & BEGUM SHAISTA
545 SPRING GATE LN
ALPHARETTA GA 30004

DAVIS GAYLE E
550 SPRING GATE LN
ALPHARETTA GA 30009-3498

LULU NAIM
555 SPRING GATE LN
ALPHARETTA GA 30009-3498

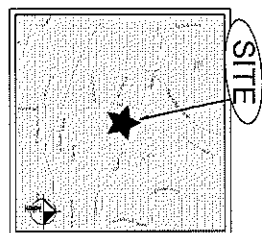
TARSCHES FAYE & RUSSELL BURTON
560 SPRING GATE LN
ALPHARETTA GA 30009

TARGET DEVELOPMENT CORP
2123 CASTLEWYCKE CT
MARIETTA GA 30068-1584

Property Description
1245 Rucker Road

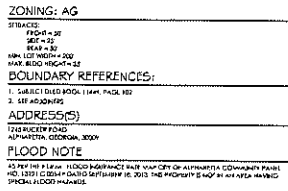
That tract or parcel of land lying and being in Land Lot 1275 of the 2nd District and 2nd Section of Fulton County, Georgia, and being 1.85 acres as per survey for David L. Price by Bates-Long & Associates, R.L.S., dated July 8, 1981, and being more particularly described as follows:
Beginning at an iron pin on the southwest side of Rucker Road (60 ft right of way) 155.2 ft, southeasterly from the southeastern corner of Rucker Road and Harris Road (60 ft right of way) as measured along the southwest side of Rucker Road; thence running south 67 degrees 33 minutes east along the southwest side of Rucker Road, 163.3 ft to an iron pin; thence running south 00 degrees 10 minutes east, 504.0 ft to an axle found on the line dividing the 2nd District, 2nd Section from the 1st District and 1st Section of Fulton County, Georgia; thence running south 89 degrees 50 minutes west along said district line, a distance of 150 ft to an iron pin; thence running north 00 degrees 15 minutes west, 566.8 ft to the iron pin on the southwest side of Rucker Road at the point of beginning.

This document, together with the concepts and designs presented herein, is the property of Kierley-Horn and Associates, Inc. and is intended only for the specific purpose and client for which it was prepared. Release of and/or improper reliance on this document without written authorization and acceptance by Kierley-Horn and Associates, Inc. shall be without liability to Kierley-Horn and Associates, Inc.

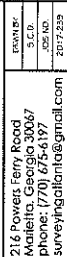


C2-00	PROJECT:	RUCKER ROAD RESIDENTIAL	CLIENT:	TWELVE-FORTY-FIVE RUCKER ROAD, LLC.	SCALE:	1" = 4'	 © 2017 KIMLEY-HORN AND ASSOCIATES, INC. 817 W. PEACHTREE STREET, NW THE BILTMORE, SUITE 601 ATLANTA, GEORGIA 30308 PHONE (404) 419-6700 FAX (404) 419-6701	7		
	PROFESSIONAL SEAL:				DRAWN BY:			8		
	DATE:	12/01/2017			DESIGNED BY:			9		
	TITLE:	REZONING SITE PLAN		1245 RUCKER ROAD ALPHARETTA, GA 30009	CHECKED BY:			10		
	SHEET NUMBER:							11		
							NA	REVISIONS	DATE	BY

CLUP-17-06/Z-17-18/V-17-39
TWELVE FORTY-FIVE RUCKER RD/BUDEIR



ALL REACTIONS ARE CALCULATED FROM ANALYSES OBTAINED AND ARE BASED ON SINGLE MAGNETIC REACTION TAKING IN FIELD



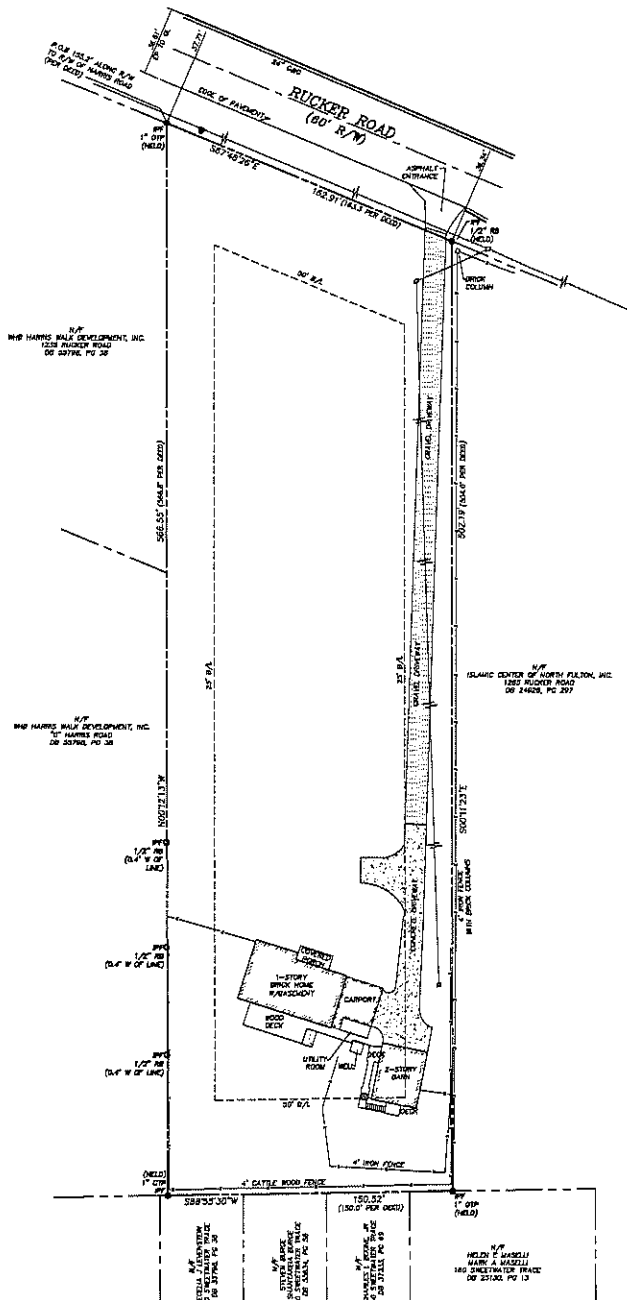
MERIDIAN GEOMATICS, LLC
Land Surveying ~ Residential, Commercial & Municipal

DEED BOOK 11449, PAGE 102
LAND LOT 1275, 2nd DISTRICT, 2nd SECTION
FULTON COUNTY, GEORGIA
DATE: 10/18/2017 SCALE: 1"= 30'

5:05:51A

BOUNDARY SURVEY for
MAHER BUDIER

INSTRUMENT USED: TOPCON 0000
SERIES LASER (AUTOMATIC)
MOBAL PHOTOGRAPHED ON SEPTEMBER
29, 1984
THE DATA OBTAINED ON THIS FILE HAS
MADE A COMPARISON OF THE SURFACE
AND WAS FOUND TO BE ACCURATE
WITHIN ONE (1) CM IN 1000 FEET
THE FIELD DATA SURVEY WHICH THE
FILED DATA WAS USED TO DETERMINE
WAS A 1000' X 1000' AREA
PERCESSION OF ONE FOOT IN 10,000
FEET AND AN ANGULAR ERROR OF 1"
PLUS OR MINUS WAS ADJUSTED BY
CLOSEST FIT.
THIS SURVEY WAS MADE WITHOUT
THE BENEFIT OF A QUANTITATIVE
COMMITMENT, EMBARKMENT AND
REMARKS. THEREFORE, ANY EXISTING
BENEFIT AND BURDEN THIS
PROPERTY.
THE SURVEY GROUND INCLUDES, BUT
NOT ALL, WEDGES AND BENCH
MARKS. THEREFORE, THE SURVEY
WILL BE USED TO DETERMINE
AND BUILD UP ON OTHER OBJECTS THAT ARE
NOT APPARENT BY VISUAL
OBSERVATION. E.G. LINES, TOWERS,
GAS LINES, GAS LINES, WATERSHEDS,
SEWER LINES, ETC.
IN MY OPINION, THIS PLAT IS A
TRUE AND CORRECT REPRESENTATION
OF THE LAND PLACED AND HAS BEEN
PREPARED BY A COMPETENT SURVEYOR
AND THE SURVEYOR HAS BEEN
RENEWED BY THE STATE OF TEXAS.



GRAPHIC SCALE

0 15 30 60 90 120

[illegible]

12/1/17

CLUP-17-06/Z-17-18/V-17-39
TWELVE FORTY-FIVE RUCKER RD/BUDEIR

ROLADER & ROLADER, P.C.
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DONALD A. ROLADER
don@roladerandrolader.com

D.W. "Pete" ROLADER
1924 - 2011

December 1, 2017

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

RE: Application of Twelve-Forty-Five Rucker Road, LLC for, Rezoning from AG to R-8D and Variance on 1.847 acres on Rucker Road, City of Alpharetta, Fulton County, Georgia; Letter of Intent

Dear Mayor and Councilpersons:

This firm represents Twelve-Forty-Five Rucker Road, LLC, the Applicant, seeking approval of this Rezoning from AG to R-8D and a Variance. This letter shall be construed as the Letter of Intent for this Application.

The subject property contains approximately 1.847 acres and is located on Rucker Road. Property to the south is zoned R-4A/D is a single family home subdivision. Property to the east is zoned R-8 A/D and is developed as a single family home subdivision. The north boundary is Rucker Road with single family residential development. Property to the west is zoned SU and is the North Fulton Islamic Center.

Applicant proposes to rezone the property to R-8D and develop an eight lot single family subdivision. The impact on the surrounding area would be minimal. The abutting subdivisions are zoned for high density residential use with similar lot sizes. The proposed lots are a minimum of 5,138 square feet. The density is 4.34 units per acre. The proposed use is a compatible use in the area.

A Variance is requested to permit a "hammerhead" turnaround for the public street in lieu of a cul-de-sac. The road design for the variance is acceptable to the Fire Department. The variance allows for the creation of less impervious surface and functions better with the narrow shape of the property. It would be a hardship to have to construct a cul-de-sac with no corresponding benefit to the City.

Mayor and City Council
City of Alpharetta, Georgia
December 1, 2017
Page 2

The granting of this Zoning Application and Variance will have no negative impact on adjoining or nearby properties, but will provide a compatible, attractive 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 use change will have minimal 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 owner/developer. There is a current demand for high quality small lot homes in the immediate area. The property is abutted on two sides by high density residential subdivisions. Rucker Road makes a good boundary between higher density to the south and lower density residential development to the north. The Comprehensive Plan does not reflect actual development in the immediate area.

The property as zoned AG is not a reasonable zoning of the property. Constitutional Objections are attached hereto as Exhibit A, and made a part hereof by reference.

Property owner respectfully requests that the Mayor and City Council approve this Application for Rezoning and the Variances 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

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: PH-17-16 NORTH POINT ACTIVITY CENTER LCI UPDATE

PLANNING COMMISSION: FEBRUARY 1, 2018

CITY COUNCIL: FEBRUARY 19, 2018

II. RECOMMENDATION:

Approve PH-17-16 update to the North Point Activity Center Livable Centers Initiative (LCI).

III. REPORT IN BRIEF:

Consideration of a 10-Year Major Plan Update to the North Point Activity Center LCI. The Atlanta Regional Commission's (ARC) Livable Centers Initiative (LCI) is a grant program that incentivizes local jurisdictions to re-envision their communities as vibrant, walkable places that offer increased mobility options, encourage healthy lifestyles and provide improved access to jobs and services. The LCI program is funded by federal transportation dollars (FHWA's Surface Transportation Program). In order to remain eligible for LCI project and supplemental study funding, the Atlanta Regional Commission (ARC) requires Major Plan Updates to LCI's every 10-15 years.

The goal of the North Point Activity Center LCI Major Plan Update is to update and clarify the community's vision for the North Point area, identify strategy and policy enhancements to maintain and enhance the district, and prioritize public investments particularly related to maintaining mobility and enhancing walkability in the area.

IV. ATTACHMENTS:

- North Point Activity Center LCI 10-Year Update

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Article 1. General Provisions

Sec. 1.1. Title and Purpose

1.1.1. Title

This ordinance shall be known as the “Alpharetta Downtown Code” or may be internally cited as “this code.”

1.1.2. General Purpose

The intent and purpose of this code is to enable and support the implementation of the following policies:

- A. That the Downtown Alpharetta is the focal point for high-quality, mixed-use development in the City of Alpharetta as established in the Downtown Master Plan and the City of Alpharetta 2030 Comprehensive Plan.
- B. That within Downtown Alpharetta, ordinary activities of daily life should be able to occur within walking or bicycling distance of most dwellings.
- C. That Downtown Alpharetta should serve people of all ages and allow residents to remain in the community as they age.
- D. That interconnected networks of streets should be designed to disperse traffic and reduce the length and number of automobile trips.
- E. That a range of high-quality and aesthetically compatible housing options should be provided to accommodate different needs in the community.
- F. That the quality-of-life in existing neighborhoods should be preserved and protected.
- G. That development patterns should make walking and bicycling safer and more pleasant.
- H. That a range of useable open spaces including parks, squares, playgrounds, and preserved environmentally sensitive areas should be distributed throughout Downtown Alpharetta.
- I. That buildings and landscaping should be coordinated in order to contribute to Downtown Alpharetta’s physical design and sense of place.
- J. That development should adequately accommodate automobiles while respecting the pedestrian and the design of public areas.
- K. That public buildings, gathering places, and areas for community events should be provided as locations that reinforce community identity.
- L. That public buildings should be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the area.
- M. That the harmonious and orderly development and redevelopment of Downtown Alpharetta should be secured through these regulations.

Sec. 1.2. Applicability

1.2.1. Territorial Application

This code applies within the study area of the City of Alpharetta Downtown Master Plan, adopted by the City of Alpharetta Mayor and city Council on February 23, 2015, subject to the following:

- A. The study area of the City of Alpharetta Downtown Master Plan shall be shown on the Official Zoning Map and labeled “Downtown Overlay.” [Heritage Design Areas identified in Sec. 2.10 shall also be shown on the Official Zoning Map and labeled “Heritage Design Area.”](#)
- B. Within the Downtown Overlay the requirements of Article 2 apply in addition to the requirements of [the](#) zoning district in which a parcel lies.
- C. Within the Downtown Overlay the requirements of Article 3 only apply when a parcel has been rezoned to a Downtown Zoning Code in accordance with the requirements for such found in Section 4.2 of the Unified Development Code.

1.2.2. Conformance Requirements

- A. All buildings, structures or land, in whole or in part, must be used or occupied, in conformance with this code. All buildings or structures, in whole or in part, must be erected, constructed, moved, enlarged or structurally altered in conformance with this code.
- B. Nothing in this code shall require any change in the plans, construction or intended use of a building or structure for which a lawful permit has been issued or a lawful permit application has been accepted before the effective date of this code, provided that the construction under the terms of such permit is diligently followed until its completion.

1.2.3. Conflicting Provisions

- A. It is not the intent of this code to interfere with or abrogate or annul any easements, covenants or other agreements between parties; provided, however, that where this code imposes a greater restriction upon the use of property or premises or upon the height of buildings, or requires greater space than is imposed or required by other resolutions, rules or regulations, or by easements, covenants or agreements, the provisions of this code shall govern.
- B. Nothing herein shall be construed as repealing or modifying the conditions of operation or conditions of site development accompanying those zoning approvals, variances or use permits issued prior to the existence of this code; however, modification or repeal of these past conditions of approval may be accomplished through a zoning change in accordance Section 4.2 of the Unified Development Code.

1.2.4. Use of Words and Phrases

Terms used throughout this code may be defined in Article 4 Definitions of Terms. Article 4 contains regulatory language that is integral to this code. Those terms not defined in Article 4 shall be accorded their commonly accepted meanings. In the event of conflicts between these definitions and those of Section 1-4 of the Unified Development Code, those of this code shall take precedence.

1.2.5. Text and Graphics

Illustrations, photos, and graphics are included in this code to illustrate the intent and requirements of the text. In the case of a conflict between the text of this code and any illustrations, photos, or graphics, the text governs.

Sec. 1.3. Downtown Zoning Districts

1.3.1. Downtown Zoning Districts Established

A. The following “Downtown Zoning Districts” are established within the area regulated by this code:

1. Downtown Core (DT-C)
2. Downtown Mixed-Use (DT-MU)
3. Downtown Live-Work (DT-LW)
4. Downtown Residential (DT-R)

B. Parcels shall retain their current zoning that existed on the effective date of this ordinance.

1.3.2. Relationship between Land Use Categories and Downtown Zoning Districts

The land use categories established by the Comprehensive Land Use Plan may be implemented by the establishment of appropriate zoning districts within each category. The Downtown Zoning Districts permitted within each land use category are restricted to the following:

- A. The “Downtown District” land use category permits the “Downtown Core” zoning district.
- B. The “Mixed-Use Commercial District” land use permits the “Downtown Mixed-Use” zoning district.
- C. The “Mixed-Use Live/Work District” land use category permits the “Downtown Live-Work” zoning district.
- D. The “High Density Residential” land use category permits the “Downtown Residential” zoning district.
- E. All other land use categories permit the zoning districts identified in the Comprehensive Land Use Plan.

1.3.3. Zoning Changes

Zoning changes to a “Downtown Zoning District” shall only occur in conformance with Section 1.3.2 and in accordance with Section 4.2 of the Unified Development Code.

Article 2. Downtown Overlay

Sec. 2.1. Applicability

2.1.1. Applicability

- A. The requirements of this Article apply to all parcels within the Downtown Overlay unless expressly stated otherwise in this Article.
- B. The requirements of the Unified Development Code also apply in all Downtown Districts unless expressly stated otherwise in this Article.
- C. This Article does not change the permitted use or density of a property within the Downtown Overlay. Land and structures must be used in accordance with the standards of the underlying zoning district.
- D. This Article does change the permitted form and design of a property subject to the Downtown Overlay. When requirements of this Article conflict with any other requirement of the Unified Development Code or the Alpharetta Downtown Design Guidelines, the requirements of this Article shall prevail.
- E. When the word “street” is used in this Article it means both public and private streets unless stated otherwise.

Sec. 2.2. Block and Access

2.2.1. Intent

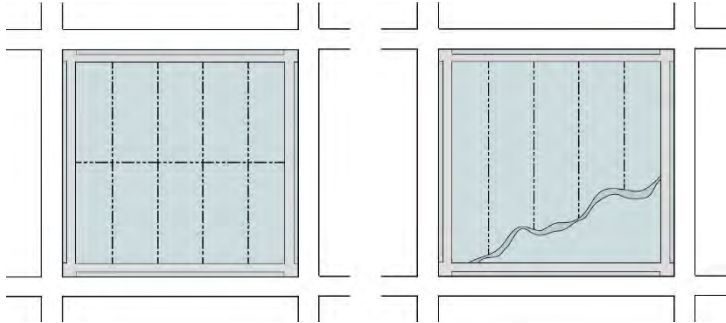
- A. The intent of the block and access standards is to provide a well-connected street network. Large blocks with limited connectivity discourage walking, contribute to street congestion, and add driving distance that can negatively impact emergency services. New streets should also be designed to consider the future development identified in the Alpharetta Downtown Master Plan.
- B. The intent of the access standards is to provide safe and convenient vehicular and pedestrian access within developments and between adjacent developments and to lessen traffic congestion and increase connectivity. Pedestrian, bike, and vehicular access should be safe, direct and convenient.

2.2.2. Blocks

- A. Sites greater than 4 acres in size must incorporate existing or new streets that terminate at other existing or new streets to form an interconnected network with the maximum block perimeter lengths that follow:

	Block Perimeter (Max.)
Downtown Zoning Districts	
DT-C	1,600 feet
DT-MU	2,000 feet
DT-LW, DT-R	2,400 feet
Other Zoning Districts	
C-1, C-2, O-I, O-P	2,400 feet
CUP, R-8A, R-10A	2,400 feet
AG, R-12, R-15, SU, I-1	n/a

- B. In addition to the block standards above, blocks containing exclusively 'For Sale' detached dwellings must be wide enough to provide two tiers of lots, except where fronting on arterial streets prevented by topographical conditions or size of the property, in which case the City Transportation Engineer may require and/or approve a single tier of lots.



- C. Other than stub-out streets, dead-end streets are not allowed unless a variance is granted for topographic hardship.
- D. Block Measurement
1. A block is bounded by a public or private right-of-way (not including an alley). All public or private rights-of-way proposed as part of a development must be improved with a street.
 2. Block perimeter is measured along the edge of the property abutting the public or private right-of-way, except for the measurement of dead-end streets, which are measured from intersecting centerlines.
 3. The City Transportation Engineer may modify the block perimeter requirements when steep slopes in excess of 25%, preexisting development, tree protection areas, stream buffers, cemeteries, open space, or easements would make the provision of a complete block infeasible.
 4. Where the block pattern is interrupted by public parkland, including greenways, that is open and accessible to the public, pedestrian access points must be provided with a minimum spacing equal to half of the maximum block perimeter.
- E. No public or private street within the Downtown Overlay, including alleys, may be gated.

2.2.3. Access

- A. General. When land is subdivided or otherwise developed, parcels and buildings must be arranged and designed so as to allow for the opening of future streets and must provide access to those areas not presently served by streets. No development may be designed to completely eliminate street access to abutting parcels without current street access.
- B. Stub-Out Streets
1. Stub-Out Required
 - a. Where a development abuts unsubdivided land, stub-out streets within the new development must be installed to meet the block standards of Section 2.2.2.
 - b. The stub-out street right-of-way, pavement, and curbing must extend to the boundary of the abutting parcel to the point where the connection to the anticipated street is expected.
 - c. Where a stub-out street is provided, a sign noting the future street extension must be posted at the applicant's expense.
 2. Connecting to an Existing Stub-Out Street. If a stub-out street exists on an abutting parcel, the street system of any new development must connect to the stub-out street to form a through

street.

3. Exception. The City Transportation Engineer may eliminate the requirement for a stub-out street or require pedestrian and bicycle only access when steep slopes in excess of 25%, freeways, waterways, tree conservation areas, stream buffers, cemeteries, open space or easements would make the provision of a stub-out street infeasible.

2.2.4. Vehicle Cross-Access

All lots in districts allowing commercial uses, attached 'For-Sale' dwellings, or 'For-Rent' dwellings, and all lots where the adopted comprehensive plan land use classification would allow for rezoning to such district, that abut another lot in a district or land use classification allowing either commercial uses, attached 'For-Sale' dwellings, or 'For-Rent' dwellings must comply with the following standards.

- A. Internal vehicular circulation areas must be designed and installed to allow for cross-access between abutting lots.
- B. Vehicle cross-access may not be gated.
- C. When an abutting lot is vacant or already developed, a stub for a future cross-access connection must be provided at the point where the connection to the abutting parcel is expected to occur in the future.
- D. If a cross-access driveway stub exists on an abutting parcel, the internal vehicular circulation area must connect to the stub to form a cross-access connection.
- E. When cross-access for vehicles is deemed impractical by the City Transportation Engineer on the basis of topography, the presence of natural features, or vehicular safety factors, the requirement for cross access may be waived. Bicycle and pedestrian connections must be provided between abutting properties when cross-access is waived.
- F. Property owners who establish cross-access easements must:
 1. Allow pedestrian and vehicular access to all properties on the same block face as the property owner establishing the cross-access. Pedestrian and vehicular access is contingent upon the granting of reciprocal vehicular, bicycle, and pedestrian access rights to the granting property;
 2. Record an easement allowing cross-access to and from properties served by the cross-access easement;
 3. Record a joint maintenance agreement requiring each property owner to maintain the vehicular, bicycle, and pedestrian access areas on their lot;
 4. Contain a provision prohibiting the erection of fences, walls and other obstructions that prevent the use of vehicular, bicycle, and pedestrian access ways;
 5. Include a statement that the cross-access agreement is conveyed with the land, is binding on all successors, heirs and assigns and that the easement rights are perpetual; and
 6. The cross access agreement must be signed by all of owners of the granting property.

Sec. 2.3. Streets

2.3.1. Intent

- A. The intent of this Section is to provide a palette of street types and design elements that reflect the character of different areas within the Downtown Overlay as established in the Alpharetta Downtown Master Plan.
- B. The regulations provide adequate accommodations for vehicles, cyclists, and pedestrians.
- C. The street types defined in this Section provide a guide to balancing the needs of all modes of travel. Modifications to these types may be made by the City Transportation Engineer.
- D. The appropriate street type will be selected by the City Transportation Engineer based on the Roadway Plan in the Alpharetta Master Plan and engineering and land use context factors, including anticipated vehicle volumes.

2.3.2. Applicability

- A. When a development proposes the construction of a new public or private street, the requirements of this Section apply.
- B. When constructing a new street or reconstructing an existing street, sidewalks, bike lanes, curb and gutter or an alternative curb and gutter to accommodate GI/LID, and street trees must be installed and constructed in accordance with this Section and the City of Alpharetta Department of Engineering/Public Works Design Standards.
- C. Use of multi-functional stormwater BMPs is expressly allowed and encouraged in the ROW, including streetscape landscape bioretention areas and stormwater planters, stormwater street trees, curb bulbouts and medians with bioretention, and vegetated swales. Such stormwater BMPs may receive stormwater credit for the site if part of an approved stormwater management plan and with a long-term maintenance agreement.
- D. D. Traffic calming design elements, such as intersection bulbouts can help moderate vehicle speeds on Downtown Streets; multifunctional bulb-outs that include runoff reduction measures for stormwater management are encouraged. Landscaping and traffic calming techniques that are ideal on Downtown Streets include, but are not limited to, street trees with grated wells, bioretention areas/planters, curb bulbouts with bioretention.
- E. Existing streets may continue serving existing development in their current configuration; however, they must not be extended or substantially rebuilt except in conformance with this Section.

2.3.3. Street Types

- A. All new or extended public or private streets must meet the following standards unless modified by the City Transportation Engineer for the following public purposes:
 - 1. To provide on- or off-street bicycle facilities;
 - 2. To provide wider sidewalks or planters;
 - 3. To provide a median, left turn lane, or combination therefore;
 - 4. To provide bulb-outs;

5. To provide hardscape surface in otherwise landscaped planters in order to provide pedestrian access to adjacent on-street parking;
6. To increase or decrease the travel lane width; and
7. To provide traffic calming or pedestrian safety measures.

B. Arterial Street Residential



Width	
Right-of-way Width	60 feet
Face of curb to face of curb width	36 feet
Streetscape	
Sidewalk	6 feet
Planter	6 feet
Planter Tree Spacing (max.)	40 feet on-center
Planter Type	Landscaped
Travelway	
Parallel Parking	8 feet
Travel Lane	10 feet

C. Arterial Street Commercial/Mixed-Use



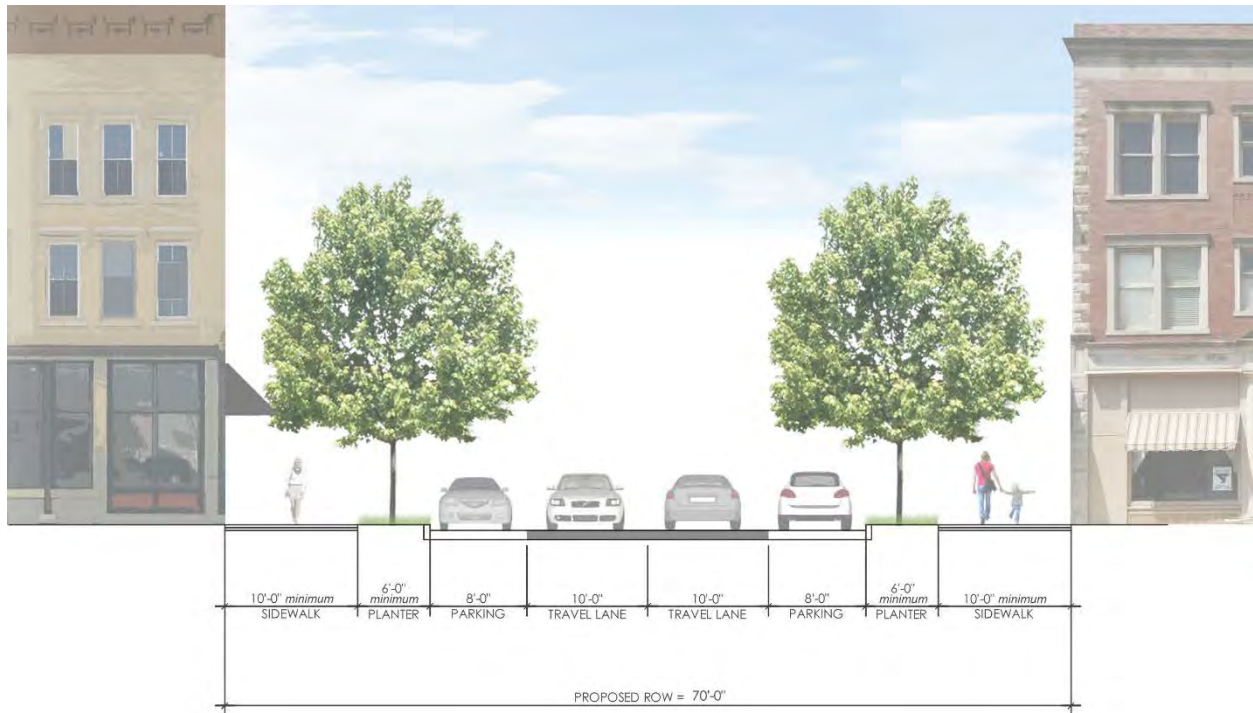
Width	
Right-of-way Width	100 feet
Face of curb to face of curb width	68 feet
Streetscape	
Sidewalk	10 feet
Planter	6 feet
Planter Tree Spacing (max.)	40 feet on-center
Planter Type	Landscaped/Hardscaped*
Travelway	
Parallel Parking	8 feet
Travel Lane	10.5 feet

*Planter may be landscaped or hardscaped, but all trees shall be planted in a landscape area with a minimum size of 6 feet by 10 feet.

D. Collector Street Residential

Width	
Right-of-way Width	60 feet
Face of curb to face of curb width	32 feet
Streetscape	
Sidewalk	8 feet
Planter	6 feet
Planter Tree Spacing (max.)	40 feet on-center
Planter Type	Landscaped
Travelway	
Parallel Parking	7 feet
Travel Lane	9 feet

D.E. Collector Street Commercial/Mixed-Use



Width	
Right-of-way Width	70 feet
Face of curb to face of curb width	36 feet
Streetscape	
Sidewalk	Min. 10 feet
Planter	6 feet
Planter Tree Spacing (max.)	40 feet on-center
Planter Type	Landscaped/Hardscaped*
Travelway	
Parallel Parking	8 feet
Travel Lane	10 feet

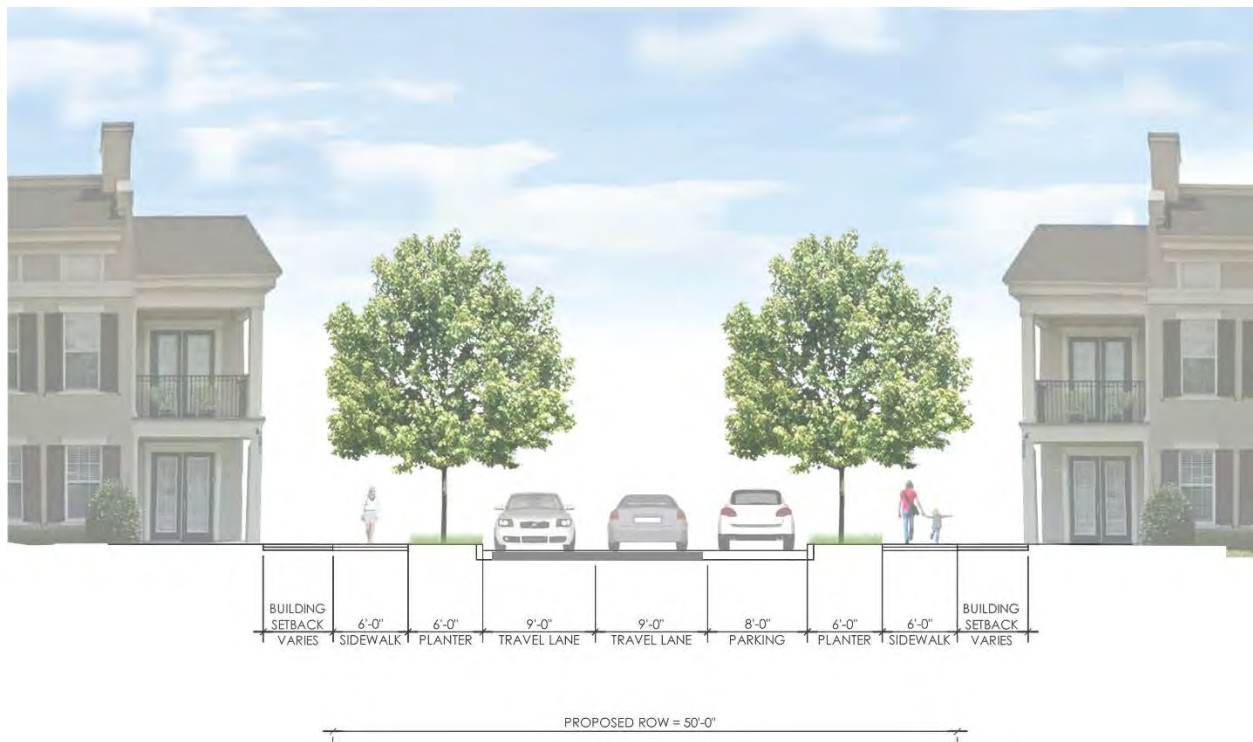
*Planter may be landscaped or hardscaped, but all trees shall be planted in a landscape area with a minimum size of 6 feet by 10 feet.

Green Street



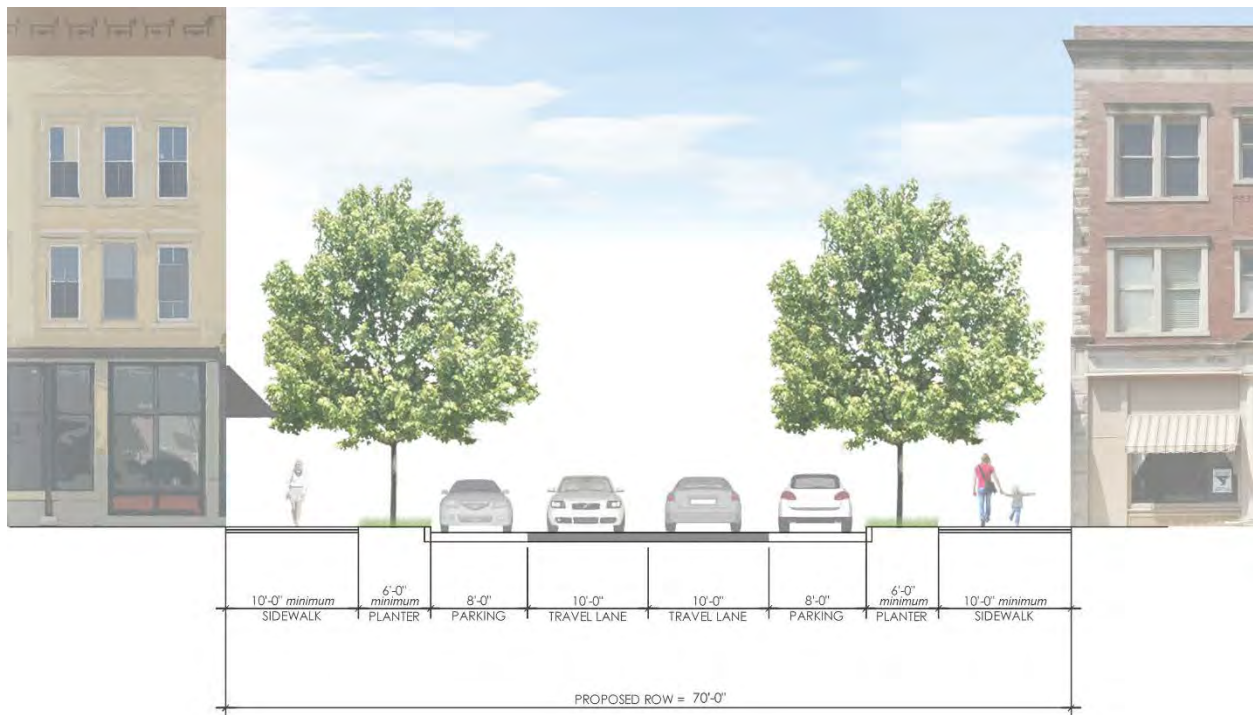
Width	
Right-of-way Width	70 feet
Face of curb to face of curb width	36 feet
Streetscape	
Sidewalk	6 feet (one side) (see note 1)
Multi-use trail	12 feet (one side) (see note 1)
Planter	8 feet
Planter Tree Spacing (max.)	40 feet on-center
Planter Type	Bio-swale
Travelway	
Parallel Parking	8 feet
Travel Lane	10 feet

Note 1: The side of the street containing sidewalks and multi-use trails shall be as established by the City Transportation Engineer.

G. Local Street Residential

Width	
Right-of-way Width	50 feet
Face of curb to face of curb width	26 feet
Streetscape	
Sidewalk	6 feet
Planter	6 feet
Planter Tree Spacing (max.)	40 feet on-center
Planter Type	Landscaped
Travelway	
Parallel Parking	8 feet
Travel Lane	9 feet

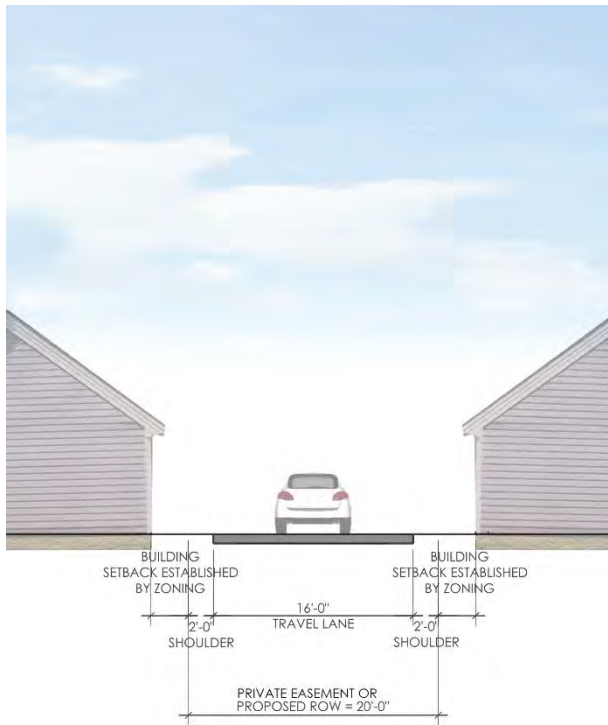
Local Street Commercial/Mixed-Use



Width	
Right-of-way Width	70 feet
Face of curb to face of curb width	34 feet
Streetscape	
Sidewalk	Min. 10 feet
Planter	7 feet
Planter Tree Spacing (max.)	40 feet on-center
Planter Type	Landsaped/Hardsaped*
Travelway	
Parallel Parking	7 feet
Travel Lane	10 feet

*Planter may be landsaped or hardsaped, but all trees shall be planted in a landscape area with a minimum size of 6 feet by 10 feet.

G.I. Residential Alley



Width	
Right-of-way or Easement	20 feet
Width	
Paved Width	16 feet
Shoulder	2 feet
Travelway	
Parallel Parking	Not allowed
Travel Lane	16 feet

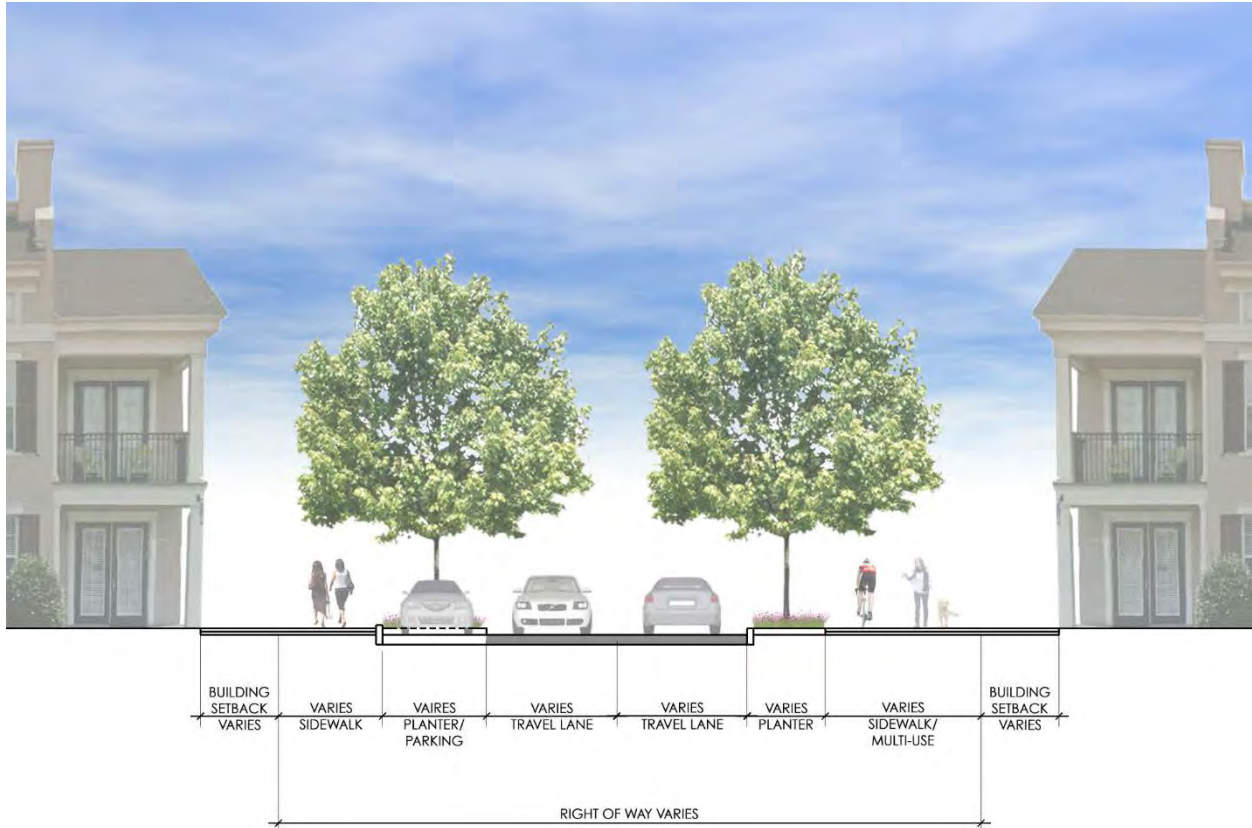
H.J. Commercial/Mixed-Use Alley



Width	
Right-of-way or Easement	20 feet
Width	
Paved Width	20 feet
Shoulder	0 feet
Travelway	
Parallel Parking	Not allowed
Travel Lanes	10 feet

K. Representative Alternative Streetscape Standard along an Existing Street

1. Purpose. Sec. 2.3.4.C.6 allows alternative streetscape standards to be approved by City Transportation Engineer under certain conditions. The purpose of this section is to illustrate one option for how this street type could be arranged.



Width	
Right-of-way Width	Varies
Face of curb to face of curb width	Varies
Streetscape	
Sidewalk	Min. 8 feet
Planter	7 feet
Planter Tree Spacing (max.)	40 feet on-center
Planter Type	Landscaped
Travelway	
Parallel Parking	8 feet
Travel Lane	Varies

2.3.4. Existing Streets, Streetscapes

- A. Applicability. A building or site may be renovated or repaired without meeting the requirements of this Section, provided any increase in gross floor area or improved site area does not exceed 25%.
- B. Exceptions. This does not apply as follows:
 1. On a parcel zoned R-12 or R-15 when such parcel is located within a recorded subdivision that existed on the date of adoption of this ordinance and when no sidewalks currently exist adjacent to the parcel.

2. On a parcel for which a Land Disturbance Permit or Building Permit is issued but where the Director of Community Development determines that the permit is for an accessory use or structure to the principal use or structure or for minor repairs or additions to the principal building or structure in existence.

C. Streetscapes Required

1. Existing streets, ~~planters, and sidewalk~~ that do not meet the parallel parking, planter, and sidewalk width and planting standards of the Downtown Alpharetta Streetscape Table, must be brought into compliance with ~~said the current~~ standards along the site's frontage prior to the issuance of Certificate of Occupancy, except as indicated in 5 below.
2. On existing streets where there is insufficient right-of-way for the required streetscape and parking improvements, the right-of-way needed for such improvements may be expanded by mutual agreement between the property owner and the entity holding the right-of-way, or a public access easement may be provided to the City to meet the required improvements.
3. Where an easement is provided to the City and a parcel is zoned a Downtown Zoning District, the back of the minimum required sidewalk (adjacent to the lot) may be considered the lot line for the purpose of establishing yards, may not be included in lot coverage calculations, and may not be counted in minimum lot size requirements for new lots.

Downtown Alpharetta Streetscape Table

Street Type and Parcel Zoning District (both must be met)		Parallel Parking	Planter	Sidewalk (see note 1)
Arterial (existing)	DT-C, DT-MU, C-1, C-2, O-I, OP, MU	<u>Required</u>	6 feet	10 feet
Arterial (existing)	All other Zoning Districts	<u>Required</u>	6 feet	6 feet
Collector (existing or proposed)	DT-C, DT-MU, C-1, C-2, O-I, OP, MU	<u>Required</u>	6 feet	10 feet
Collector (existing or proposed)	All other Districts	<u>Required</u>	6 feet	6 feet
Green (existing or proposed, includes Thompson Street)	DT-C, DT-MU, C-1, C-2, O-I, OP, MU	<u>Required</u>	8 feet	10 feet
Green (existing or proposed)	All other Districts	<u>Required</u>	8 feet	8 feet
Local (existing or proposed)	DT-C, DT-MU, C-1, C-2, O-I, OP, MU	<u>Required</u>	6 feet	10 feet
Local (existing or proposed)	All other Districts	<u>Required</u>	6 feet	8 feet

Note 1: Along at least one side of Thompson Street a 12-foot wide multi-use trail must be provided in lieu of the required sidewalk in accordance with the Downtown Master Plan. Such trail may be on the north or south side of the street, as determined by the City Transportation Engineer. The planter width may also be increased to allow the trail to run through existing or new open spaces.

4. Where a publically funded streetscape project using alternative planter standards was installed adjacent to a parcel after January 1, 2005, the planter standards of Downtown Alpharetta Streetscape Table do not apply.
5. The City encourages the use of multi-functional runoff reduction measures in the streetscape, including bioretention areas, stormwater tree box, and planter box. The dimensional standards for planting area, tree spacing, planting type and utility placement may be varied to accommodate runoff reduction measures.

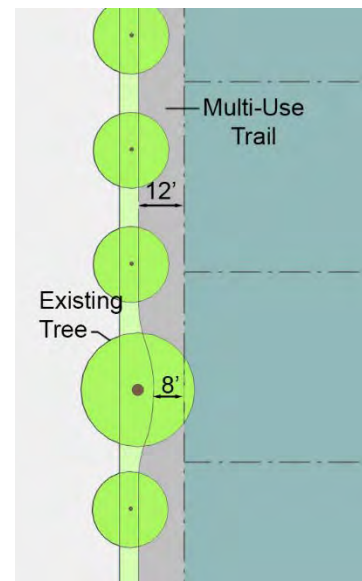
6. Alternative streetscape standards along an existing local street may be approved by City Transportation Engineer when all of the following conditions are met:

- a. The site has less than 100 feet of frontage along an existing local street;
- b. The site is along a block that is transitioning from for-sale detached dwellings into more intense uses;
- c. The site is exclusively used for detached houses, cottage courts, semi-detached houses, or townhouses; and
- d. Compliance with this section would result in a streetscape that extends 4 feet or greater beyond the existing right-of-way.

a-e. An example of one possible alternative streetscape standard is shown in Sec. 2.3.3.K.

2.3.5. Multi-Use Trails

- A. Multi-use trails shall have an average width of 12 feet, but their width may be periodically reduced to 8 feet where topography, wetlands, stream buffers, existing buildings, existing trees, or other existing conditions render this requirement infeasible. The maximum length of this reduced width is 400 feet.
- B. A multi-use trail may be required instead of a sidewalk along any new or existing street when the location is identified for a multi-use trail in the Downtown Master Plan or other plan that has been adopted by the City of Alpharetta.
- C. Where a City of Alpharetta park or access easement held by the City of Alpharetta abuts a street subject to Section 2.3.5.A above, the multi-use trail may also be located in such park or easement.
- D. In approving a multi-use trail in lieu of a sidewalk, the City Transportation Engineer may reduce the planter width to a minimum width of 5 feet.



2.3.6. Improvements along State Highways

- A. For any development that abuts a State highway or other right-of-way controlled by the State of Georgia, improvements to the roadway and the location and design of any street or driveway providing access from the State highway must comply with the standards and requirements of the Georgia Department of Transportation.
- B. An approved permit for proposed access or improvements is required by Georgia Department of Transportation and must be incorporated into the construction drawings for the project prior to the issuance of a Land Disturbance Permit.

2.3.7. Planter

- A. **Defined.** A zone adjacent to the curb intended for planting street trees and the placement of street furniture including light poles, litter receptacles and similar items.
- B. Street trees shall be planted in the planter as follows:

1. Where no overhead utilities exist, shade trees must be planted a maximum of 40 feet on center in the planter. Newly planted trees shall be a minimum of 3½ inches in caliper, and shall be limbed up to a minimum of 7 feet.
2. Where overhead utilities exist, one understory tree must be planted a maximum of 25 feet on center in the planter, subject to approval of the overhead utility provider and the City Arborist.
3. Trees shall have a minimum 6 feet by 10 feet pervious landscape planting area. Tree grates are not allowed unless the City Arborist determines that they will not negatively impact tree health.

Sec. 2.4. Parking and Loading

2.4.1. Vehicle Parking

- A. Every use must provide and maintain vehicular parking in accordance with the Vehicular Parking Requirements Table.

B. Vehicular Parking Requirements Table

Use	Parking Space Ratio
Residential Activities	
Dwelling, 'For-Sale,' Attached	Min. 1 per bedroom (up to 2 bedrooms), plus 0.15 visitor space per unit
Dwelling, 'For-Sale,' Detached	Min. 1 per bedroom (up to 2 bedrooms), plus 0.15 visitor space per unit
Dwelling, 'For-Rent'	Min. 1 per bedroom (up to 2 bedrooms), plus 0.15 visitor space per unit
Bed & Breakfast	Min. 1 per guest bedroom
Hotel	Min. 1 space per guest room, plus 1 employee space per 20 guest rooms, plus 1 per 500 sf of convention rooms, conference rooms, ballrooms, restaurant and retail shops
Congregate Housing, Assisted Living Facility	Min. 1 per 2 sleeping rooms
Home-Elderly, Children, Nursing	Min. 1 per 2 sleeping rooms
Business Uses	
Bank, Savings & Loan, Mortgage Company	Min. 3 per 1,000 <u>1 per 333</u> sf
Day Care Center	Min. 1 per 400 sf, plus stacking for 6 cars on the lot
Funeral Home (with no cemetery or mausoleum)	Min. 1 per 4 seats in chapel or parlor, plus sufficient space to park or store all company vehicles
Medical, dental and optical offices	Min. 3 per 1,000 sf <u>Min. 1 per 333 sf</u>
Professional and business offices not otherwise specifically enumerated	Min. 3 per 1,000 sf <u>Min. 1 per 333 sf</u>
Auto, truck and mobile home sales, outdoor equipment and machinery sales, commercial nurseries	Min. 3 per 1,000 <u>1 per 333</u> sf of showroom, sales office or other conditioned space
Restaurant	Min. 1 per 500 sf
Retail businesses, not otherwise specifically enumerated	Min. 1 per 500 sf
Theaters, night clubs and other such places of public assembly	Min. 1 per 4 seats, plus 1 (employee space) per 10 seats
Service and repair establishments not otherwise specifically enumerated	Min. 3 <u>1</u> per 1,000 <u>333</u> sf, excluding storage
Service Station, Automotive	Min. 2 per fueling station, plus 1 per 250 sf of retail
Technology Centers/Data Processing Centers	Min. 1 per 500 sf of unmanned areas and min. 1 per 300 sf of manned areas
Wholesale/Industrial Uses	
Wholesaling and industrial uses including lumber, brick, coal, junk and supply yards	Min. 1 per 1,000 sf
Public and Semipublic Uses	
Hospital	Min. 1 per bed, plus 1 per 200 sf for outpatient treatment areas
Church, Synagogue, Other Place of Worship	Min. 1 per 2 seats in the principal assembly room

Use	Parking Space Ratio
Places of assembly or indoor recreation without fixed seats	Min. 1 per 500 sf playing court, rink, playing field and spectator area, plus 1 per 200 sf of patron use areas
Schools, elementary and middle schools	Min. 1 per classroom and administrative office, plus 5 visitor spaces
Schools, senior high	<u>Applicants must submit a parking study (prepared by an independent third party) to determine minimum parking requirements. The study must estimate parking demand based on reliable data collected from comparable uses or on external data from credible research organizations (e.g. Institute of Transportation Engineers or American Planning Association). It must also consider the number of students, staff, classrooms, visitors, and the availability of busing. In no case may the minimum requirement be less than</u> 1 per classroom and administrative office, plus 1 per 4 students (based on the design capacity of the school)
Other public building	Min. 1 per 300 sf

C. Parking in the following locations may be used to satisfy the minimum requirements of the Vehicular Parking Requirements Table:

- Off-street parking located on the same site or lot as the use it serves;
- On-street parking located adjacent to and on the same side of the street as the site or lot contain the use it serves.

D. When a use provides more than 120% of the minimum number of spaces required by the Vehicular Parking Requirements Table, any additional spaces in a surface parking lot must be constructed of pervious paving materials. For the purpose of conforming to this requirement, any on-street spaces or off-street spaces in parking structures must be counted towards satisfying the minimum requirement.

E. Parking In-Lieu Fees

- The city council may authorize vehicular parking requirements to be satisfied through payment of parking in-lieu fees according to the following fee schedule:

Parking In-Lieu Fee Schedule

<u>If the Number of Required Spaces Satisfied through In-Lieu Program is Between:</u>	<u>The Fee Due is:</u>
<u>1 – 10 spaces</u>	<u>\$7,000 per space</u>
<u>11-20 spaces</u>	<u>\$70,000 + \$10,000 per space over 10</u>
<u>21-40 spaces</u>	<u>\$170,000 + \$15,000 per space over 20</u>
<u>41-60 spaces</u>	<u>\$470,000 + \$20,000 per space over 40</u>
<u>61-100 spaces</u>	<u>\$870,000 + \$25,000 per space over 60</u>
<u>101 spaces and greater</u>	<u>\$1,870,000 + \$30,000 per space over 100</u>

2. Applications to use parking in-lieu fees must be made to the city council, which will then hold a public hearing to approve or deny the application. The city council must consider the following in reviewing an application for parking in-lieu:
 - a. The availability of parking in the Downtown Overlay;
 - b. The availability of alternative transportation in the Downtown Overlay;
 - c. The impact on the public health, safety, and general welfare; and
 - d. Other considerations deemed material to the application by city council.
3. Following approval of a parking in-lieu fee application, the fee must be paid in a lump sum either:
 - a. Prior to the issuance of a building permit; or
 - b. Prior to the issuance of a business license for the use for which the parking is required, if no building permit is required.
4. When parking in-lieu fees are utilized, the following apply if the use is changed or discontinued:
 - a. If a use is enlarged or replaced by a use that requires more parking, the additional parking requirement may be met by paying additional parking in-lieu fees.
 - b. If a use is reduced in area, or wholly or partially becomes vacant, or is replaced by a use that requires less parking, no additional parking in-lieu fees are required.
 - c. If a use is destroyed, the property owner may count its parking in-lieu fee spaces towards meeting the requirement of new uses built on-site, subject to “a” and “b” above.
 - d. A change of ownership or the dividing or merging of lots will not affect parking in-lieu fees or any determination that parking requirements have been met according to fees paid for a particular use, except when the change of ownership results in one of the conditions identified in “a” through “c” above.

F. On-Site Parking Special Exceptions

1. The following applies in place of Sec. 4.5.4 of the Unified Development Code when some or all of the required on-site parking is not provided and said requirement is not otherwise fully or partially satisfied through the payment of parking in-lieu fees.
2. Parking special exceptions shall be heard by the Planning Commission and decided by the City Council utilizing the same process required for conditional use applications under Sec. 4.2. of the Unified Development Code, except the conditional use standards of Sec. 4.2.3.C. shall not apply.
3. Parking special exceptions may be granted when the character of the use is such that the full provisions of on-site parking facilities is unnecessary, or where such regulation would impose an unreasonable hardship upon the use of the lot.
4. The City Council may impose conditions of approval on the special exception in order to protect the public health, safety, and general welfare.
5. In no case shall a special exception be granted from the conditions of approval imposed on a property through a zoning change granted by the City Council.
 - a. ~~A parking study may be submitted to support a request for a proposed parking reduction. This study shall be reviewed by Community Development and must be approved prior to~~

~~permitting-~~

2.4.2. Bicycle Parking

- A. Facilities that provide or required 25 or more vehicle parking spaces must provide a minimum of 1 bicycle parking space, plus 1 space for each additional 25 provided vehicle parking spaces, provided that no site may have fewer than 3 spaces nor be required to exceed bicycle 30 spaces.
- B. Bicycle parking facilities must comply with the following provisions.
 - 1. Each required bicycle parking space must be at least 2 feet by 6 feet. Where a bike can be locked on both sides of a bicycle rack without conflict, each side can be counted as a required space.
 - 2. Bicycle racks must be securely anchored, be easily usable with both U-locks and cable locks, and support a bicycle at 2 points of contact to prevent damage to the bicycle wheels and frame.
 - 3. Bicycle parking must be provided in a well-lit area.
 - 4. Spacing of the bicycle racks must provide clear and maneuverable access.
 - 5. Bicycle parking may be placed within the public right-of-way, provided the encroachment is approved by the City Transportation Engineer.
 - 6. Bicycle parking spaces must be as close as or closer than the nearest vehicle parking space (as measured along a pedestrian walkway from the door of the use the parking serves).

2.4.3. Driveways

- A. Applicability. This following applies to driveways, including those serving alleys, but not to new streets in conformance with Section 2.3.3.
- B. Width. Unless approved by the City Transportation Engineer or required by the Georgia Department of Transportation along a State highway, the maximum width of curb cuts, not including flares or returns at the throat of the facility, for entrances, exits, service drives and similar facilities shall be 24 feet for two-way entrances and 12 feet for one-way entrances.
- C. Number. The maximum number of driveways allowed on a site shall not exceed an amount equal to one driveway for every 300 feet of total street frontage or fraction thereof. All parcels are permitted at least one driveway.
- D. Location. Driveways may not be located on an arterial street when access is available from a collector or local street.

2.4.4. Design of Parking Structures

- A. When a parking structure fronts an arterial or collector street its ground story must have active uses (such as, but not limited to, residential, commercial, office or civic space) located between the parking structure and the closest adjacent street (not including an alley). Such active use shall have a minimum depth of 20 feet.
- B. Where upper stories of structured parking are adjacent to or visible from any street, they must be screened so that cars and ramps are not clearly visible from ground level view from the adjacent parcel or the adjacent street (not including an alley).
- C. Structured parking facades adjacent to or visible from any street must have the appearance of a horizontal storied building.

2.4.5. Loading

- A. On-site loading space is not required.
- B. Loading areas must be located to the rear of buildings. Loading areas must not be placed between a building and the closest adjacent street.
- C. Screening. If a loading area is provided, it must meet the following.
 - 1. Where a loading dock designed for tractor-trailers is placed between a shared lot line or building and the closest adjacent street (not including an alley), the entire length of the loading area must be screened.
 - 2. Screening must consist of either:
 - a. An 8-foot high wall compatible with the principal building in terms of texture, quality, material and color; or
 - b. Evergreen plant material that can be expected to reach a height of 8 feet with a spread of 4 feet within 3 years of planting.

2.4.6. Vehicle Access and Parking Locations

- A. No driveway or off-street parking lots may be located between a building and the closest street unless an intervening approved building type exists.
- B. Off-street parking for the following must be accessed from alleys:
 - 1. Townhouses on lots of any width.
 - 2. All other building types on lots less than 50 feet in width.
- C. Where a garage faces a street the garage must be recessed a minimum distance of 20 feet behind the front building façade.

Sec. 2.5. Landscaping and Screening

2.5.1. Applicability

- A. New Construction. Any new building or site improvement must comply with the landscaping and screening requirements of this Section.
- B. Maintenance and Repair. An existing building or site may be repaired, maintained or modernized without providing additional landscaping or screening, provided there is no increase in gross floor area or improved site area.
- C. Additions
 - 1. When an existing building, use or site is increased in gross floor area or improved site area by up to 25% cumulatively, landscaping and screening is required for the additional floor or site area only.
 - 2. When an existing building, use or site is increased in gross floor area or improved site area by more than 25% cumulatively, both the existing building, use or site and the additional floor or site area must conform to the landscaping and screening requirements of this Section.
- D. Change in Use. A change in use does not trigger the application of these requirements except when there is a specific use standard requiring landscaping or screening for the new use.

2.5.2. Yard Landscaping

- A. Yards between a parking lots and a street must comply with Section 2.5.3.
- B. Yards greater than 5 feet in depth and located between a building and the closest adjacent sidewalk along a street must be landscaped with grass, trees, shrubs, hedges and other landscaping materials for their entire width, with the exception of areas used for:

- 1. Front porches and stoops;
 - 2. Outdoor dining or display;
 - 3. Pedestrian walkways used to access a street-facing pedestrian entrance;
 - 4. Driveways used to access off-street parking; and
 - 5. Amenity space, where required by Article 3.
- C. Yards greater than 10 feet in depth must be planted with one tree for each 30 feet of street frontage or portion thereof.
 - D. Vegetated runoff reduction measures shall be allowed in the designated yards, if properly designed to provide stormwater management and screening functions.

2.5.3. Parking Lot Landscape Strips

- A. Applicability. All surface parking areas (of any size) abutting a street (not including an alley) must be screened using one of the following options.
- B. Landscape Strip with Shrubs. A minimum 10 feet wide landscape strip planted with a minimum of 10 shrubs per 35 linear feet of street frontage, excluding driveway openings. Shrubs shall be provided to screen paved areas and parking lots from the right-of-way. Shrubs shall be at least 2 feet tall at time of planting. They must be planted 2 rows deep, and provide a screen within 3 years of planting.
- C. Landscape Strip with Wall
 - 1. A 2.5 feet high wall in a minimum 4-foot planting strip.
 - 2. Walls must be close to the parking lot in order to provide a minimum 2-foot landscaped area facing the street.
 - 3. Walls must be closed and be constructed of one or a combination of

the following: decorative blocks; brick; stone; cast-stone; split-faced block; or stucco over standard concrete masonry blocks.

D. Landscape Strip with Berm

1. An earth berm a minimum of 2.5 feet higher than the finished elevation of the parking area, planted with 5 shrubs for every 35 linear feet of street frontage, excluding driveway openings.
2. The berm must contain a rounded crown suitable for planting, and a stabilized side slope of no greater than 3:1.

E. Landscape Strip with Grade Change. A 6-foot landscaped strip with a minimum 3-foot grade drop from the street to the parking area, planted with a minimum of 5 shrubs for every 35 linear feet of street frontage, excluding driveway openings.

F. Location. A required landscape strip must be located at the outer perimeter of the parking area and must be provided along the entire parking area abutting the street, excluding breaks for pedestrians, bicycles and driveways.

G. Plant Material. Required shrubs must be a minimum of 2.5 feet in height at time of planting. 70% of the required amount of shrubs must be evergreen.

2.5.4. Screening

A. Service Areas

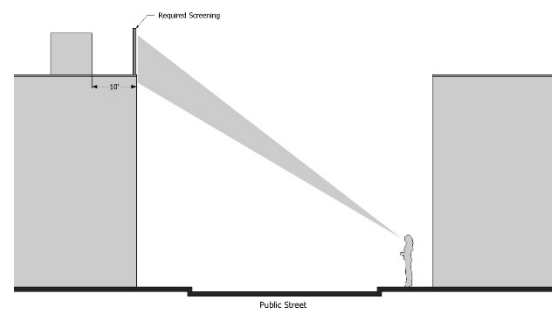
1. Trash and recycling collection and other similar service areas must be located to the side or rear of buildings and may not be between a building and the street.
2. Service areas must be screened on 3 sides by a wall a minimum 6 feet in height and on the 4th side by a solid gate at a minimum of 6 feet in height.
3. The wall must be opaque and be

constructed of one or a combination of the following: decorative blocks; brick; stone; cast-stone; split-faced block; or stucco over standard concrete masonry blocks.

4. The gate must be self-locking and maintained in good working order.

B. Roof-Mounted Equipment

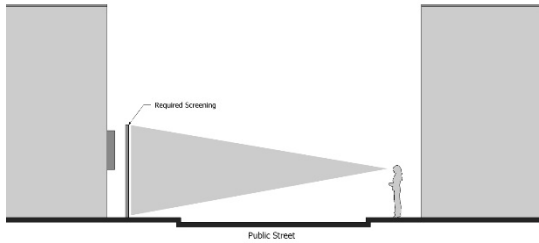
1. Roof-mounted equipment must be set back at least 10 feet from the edge of the roof and screened from ground level view from abutting parcel or abutting street (not including an alley).
2. New buildings must provide a parapet wall or other architectural element that is compatible with the principal building in terms of texture, quality, material, and color that fully screens roof-mounted equipment from ground level view.



3. For buildings with no or low parapet walls, roof mounted equipment must be screened on all sides by an opaque screen compatible with the principal building in terms of texture, quality, material, and color.

C. Wall-Mounted Equipment

1. Wall-mounted equipment located on any surface that is visible from a street (not including an alley) must be fully screened by landscaping or an opaque wall or fence that is compatible with the principal building in terms of texture, quality, material, and color.



2. Screening must be of a height equal to or greater than the height of the mechanical equipment being screened.

D. Ground-Mounted Equipment

1. Ground-mounted mechanical equipment that is visible from a street (not including an alley) must be fully screened by landscaping or an opaque wall or fence that is compatible with the principal building in terms of texture, quality, material and color.



2. Screening must be of a height equal to or greater than the height of the mechanical equipment being screened.

2.5.5. Design and Installation

A. Plant Material

1. Plant materials must be hardy to zone 7b in accordance with the U.S. Department of Agriculture's Plant Hardiness Zone Map.
2. Plant materials must be able to survive on natural rainfall once established with no loss of health.
3. Tree height is measured from the top of the root ball to the tip of the main stem.
4. No artificial plants, trees, or other vegetation may be installed as required

landscaping and screening

2.5.6. Maintenance of Landscaping

- A. Responsibility. The property owner is responsible for maintaining all required landscaping and screening in good health and condition. Any dead, unhealthy, damaged or missing landscaping and screening must be replaced with landscaping and screening that conforms to this Section within 90 days (or within 180 days where weather concerns would jeopardize the health of plant materials) as approved by the City Arborist.

B. Soil Erosion

1. All planting areas must be stabilized from soil erosion immediately upon planting and must be maintained for the duration of the use.
2. Grass areas must be sodded prior to the issuance of a Certificate of Occupancy. If grass seed must be used, it must be a variety that may be reasonably expected to produce full coverage of the area.

C. Pruning and Trimming

1. All required landscaping must be allowed to reach its required size and must be maintained at no less than required size.
2. To prevent long-term harm to the health of required landscaping, all pruning of shrubs and trees must be done in accordance with the International Society of Arboriculture Standards entitled "ANSI A300 Standards."
3. "Topping," defined as removal of more than one-third of the leaves and branches of a tree, as measured from the lowest branch on the trunk of the tree to the top of the tree, is prohibited, except where necessary to maintain public overhead utilities.

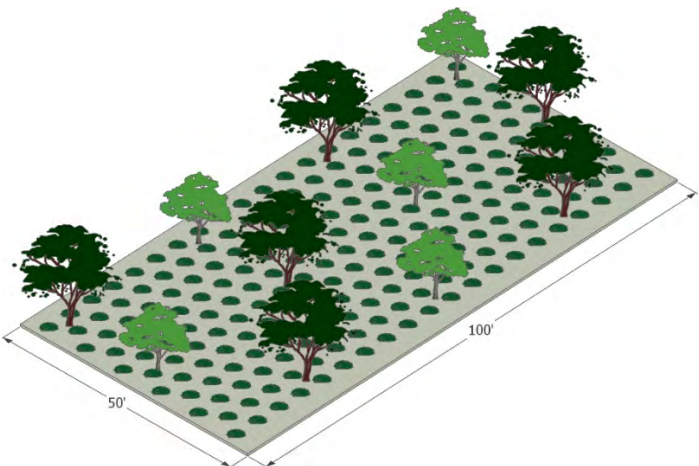
Sec. 2.6. Neighborhood Compatibility

2.6.1. Applicability

- A. Neighborhood compatibility measures are required when a lot zoned or used for a rental dwelling, office, institutional, commercial, industrial uses, or occupied by a non 'For-Sale' residential use adjoins a protected district
- B. Protected district as used in this Section means any property zoned for or used by 'For-Sale' residential purposes. Where commercial or industrial districts or developments abut R-10M zoning districts, the R-10M zoning district is considered a protected district and neighborhood compatibility measures also apply.

2.6.2. Buffers

- A. A 50 feet wide undisturbed buffer is required as shown in the Downtown Buffer Table.

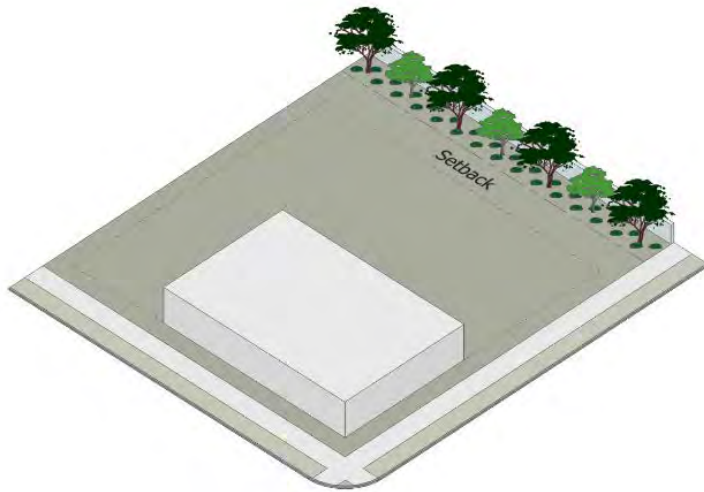
Downtown Buffer Table		
Depth (min.)	50 ft.	
Fence/wall height (min.)	Not required	
Shade trees (min. per 100 feet and evenly spaced)	6	
Understory trees (min. per 100 feet in length and evenly spaced)	5	
Shrubs (min. per 100 feet in length and evenly spaced)	60	

- B. Except as otherwise provided, herein, the buffer shall be preserved in its natural undisturbed state, except that sparsely planted buffers shall be enhanced with additional plant material. Enhancement plants must provide an opaque screen within two years of planting and must meet the following standards:
 1. Plants must be a minimum of 5 feet in height at time of installation;
 2. At least 75% of the total number of plants installed must be evergreen species; and
 3. Plants will be planted and spaced as shown in the Downtown Buffer Table.
- C. Buffers may not contain any surface parking or storm water, detention basins, or any structures except that the Director of Community Development may approve underground facilities within the buffer or the crossing of the buffer for the purpose of extending utilities. The Community Development Director may approve vegetated runoff reduction measures within the buffer. The planting requirements in A. and B. above may be varied to accommodate vegetated runoff reduction measures as part of an approved stormwater management plan, if properly designed to provide stormwater management and screening functions.

- D. Stream buffers must be replanted where disturbed for approved access, and utility crossings. Replacement plants must be approved by the City Arborist.
- E. All buffer plantings are subject to the approval of the Director of Community Development.

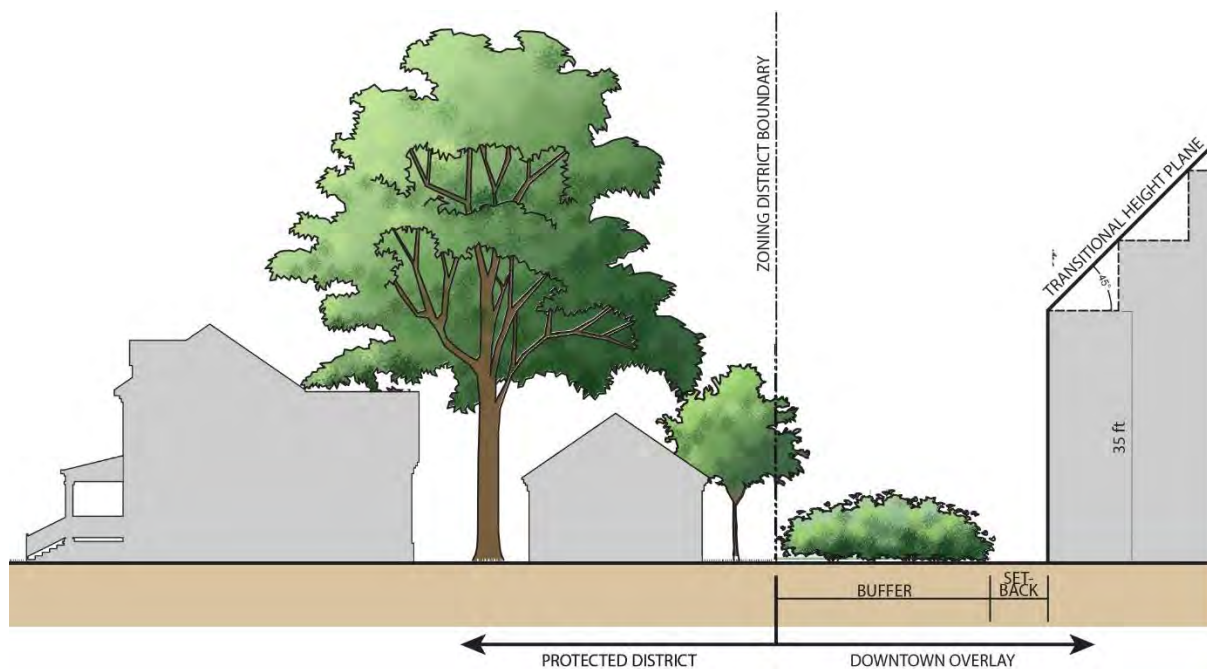
2.6.3. Building Setbacks

All building setbacks are measured from the inside edge of the required buffer.



2.6.4. Transitional Height Plane

- A. A building must not extend into a 45-degree angular plane projecting over the subject property measured from a height of 35 feet at the side interior or rear setback line.



- B. The transitional height plane ends at any public street (not including an alley) or 60 feet from the protected district lot line, whichever is less.

Sec. 2.7. Building Types

The following rules apply to all buildings in the Downtown Overlay.

2.7.1. Descriptions

Within the Downtown Overlay building types are used to regulate the design of buildings. Each building type is described below. A building's building type is determined by the Director of Community Development. Within Downtown Zoning District, building types are subject to the additional use requirements of the applicable zoning district. All graphic depictions of building types are for illustrative purposes only. Note that these building types are for zoning purposes only, and not linked to the Building Code. Freestanding parking structures are not considered to be a building type.



- A. **Detached House.** A building type that accommodates one dwelling unit on an individual lot with yards on all sides. Not intended for nonresidential uses.



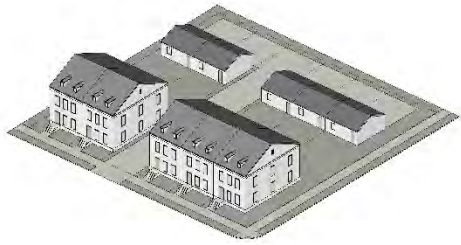
- C. **Cottage Court.** A building type designed to accommodate 5 to 10 detached dwelling units organized around a shared internal courtyard. Units cannot be vertically mixed.



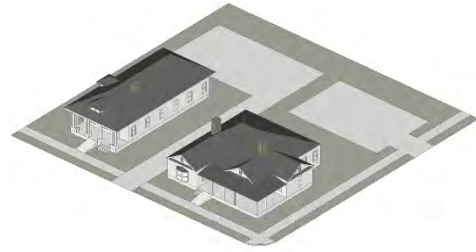
- B. **Carriage House.** A small self-contained accessory dwelling unit located on the same lot as a detached house, semi-detached house, or townhouse but physically separated, for use as a complete, independent living facility, with provisions for cooking, sanitation and sleeping.



- D. **Semi-Detached House.** A building type that accommodates two dwelling units arranged either horizontally or vertically. Not intended for nonresidential uses.



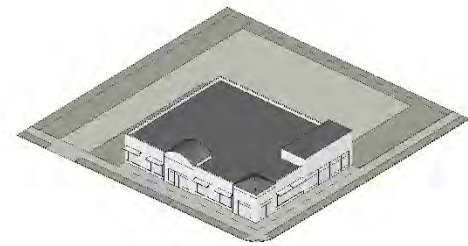
- E. **Townhouse.** A building type that accommodates 3 or more dwelling units where each unit is separated by a common side wall. Units cannot be vertically mixed.



- H. **Commercial House.** A building type that accommodates nonresidential uses in a building type that resembles a detached house. Not intended for residential uses.



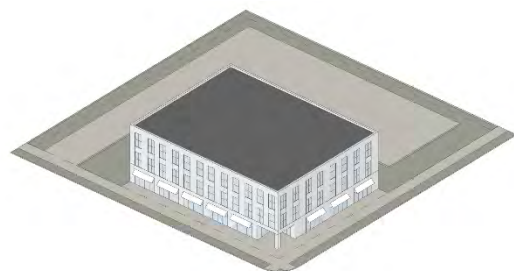
- F. **Walk-up Flat.** A building type that accommodates 3 to 8 dwelling units vertically and horizontally integrated.



- I. **Shopfront.** A single-story building type that typically accommodates single-use retail or commercial activity.



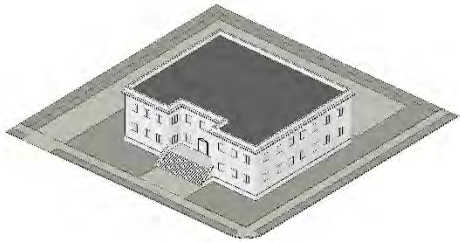
- G. **Stacked Flat.** A building type that accommodates 9 or more dwelling units vertically and horizontally integrated.



- J. **Mixed Use Building.** A multi-story building type that typically accommodates ground story retail, office, or commercial uses with upper-story residential or office uses. Not for ground story street-facing residential uses along arterial or collector streets.



- K. **General Building.** A multi-story building type that typically accommodates nonresidential uses such as industrial, hotel, or office uses on all stories.



- L. **Civic Building.** A building type that accommodates civic uses. Not intended for commercial, retail, office, or residential uses.

2.7.2. Rules Specific to Building Types

A. Detached House

A building type that accommodates one dwelling unit on an individual lot with yards on all sides. Not intended for nonresidential uses.



Lot	
Detached house units per lot:	1 max.
Pedestrian Access	
Entrance facing street:	Required
Walkway width:	3 ft min. /5 ft max.

B. Carriage House

A small self-contained accessory dwelling unit located on the same lot as a detached house, semi-detached house, or townhouse but physically separated, for use as a complete, independent living facility, with provisions for cooking, sanitation and sleeping.



Lot	
Carriage house units per lot:	1 max.
Size	
Dwelling Floor Area:	700 sf max. (excluding garage)
Bedrooms:	1 max.
Pedestrian Access	
Entrance facing street:	Not Required
Walkway width:	n/a

C. Cottage Court

A building type designed to accommodate 5 to 10 detached dwelling units organized around a shared internal courtyard. Units cannot be vertically mixed.

**Site**

Site width/depth:	150 ft min.
Cottage court units per site:	5 min./ 10 max.

Courtyard

Area:	3,000 sf min.
Width:	40 ft min.
Courtyard may not be parked or driven upon, except for emergency access and permitted temporary events.	

Pedestrian Access

Entrance facing street:	Required for units along street
Walkway width:	3 ft min. /5 ft max.

D. Semi-Detached House

Semi-Detached House. A building type that accommodates two dwelling units arranged either horizontally or vertically. Not intended for nonresidential uses.

**Lot**

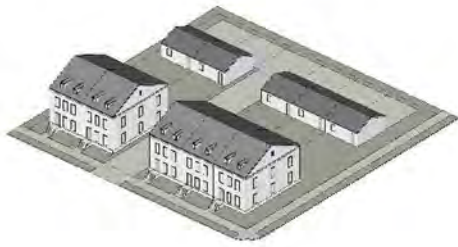
Semi-detached house units per lot:	2 max.
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Pedestrian Access

Entrance facing street:	Required
Walkway width:	3 ft min. /5 ft max.

E. Townhouse

A building type that accommodates 3 or more dwelling units where each unit is separated by a common side wall. Units cannot be vertically mixed. Not intended for nonresidential uses.



Site	
Townhouse units per site:	3 min.
Townhouse units in a row:	8 max.
Fenestration	
Ground floor:	15% min.
Upper story:	15% min. / 35% max.
Blank wall area:	20 ft max. (per story)
Pedestrian Access	
Entrance facing street:	Required for units along street
Walkway width:	3 ft min. / 5 ft max.
Parking Location	
No on-site parking is allowed between the building and the street.	
Design	
No more than three adjacent units may have identical facade designs. Differentiation between adjacent units may be accomplished by a change in materials, building height, color, roof form, or setbacks.	

F. Walk-up Flat

A building type that accommodates 3 to 8 dwelling units vertically and horizontally integrated.



Site	
Walk-up flat units per building:	3 min. / 8 max.
Fenestration	
Ground floor:	20% min.
Upper story:	20% min. / 40% max.
Blank wall area:	20 ft max. (per story)
Pedestrian Access	
Entrance facing street:	Required for lobby (if provided) or ground floor units along street (if no lobby)
Walkway width:	3 ft min. / 6 ft max.
Parking Location	
No on-site parking is allowed between the building and the street.	

G. Stacked Flat

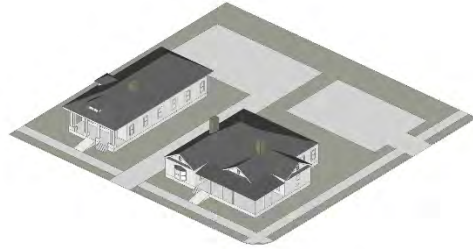
A building type that accommodates 9 or more dwelling units vertically and horizontally integrated. Intended for primarily residential uses, but may include limited ground story



Site	
Stacked flat units per building:	9 min.
Street facing façade length:	200 ft max.
Fenestration	
Ground floor:	20% min.
Upper story:	20% min. / 40% max.
Blank wall area:	20 ft max. (per story)
Pedestrian Access	
Entrance facing street:	Required for lobby and ground floor units along street
Walkway width:	3 ft min. /8 ft max.
Parking Location	
No on-site parking is allowed between the building and the street.	

H. Commercial House

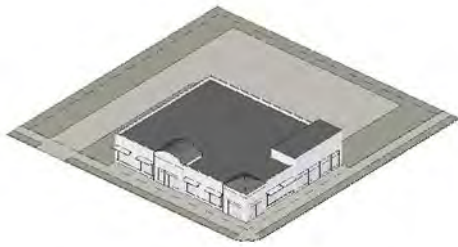
A building type that accommodates nonresidential uses in a building type that resembles a detached house. Not intended for residential uses.



Site	
Street facing façade length:	100 ft max.
Fenestration	
Ground floor:	15% min. / 30% max.
Upper story:	15% min. / 30% max.
Blank wall area:	20 ft max. (per story)
Pedestrian Access	
Entrance facing street:	Required for businesses facing street
Walkway width:	6 ft min.
Parking Location	
No on-site parking is allowed between the building and the street.	

I. Shopfront

A single-story building type that typically accommodates single-use retail or commercial activity.



Site	
Street facing façade length:	200 ft max.
Height	
Ground floor height (floor to ceiling) :	14 ft min.
Fenestration	
Ground floor: arterial or collector/local street:	70% min./30% min.
Blank wall area: arterial or collector/local street:	30 ft max. / 50 ft max.
Pedestrian Access	
Entrance facing street:	Required every 75 ft of frontage
Walkway width:	6 ft min.
Parking Location	
No on-site parking is allowed between the building and the street.	

J. Mixed Use Building

A multi-story building type that typically accommodates ground story retail, office or commercial uses with upper-story residential or office uses. Not intended for ground story, street-facing residential uses along arterial or collector streets.



Site	
Street facing façade length:	200 ft max.
Height	
Ground floor height (floor to ceiling) :	14 ft min.
Fenestration	
Ground floor: arterial or collector/local street:	70% min./30% min.
Blank wall area: arterial or collector/local street:	30 ft max. / 50 ft max.
Upper story:	20% min. / 40% max.
Pedestrian Access	
Entrance facing street:	Required every 75 ft of frontage
Walkway width:	6 ft min.
Parking Location	
No on-site parking is allowed between the building and the street.	

K. General Building

A multi-story building type that typically accommodates nonresidential uses such as industrial, hotel, or office uses on all stories.



Site	
Street facing façade length:	200 ft max.
Height	
Ground floor height (floor to ceiling) :	11 ft min.
Fenestration	
Ground floor: arterial or collector/local street:	50% min./20% min.
Blank wall area: arterial or collector/local street:	40 ft max. / 60 ft max.
Upper story	20% min.
Pedestrian Access	
Entrance facing street:	Required every 150 ft of frontage
Walkway width:	6 ft min.
Parking Location	
No on-site parking is allowed between the building and the street.	

L. Civic Building

A building type that accommodates civic uses. Not intended for commercial, retail, office, or residential uses.



Fenestration	
Ground floor:	15% min.
Blank wall area:	60 ft max.
Upper story:	15% min.
Pedestrian Access	
Entrance facing street:	Required
Walkway width:	6 ft min.
Parking Location	
No on-site parking is allowed between the building and the street.	

Sec. 2.8. Building Design

2.8.1. Applicable

This Section applies to the Building Types identified in Section Sec. 2.7.

2.8.2. Fenestration

- A. Fenestration is the minimum percentage of window and door glass that must cover a facade.
- B. Glass used to satisfy fenestration requirements must be unpainted, must have a transparency (visible light transmission) higher than 70%, and must have an external reflectance of less than 15%. Transparency and external light reflectance must be established using the manufacturer's specifications.
- C. Fenestration is measured from the top of the finished floor to the top of the finished floor above.
- D. When there is no floor above, fenestration is measured from the top of the finished floor to the top of the wall plate.

2.8.3. Pedestrian Access

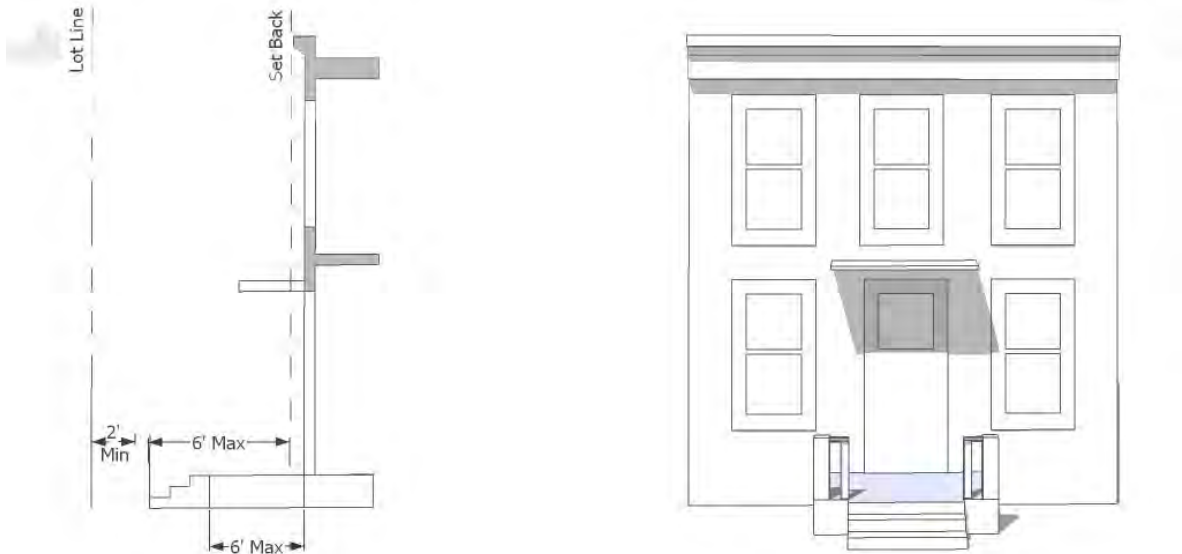
- A. A pedestrian entrance and walkway providing both ingress and egress, operable to residents at all times and operable to customer, visitors, and employees during business hours, is required to meet the street-facing pedestrian entrance requirements. Additional entrances off another street, pedestrian area or internal parking area are permitted, but must have the same or shorter hours of operability as the street-facing entrance.
- B. An angled pedestrian entrance may be provided at either corner of a building along the street to meet the street-facing pedestrian entrance requirements.
- C. Where a lot has frontage on a civic space instead of a street, these requirement apply to and from the civic space.

2.8.4. Building Elements

- A. **Intent.** The following standards are intended to ensure that certain building elements that when added to a street-facing facade are of sufficient size to be both usable and functional and be architecturally compatible with the building they are attached to.

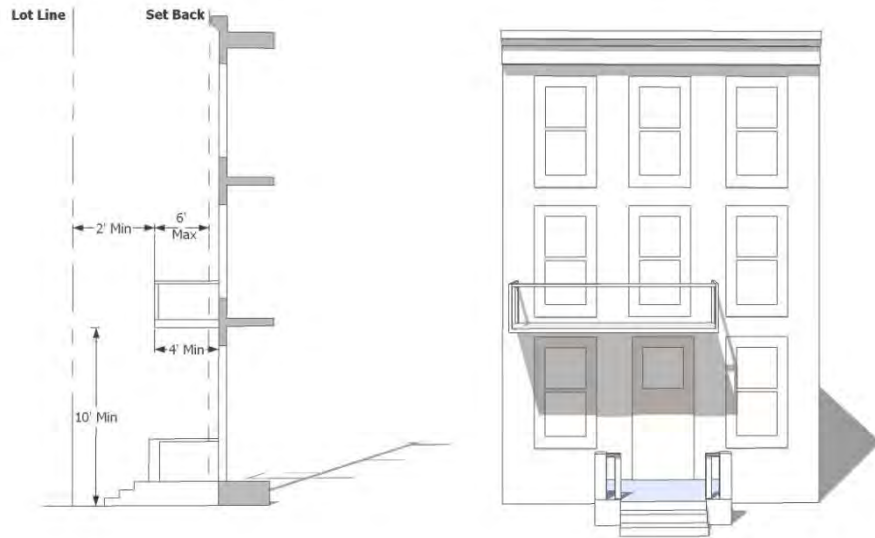


- B. **Front Porch.** A raised structure attached to a building, forming a covered pedestrian entrance to a doorway.
1. A front porch must be at least 6 feet deep (not including the steps).
 2. A front porch must be contiguous, with a width not less than 33% of the building facade from which it projects.
 3. A front porch must be roofed and may be screened, but cannot be fully enclosed.
 4. A front porch may extend up to 9 feet, including the steps, into a required front setback, provided that such extension is at least 2 feet from the vertical plane of any lot line.
 5. A front porch must not encroach into the public right-of-way or required sidewalk.
 6. Steps leading to front porches must have enclosed risers.
 7. Front porch columns must be a minimum width of 8 inches.

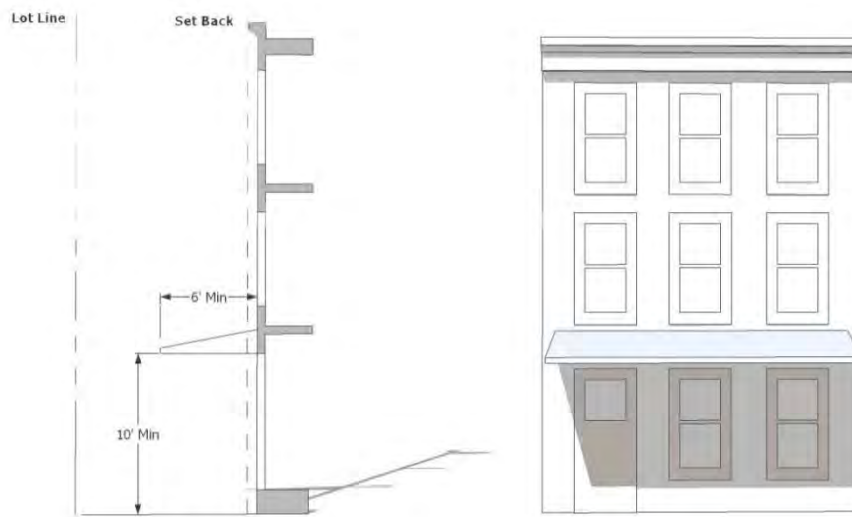


C. **Stoop.** A small raised platform that serves as a pedestrian entrance to a building.

1. A stoop must be no more than 6 feet deep (not including the steps).
2. A stoop may be covered but cannot be fully enclosed.
3. A stoop may extend up to 6 feet, including the steps, into a required setback, provided that such extension is at least 2 feet from the vertical plane of any lot line.
4. A stoop must not encroach into the public right-of-way or required sidewalk.
5. Steps leading to stoops must have enclosed risers.
6. Stoop columns, where provided, must be a minimum width of 8 inches.

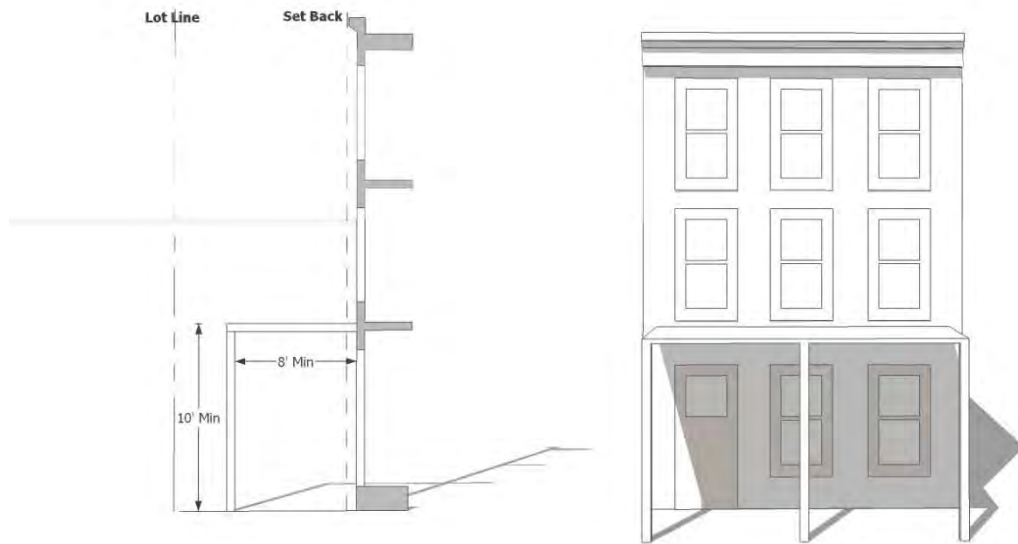


- D. **Balcony.** A platform projecting from the wall of an upper-story of a building with a railing along its outer edge, often with access from a door or window.
1. A balcony must be at least 4 feet deep and may extend up to 6 feet into a required setback, provided that such extension is at least 2 feet from the vertical plane of any lot line.
 2. A balcony must have a clear height above the sidewalk of at least 10 feet.
 3. A balcony may be covered and screened, but cannot be fully enclosed.
 4. A balcony may encroach up to 6 feet into the public right-of-way or required sidewalk but must be at least 2 feet inside the curb line or edge of pavement, whichever is greater.



E. **Awning/Canopy.** A wall-mounted, cantilevered structure providing shade and cover from the weather for a sidewalk.

1. An awning must be a minimum of 10 feet clear height above the sidewalk and must have a minimum depth of 6 feet.
2. An awning may extend into a required setback.
3. An awning may encroach up to 9 feet into the public right-of-way or required sidewalk but must be at least 2 feet inside the curb line or edge of pavement, whichever is greater.
4. Awning must be made of canvas and may not be reflective or shiny.
5. Awnings must have open ends called “shed awnings” to allow views into buildings.
6. Awnings may not be internally lit.
7. Awnings may not be narrower than nor two feet wider than the door or window opening that they serve. Where multiple doors and windows are less than two feet apart, multiple awnings may be combined into a single awning.



- F. **Gallery.** A covered passage extending along the outside wall of a building supported by arches or columns that is open on 3 sides.
1. A gallery must have a clear depth from the support columns to the building's facade of at least 8 feet and a clear height above the sidewalk of at least 10 feet.
 2. A gallery must be contiguous and extend over at least 75% of the width of the building facade from which it projects.
 3. A gallery may extend into a required setback.
 4. A gallery may encroach up 9 feet into the public right-of-way or required sidewalk but must be at least 2 feet inside the curb line or edge of pavement, whichever is greater.

2.8.5. General Architectural Standards

A. Applicability

1. The following applies to all buildings, except as specifically stated otherwise.
2. Detached houses, carriage houses, cottage courts, semi-detached houses, townhouses, walk-up flats, and stacked flats must comply with either the following or Section 2.8.6, at the discretion of the applicant.
3. Commercial houses must comply with Section 2.9.6.

B. Building Materials

1. Exterior finish materials on walls visible from a street or civic space must be limited to brick, manufactured stone, architectural block, natural stone, wood siding, cement-based siding, cement-based panels, and/or hard coat stucco.
2. Hard coat stucco, when used as an exterior wall finish material on any individual building, is subject to the following additional standards:
 - a. Hard coat stucco may not exceed 30% of the total wall area (excluding foundations) visible from a street or civic space. For the purpose of calculating conformance with this requirement, windows and doors are not included in the total wall area.
 - b. The maximum wall length (excluding foundations) visible from a street or civic space that is finished in any continuous or discontinuous hard coat stucco is 60 feet. Authorized wall lengths finished in hard coat stucco must be separated by a minimum wall length of 60 feet that contains no hard coat stucco.
3. Exterior finish materials must be combined only horizontally, with the visually heavier below the lighter as shown in the General Visual Weight Table. This does not apply to architectural details such as cornices, window sills, and beltlines.
4. No more than three different exterior finish materials, textures, colors, or combinations thereof may be used on a single building, excluding materials used on windows, doors, front porches, balconies, foundations, awnings, or architectural details.
5. Foundations must be constructed as a distinct building element that is finished in a different material or color than the exterior wall. Exposed above-ground foundations



General Visual Weight Table

This table shows the visual weight of permitted materials. Those at the top are lighter than those at the bottom and must be combined accordingly.

Visually Lighter ↑ ↓ Visually Heavier	Hard Coat Stucco
	Wood/Cement-Based Siding or Panels
	Brick
	Architectural Block
	Natural /Manufactured Stone

must be coated or faced in cement, hard coat stucco, brick, manufactured stone, or natural stone to contrast with façade materials.

C. Building Facade

1. The following applies to all street-facing facades.
2. Where used, shutters must match one half the width and shape of the window opening to which they are adjacent.
3. Facades must provide visual divisions between the ground story and second story through architectural means such as courses, awnings, or a change in materials.
4. Facades must delineate all stories above the ground story with windows, belt courses, balconies, cornice lines or similar architectural detailing.
5. Windows above the ground story must be equally sized, vertically oriented, equally spaced and arranged in a grid pattern.
6. Window must be recessed a minimum of 3 inches and a maximum of 8 inches from the adjacent façade.

D. Building Massing

1. Facades over 50 feet in length must incorporate wall projections or recesses a minimum of 12 inches in depth. The combined length of said recesses and projections must constitute at least 20% of the total facade length.
2. Variation in the roofline of buildings and offsets in pitched roofs and gables are required. Parapets in individual building facades exceeding 100 continuous linear feet must be varied in height and projection and must use decorative elements such as crown moldings, dentals, brick soldier courses, or similar details.
3. The roofs of buildings may include cisterns and greenroofs if part of an approved stormwater management plan for the site and if designed in accordance with the GA Stormwater Management Design Manual (latest version). Above-ground cisterns and greenwalls shall require approval by the Community Development Director.

2.8.6. Small Residential Building Standards

- A. Applicability. The following applies to detached houses, carriage houses, cottage courts, semi-detached houses, townhouses, walk-up flats, stacked flats, and commercial houses.

B. Building Materials

1. The exterior finish material on all walls is limited to brick, manufactured stone, natural stone, wood siding, cement-based siding and/or hard coat stucco.
2. Exterior finish materials must be combined only horizontally, with the visually heavier below the lighter as shown in the Small Residential Building Visual Weight Table. This does not apply to architectural details such as cornices, window sills, and beltlines.

Small Residential Building Visual Weight Table

This table shows the visual weight of permitted materials. Those at the top are lighter than those at the bottom and must be combined accordingly.

Visually Lighter ↑ ↓ Visually Heavier	Hard Coat Stucco
	Wood/Cement-Based Siding or Panels
	Brick
	Architectural Block
	Natural /Manufactured Stone

3. No more than three different exterior finish materials, textures, colors, or combinations thereof may be used on a single building, excluding materials used on windows, doors, porches, balconies, foundations, or architectural details.
4. Foundations must be constructed as a distinct building element that is finished in a different material or color than the exterior wall. Exposed above-ground foundations must be coated or faced in cement, hard coat stucco, brick, manufactured stone, or natural stone to contrast with façade materials.

C. Building Facades

1. The following apply to all street-facing facades.
2. Windows and Doors
 - a. Where used, shutters must match one half the width and shape of the window opening to which they are adjacent.
 - b. Doors and windows that operate as sliders are prohibited
 - c. All windows must be vertically shaped with a height greater than width, except for windows that are part of a door or otherwise appropriate for a required architectural style. The top of said windows must generally be in alignment with the top of the adjacent door frame.
 - d. Windows must have true or simulated divided lights or be one-over-one lights.
 - e. Windows must include sills of wood, masonry, stone, cast stone, or terra cotta.
 - f. Window frames must be recessed a minimum of 1.5 inches from the exterior façade.
3. A stoop or front porch is required.
4. Awnings are not allowed.

D. Building Massing

1. Pitched roofs, if provided, must be symmetrically sloped no less than 5:12, except that roofs for front porches and attached sheds may be no less than 2:12.
2. Flat roofs must be enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical equipment by Section 2.6.4.
3. All roofs must have a minimum 25-year roof life and no visible roll roofing.
4. Chimneys, where provided, must extend to the ground and must be faced in brick or stacked stone.

2.8.7. Architectural Style Requirements

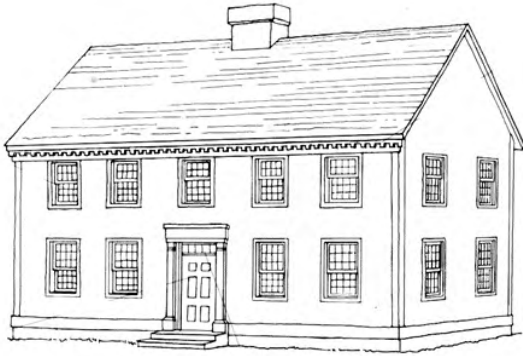
A. Applicability

1. This section only applies to detached houses, cottage courts, and carriage houses that are accessory to a detached house or cottage court. All other building types must comply with the requirements and procedures found in the Downtown Alpharetta Design Guidelines amendment to the Alpharetta Design Review Ordinance and Design Guidelines.
2. This section is further limited to not apply to parcels zoned R-12 or R-15 when such parcels are located within a recorded subdivision that existed on the date of adoption of this ordinance.

3. This section is further limited to only apply to new construction, modification, addition, alteration, moving, destruction or demolition which would affect the exterior appearance of any structure, building, land, site or other object, as follows:
 - a. The demolition of any building, structure or object.
 - b. The moving or relocation of any building, structure or object.
 - c. Except housecleaning, any material work on the exterior appearance of existing buildings by additions, reconstruction, rehabilitation, alteration or any maintenance (including exterior color), or any exterior material changes.
 - d. Any new construction of a principal building or accessory building or structure subject to view from a street or public way.
- B. Administration
1. Conformance with this section is determined by the Director of Community Development. The Director of Community Development may grant relief from one or more requirement when:
 - a. The requirement is unique to this section and is not otherwise required by the Unified Development Ordinance, another section of the Downtown Overlay, a Downtown District, or any other applicable local, State, or Federal regulation; and
 - b. The relief does not cause substantial detriment to the public good or impair the purpose and intent of this Overlay.
 2. Appeals of a decision by the Director of Community Development shall be made to the Board of Appeals for interpretation.
- C. General Requirements
1. All buildings must be designed in one of the following architectural styles:
 - a. Georgian
 - b. Federal/Adam
 - c. Greek Revival
 - d. Neoclassical
 - e. Stick
 - f. Queen Anne
 - g. Shingle
 - h. Folk Victorian
 - i. Romanesque
 - j. Italianate
 - k. Tudor eclectic
 2. Specific elements of the required styles are identified in Section 2.9.7.D through M. More information on each style can be found in A Field Guide to American Houses by Virginia Savage McAlester, Residential Architectural Styles in Georgia by the Historic Preservation Division of the Georgia Department of Natural Resources, or other architectural resources.

D. Georgian

Elements of the Georgian style are as follows:



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

Façade Composition

Front facades are always symmetrical and usually five windows wide. Narrower houses are sometimes three windows wide and larger houses are sometimes seven windows wide. There is never an even number of windows across the front façade.

Front Doors

Front doors are paneled, centered, and topped with a decorative crown support by decorative pilasters. There is also usually a row of small rectangular glass panes beneath the crown, either within the door or in a transom.

Windows (visible from a street or civic space only)

Windows have double-hung sashes, typically with nine or twelve small panes per sash.

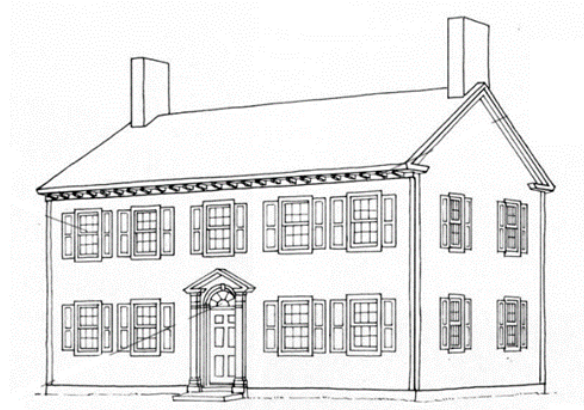
Windows are never in adjacent pairs.

Cornices

The cornice is usually emphasized with tooth-like dentils or other decorative molding.

E. Federal/Adam

Elements of the Federal/Adam style are as follows:



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

Façade Composition

Front facades are always symmetrical and usually five windows wide. Narrower houses are sometimes three windows wide and larger houses are sometimes seven windows wide. There is never an even number of windows across the front façade.

Front Doors

Front doors are paneled, centered, and topped with a semi-circular or elliptical fanlight. There are also usually sidelights, an elaborate crown and surround, and/or an extended small entry porch.

Windows (visible from a street or civic space only)

Windows have double-hung sashes, typically with six panes per sash.

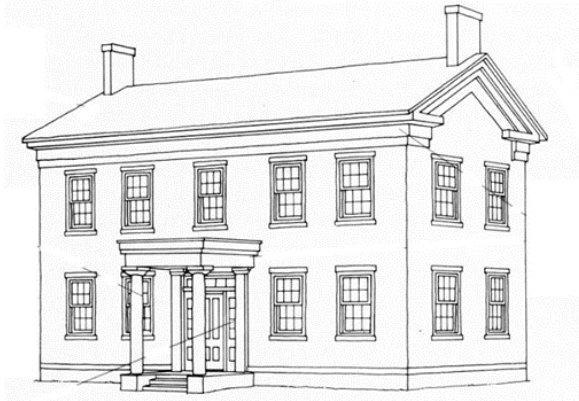
Windows are never in adjacent pairs.

Cornices

The cornice is usually emphasized with tooth-like dentils or other decorative molding.

F. Greek Revival

Elements of the Greek Revival style are as follows:



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

Façade Composition

Front facades of the principal building mass are usually symmetrical. Exceptions to this are limited to off-centered doors, which may be located at one side of the structure, especially in narrower detached houses.

Front Doors

Front doors include a narrow line of transom and sidelight windows, usually incorporated into an elaborate door surround.

Front entry porches or full-width porches are usually provided. Porch roofs are always supported by square or rounded columns of one of the Classical Orders.

Cornices

The cornice is emphasized with a wide, divided band of trim.

Roof

The roof is usually gabled or hipped with a low pitch.

G. Neoclassical

Elements of the Neoclassical style are as follows:



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

Façade Composition

Front facades are always symmetrical and usually five windows wide. Narrower houses are sometimes three windows wide and larger houses are sometimes seven windows wide. There is never an even number of windows across the front façade.

Front facades are usually dominated by a full-height entry porch with a triangular gable above supported by four columns with shallow square bases.

Front Doors

Front doors are paneled, centered, and topped with a semi-circular or elliptical fanlight.

Windows

Windows have double-hung sashes.

H. Stick

Elements of the Stick style are as follows, although it's rare for one building to have all elements:



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

Façade Composition

Front facades are usually asymmetrical and include horizontal and vertical bands raised from the wall surface for emphasis.

Front porches or stoops are always provided and include diagonal or curving support braces.

Roofs

Roofs are steeply pitched.

When roof gables are provided they include decorative trusses. Cross gables are common.

I. Queen Anne

Elements of the Queen Anne style are as follows:



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

Façade Composition

Front facades of the principal building mass are usually asymmetrical.

Front facades include a partial- or full-width porch and extend along one or both side walls.

All facades often include textured shingles or other devices to avoid a smooth-walled appearance.

Roofs

Roofs are steeply pitched.

J. Shingle

Elements of the Shingle style are as follows:



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

Façade Composition

Front facades are always asymmetrical.

Front porches are almost always present.

Wall cladding and roofs are of continuous wood shingles.

Shingled walls turn corners without interruption.

Roofs

Roofs have irregular, steeply pitched roof lines, usually with cross gables and multi-level eaves.

K. Folk Victorian

Elements of the Folk Victorian style are as follows:



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

Façade Composition

Front facades are always symmetrical, except when a front gable or wing is provided.

Front porches are provided and have spindlework detailing.

Roofs

Roofs are usually gabled and with very simple massing.

Roofs include brackets under eaves.

L. Romanesque

Elements of the Romanesque style are as follows:



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

Façade Composition

Front facades of the principal building mass are usually asymmetrical.

Walls are of masonry.

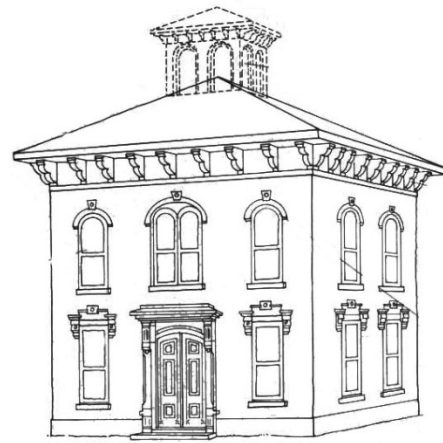
Round top arches are provided over windows or entrances.

Roofs

Roofs shapes vary, but there are conical roofs on towers, when such are provided.

M. Italianate

Elements of the Italianate style are as follows:



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

Façade Composition

Facades are usually two or three stories.

Windows

Windows often have elaborate crowns, usually of an inverted U-shape.

Windows are tall, narrow, and often arched above.

Roofs

Roofs are low pitched with widely overhanging eaves supported by decorative brackets.

Roofs often include a square cupola or tower.

N. Tudor Eclectic

Elements of the Tudor Eclectic style are as follows:



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

Facade Composition

Facades dominated by one or more prominent front-facing gables, usually steeply pitched.

Front door and/or entry porch with round or Tudor arch.

Decorative half-timbering, but not present on all examples.

Windows

Tall, narrow windows, usually in multiple groups, with multi-pane glazing

Roofs

Steeply pitched roof, usually side-gabled

Massive and prominent chimneys, usually capped with decorative clay pots.

2.8.8. Storefront Street Requirements

- A. **Applicability.** These regulations apply to the portions of sites abutting the street segments designated in the Downtown Alpharetta Storefront Street Table.

Downtown Alpharetta Storefront Street Table

Street	Street Segment		Side of Street
	From:	To:	
Milton Avenue	A point 400 feet west of the intersection with Canton Street (centerline)	State Route 9/Main Street	Both sides
Academy Street	State Route 9/Main Street	Manning Street	Both sides
State Route 9/Main Street	A point 200 feet north of the intersection with Milton Avenue/Academy Street	Marietta Street	Both sides

- B. **Building Type Restrictions.** Buildings abutting a street segment identified in the Downtown Alpharetta Shopfront Table are limited to Mixed-Use Buildings or Shopfronts. Additional building types may be provided to the rear of a conforming Mixed-Use Building or Shopfront.

Sec. 2.9. Tree Protection

2.9.1. Applicability

- A. This Section applies to all sites in the Downtown Overlay except 'For-Sale' residential lots.
- B. 'For-Sale' residential lots must comply with the full requirements of Section 3.2 of the Unified Development Code.
- C. Sites subject to this Section and with a building coverage under 70% must comply with the full requirements of Section 3.2 of the Unified Development Code.
- D. Site subject to this Section and with a building coverage of 70% or more must comply with one of the following:
1. The full requirements of Section 3.2 of the Unified Development Code; or
 2. All requirements of Section 3.2 of the Unified Development Code except Section 3.27.A, which are replaced with the requirements of Section 2.10.2 below.

2.9.2. Minimum Tree Density Requirements

- A. A minimum of one Overstory tree must be provided on-site for every 400 square feet of a site not covered by buildings.
- B. The required Overstory tree must have a minimum 4-inch caliper.
- C. The required number of Overstory trees may be achieved by counting existing trees to be preserved, planting new trees according to the standards of this Section, or some combination of the two.
- D. All sites shall comply with the applicable street tree requirements in the adjacent street.

Sec. 2.10. Heritage Design Areas

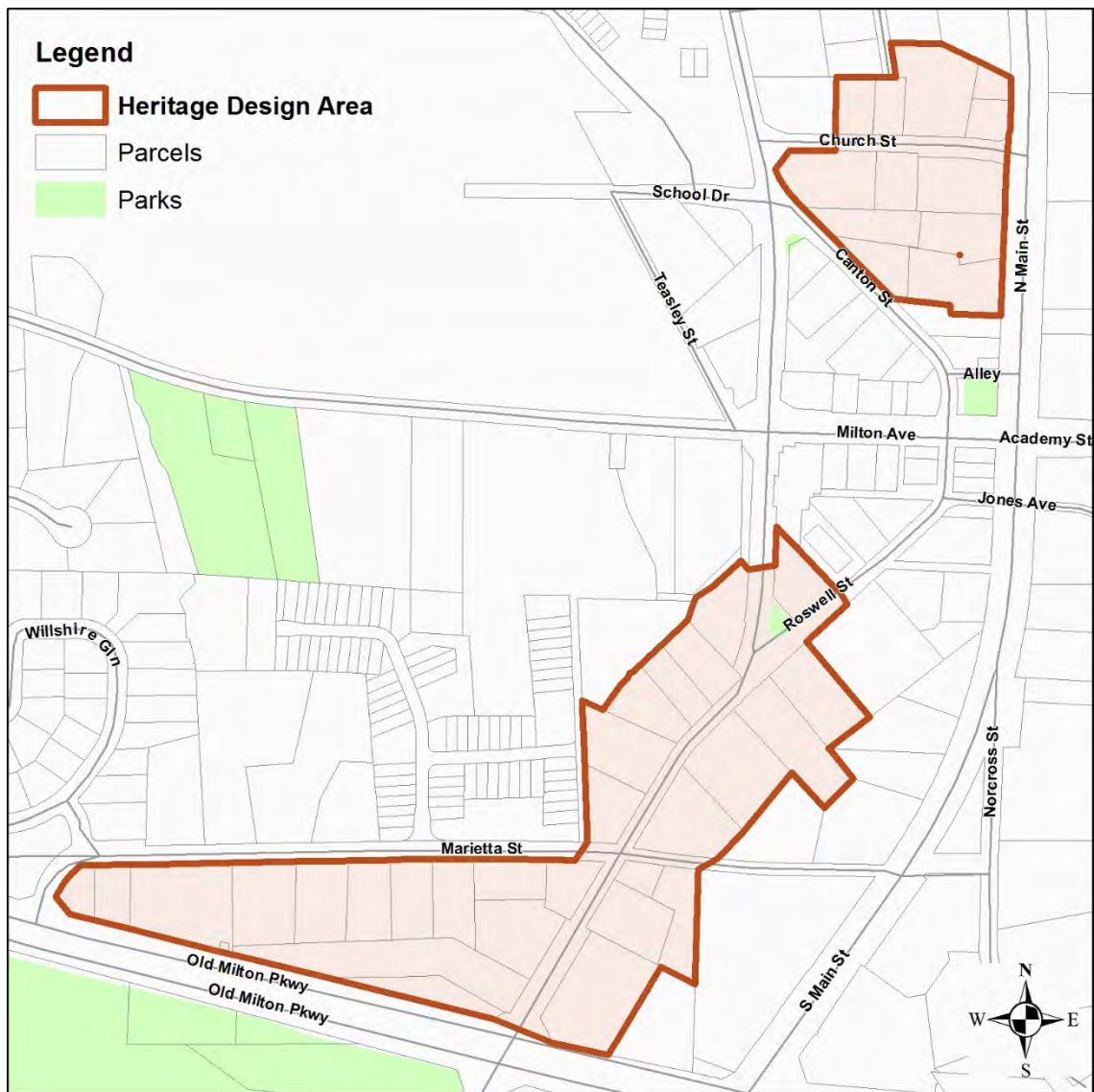
2.10.1. Purpose

The purpose of Heritage Design Areas is to protect the unique character of established, traditionally residential areas in Downtown Alpharetta by requiring new development to be consistent with the unique, character-defining elements of the area.

2.10.2. Applicability

A. Territorial Application.

1. The following map identifies the boundaries of the Heritage Design Areas and is incorporated by reference into the Official Zoning Map, as provided for in Sec. 1.2.1.A.



B. General

1. This Section applies to all sites in designated Heritage Design Areas.
2. The Section applies in addition to the requirements of the zoning district in which a site lies.

C. Historic Preservation Incentive Zoning. When a site includes one or more historic properties that have been designated in accordance with Sec. 2.9 - Historic Preservation Incentive Zoning of the City of Alpharetta Unified Development Ordinance, the following additional incentives apply:

1. **Building Coverage Exclusion.** Designated contributing historic buildings are excluded from building coverage calculations. This exclusions also applies to historic accessory structures such as barns, carriage houses, garages, and similar structures that would otherwise be counted towards in building coverage.
2. **Building Coverage Incentive.** The maximum building coverage of a site may be increased an additional 5% for each designated historic building on the site. Historic accessory buildings such as barns, carriage houses, garages, and similar structures are not considered designated historic buildings for the purpose of this increased in lot coverage.

D. Building Coverage

1. The maximum building coverage of a site may not exceed 25%, except as allowed for in Sec. 2.10.2.C. above for sites utilizing Historic Preservation Incentive Zoning.
2. When a site is subdivided into individual lots, the building coverage on any individual lot may exceed the maximum permitted building coverage, provided that the overall maximum building coverage of the site is not exceeded.

E. Building Placement.**1. Front Yard Setbacks along Public Streets**

- a. The minimum required front yard setback along a public street shall be as follows:
 - i If a site includes an existing building to remain, the minimum front yard setback shall be the setback of the existing building.
 - ii If a site includes no existing building to remain, the minimum front yard setback shall be the average front yard of the existing buildings on adjacent developed lots within the same block face. If only one adjacent lot is developed, the minimum front yard setback shall be the front setback of the existing adjacent building.
 - iii In all other situations, the minimum front yard setback shall be established by the applicable zoning district.
 - b. The maximum permitted front yard setback along a public street is the largest front setback of any existing building on the block face, except when the minimum setback required by the applicable zoning district is greater.
 - c. For the purpose of calculating front yard setbacks, a block face means one side of a public street between two consecutive intersecting public streets. Only the portion of such side that is located in the Heritage Design Area may be included in the calculation.
2. **Site Side Yard Setbacks.** The minimum side yard setback on a site may not be less than 5 feet, except when a greater minimum setback is required by the applicable zoning district.

3. Site Rear Yard Setbacks. The minimum rear yard setback on a site may not be less than 5 feet, except when a greater minimum setback is required by the applicable zoning district.

F. Bulk and Mass

1. Building Height. The maximum building height is three stories or 40 feet, whichever is less.

G. Parking Lots and Driveways

1. Parking lots and driveways may be constructed of pervious or impervious paving materials. Alternative materials such as gravel or crushed stone are also allowed when the City Transportation Engineer finds that such material is suitable for the anticipated use and neither impairs the public health, safety, or welfare, nor creates a public nuisance.

Article 3. Downtown Zoning Districts

Sec. 3.1. Applicability

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

Sec. 3.2. Rules of Interpretation

3.2.1. Site

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

3.2.2. Lot

A. Lot Frontage.

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

3.2.3. Residential Density

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

3.2.4. Open Space

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

- B. **Civic space.** Civic space is the portion of open space for public use defined by the combination of certain physical constants including the relationships among their intended use, their size, their landscaping, and their adjacent buildings. Civic spaces are limited to the following types. Each civic space approved must be usable for civic purposes. Above-ground cistern design and appearance shall require approval by the Community Development Director.
1. **Park.** An open space available for structured or unstructured recreation. A park may be independent of surrounding buildings at its edges. Its landscape may consist of paths and trails, meadows and lawns, water bodies, runoff reduction measures such as bioretention areas, swales, cisterns, and woodlands. Recreation fields and courts may also be included. The minimum size for a park is one acre.
 2. **Square.** An open space available for unstructured recreation and civic purposes. A square is spatially defined by building or streets at its edges. Its landscape must consist of paths and trees, and may also include runoff reduction measures such as bioretention areas and cisterns, lawns and non-asphalt paved surfaces. The minimum size for a square is one-half acre.
 3. **Plaza.** An open space, available for civic purposes and commercial activities. A plaza must be spatially defined by building or streets at its edges. Its landscape must consist primarily of non-asphalt paved surfaces and trees, and may include runoff reduction measures such as bioretention areas and cisterns. The minimum size for a plaza is one-quarter acre.
 4. **Pocket Park.** An open space, available for unstructured recreation. A pocket park may be spatially defined by buildings or streets at its edges. Its landscape must consist of lawn and trees, and may include runoff reduction measures such as bioretention areas and cisterns. There is no minimum size for pockets parks.
 5. **Playground.** An open space designed and equipped for the recreation of children. A playground must be fenced and may include an open shelter. Playgrounds must be interspersed within residential areas, may be placed within a block, and may be included in parks and greens. There is no minimum size for playgrounds. Playgrounds may include runoff reduction measures such as bioretention and underground detention.
- C. **Amenity space.** Amenity space is the covered or uncovered, but unenclosed, outdoor areas of at least 100 square feet each for use by the occupants, invitees and guests of the development and specifically excluding Civic Spaces and required sidewalks. Amenity spaces may include, but are not limited to:
1. Rooftop decks;
 2. Balconies;
 3. Patios and porches;
 4. Outdoor dining areas;
 5. Pool areas;
 6. Tennis courts, basketball courts, and similar uses;
 7. Yards, lawns, and gardens;
 8. Hardscape areas improved for pedestrian enjoyment; and
 9. Wooded areas.

10. Runoff reduction measures such as bioretention areas and cisterns.

Each amenity area approved must function as an amenity area. Above-ground cistern design and appearance shall require approval by the Community Development Director.

- D. Open space may be privately or publically owned. Private open space is open space that is owned by a corporation, individual, or homeowners association. Public open space is open space owned by a governmental agency.
- E. Wetlands, lakes, ponds, streams, rivers, flood zones, and stream buffers may only be considered open space when located within one of the five types of civic spaces identified in Section 3.2.4.B, unless part of approved stormwater management plan for the site that includes runoff reduction measures.
- F. No required buffer, except for stream buffers, may be used to satisfy open space requirements.
- G. Stormwater management facilities for the site may be used to satisfy open space requirements if they meet this Chapter's definition of open space. Open space credit may be given at the discretion of the Director of Community Development.
- H. No areas used for vehicles, except for incidental service, maintenance, or emergency actions, may be used to satisfy open space requirements.
- I. A site's Open space requirements shall be considered completely satisfied when a development incorporates a historic building that complies with all of the following:

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

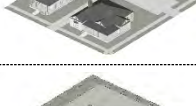
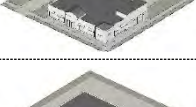
Original Building Address			2.
94 Academy Street	30 Milton Avenue	48 Old Roswell Street	
375 Brady Place	35 Milton Avenue	37 Roswell Street	
133 Canton Street	90 Milton Avenue	54 Roswell Street	
193 Canton Street	242 Milton Avenue	61 Roswell Street	
212 Canton Street	333 Milton Avenue	88 Roswell Street	
36 Church Street	20 North Main Street	103 Roswell Street	
37 Church Street	31 North Main Street	119 Roswell Street	
10 Cumming Street	38 North Main Street	164 Roswell Street	
18 Cumming Street	69 North Main Street	3 South Main Street	
40 Cumming Street	101 North Main Street	9 South Main Street	
112 Cumming Street	116 North Main Street	21 South Main Street	
130 Cumming Street	126 North Main Street	23 South Main Street	
122 Marietta Street	134 North Main Street	50 South Main Street	
171 Marietta Street	1720 Old Milton Pkwy	531 South Main Street	
24 Milton Avenue	1815 Old Milton Pkwy	86 School Drive	
25 Milton Avenue	1835 Old Milton Pkwy	133 Cumming Street	
11 Old Canton Street	20 Milton Ave	29 South Main Street	

- 3. The building is deemed fit for human habitation in accordance with Article III of Chapter 5 of The Code of the City of Alpharetta, Georgia; and
- 4. A binding legal agreement that established a program for guaranteeing maintenance of said building through a condominium association, a homeowner association, bonding, or other protective maintenance guarantees is signed by all property owners and/or their prospective successors in title and is submitted to the City of Alpharetta.

- J. When a historic building used to satisfy open space requirements in accordance with Section 3.2.4.I is subsequently completely destroyed, the applicable open space requirements of the zoning district must be satisfied within one year unless a variance is granted by the Board of Appeals.

Sec. 3.3. Building Types Allowed

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

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

Sec. 3.4. Uses Allowed by District

3.4.1. Allowed Use Table

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

3.4.2. Use Table Key

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

Key: X = Permitted Use O = Conditional Use Empty Cell = Use Not Permitted				
Use Category	Downtown Zoning Districts			
Specific Use	DT-C	DT-MU	DT-LW	DT-R
Open Uses				
Community Garden	X	X	X	X
Equestrian Center				
Farmlands (including Livestock, poultry)				
Greenhouse, Nursery				
Residential Uses				
Household living (see district regulations for additional density and Conditional Use Permit requirements):				
Dwelling, 'For-Sale,' Attached	X	X	X	X
Dwelling, 'For-Sale,' Detached	X	X	X	X
Dwelling, 'For-Rent'	O	O		
Group living:				
Congregate Housing, Assisted Living Facility	O	O		
Home-Elderly, Children, Nursing	X	X		
Public/Institutional Uses				
Associations, (Clubs & Lodges)	X	X	O	O
Cemetery				
Church, Synagogue, Other Place of Worship	O	O	O	O
Country Club				
Fire Station	X	X		
Golf Course, Driving Range				
Museums & Libraries	X	X	O	

Key: X = Permitted Use O = Conditional Use Empty Cell = Use Not Permitted				
Use Category	Downtown Zoning Districts			
Specific Use	DT-C	DT-MU	DT-LW	DT-R
Park and Playground	X	X	X	X
Power Station				
Prison				
Public Building	X	X	O	
Sewage, Disposal Plant				
School, Academic	O	X	O	
School, Commercial (Beauty, Business)	X	X	O	
Utility Substation	O	O	O	O
Telecommunications				
Antenna Tower				
Broadcasting Studio (Radio & TV)	O	O	O	
Switching Station (Telecom)				
Commercial Uses				
Adult Entertainment Establishment				
Amphitheater	O	O	O	
Animal Hospital, Small Animal (Veterinarian)	O	O		
Animal Hospital, Large Animal		O		
Art Galleries	X	X	O	
Athletic Facilities/Fitness Studio	X	X	O	
Auditorium	O	O	O	
Auto Sales and Leasing (Trucks, Vans, Cars & Accessories)		O		
Automotive Parts	X	X		
Automotive Service		X		
Bakery (under 8,000 square feet in floor area)	X	X	O	
Bakery (8,000 square feet or more in floor area)		X		
Bank, Savings & Loan, Mortgage Company	X	X	O	
Barber Shop	X	X	O	
Beauty Shop	X	X	O	
Bed & Breakfast	X	X	O	O
Book Store or Stationery	X	X	O	
Boutique Hotel	O	O		
Brewery	O	O		
Car Wash				
Carpet and Rug Sales	O	O		
Check Cashing		O		
Clinic, Public/Private	X	X	O	
Contractor's Office (with no outside storage)	O	X	O	
Contractor's Office (with outside storage)		O		
Convenience Center (with gas pumps)		X	O	
Dance Studio	X	X	O	
Day Care Center	O	X	O	
Discount Store				
Distillery	O	O		
Drug Store, Pharmacy	X	X	O	
Dry Cleaning, Pick-Up Station	X	X		
Florist, Retail (with no greenhouse)	X	X	O	
Florist, Retail (with greenhouse)		O		

Key: X = Permitted Use O = Conditional Use Empty Cell = Use Not Permitted				
Use Category	Downtown Zoning Districts			
Specific Use	DT-C	DT-MU	DT-LW	DT-R
Funeral Home (with no cemetery or mausoleum)	O	O	O	
Golf, Miniature		O		
Grocery Store (under 2,000 square feet in floor area, located at a street corner, and limited to one per block)	X	X	O	
Grocery Store (2,000 square feet or more in floor area)	X	X		
Hardware & Garden Supply Store (under 8,000 square feet in floor area)	X	X		
Hardware & Garden Supply Store (8,000 square feet or more in floor area)		X		
Home Improvement Store		X		
Hospital		O		
Hotel	O	O		
Indoor Shooting Range				
Kennel				
Laundry, Self-Serve, Pick-Up		X		
Liquor Store	O	O		
Massage Therapy		O		
Nail Salon	X	X	O	
Office	X	X	X	
Outdoor Recreational Facilities (Commercial) (Playfields, etc.)	O	O	O	
Parking Lot, Commercial (under 30 spaces)	O	O	O	
Parking Lot, Commercial (30 spaces or more)	O	O		
Pawn Shop				
Pet Day Care (with no overnight boarding)	X	X	O	
Pet Grooming	X	X		
Print Shop	X	X	O	
Recreation Facilities, Indoor (Health Clubs, Bowling Alley, Skating Rink, Billiards, Children's event facilities, etc.)	O	O	O	
Rental Services Establishment with no outside storage	O	X		
Restaurant (see Accessory Uses for additional drive-through requirements)	X	X	O	
Retail Establishment (with no mixed-sales)	X	X	O	
Retail Establishment (with mixed-sales)	O	O		
Service Station, Automotive		X		
Shop or Studio, Craftsman/Artist	X	X	O	
Small Appliance Repair Shop	O	O		
Spa Services	O	O	O	
Tattoo Parlor & Body Piercing				
Theater, Cinema	O	O	O	
Industrial Uses				
Asphalt Plant				
Bottle Gas Storage & Distribution				
Builder's Equipment/Material				
Carpenter Shop, Woodworking (under 8,000 square feet in floor area)	O	O		

Key: X = Permitted Use O = Conditional Use Empty Cell = Use Not Permitted				
Use Category	Downtown Zoning Districts			
Specific Use	DT-C	DT-MU	DT-LW	DT-R
Carpenter Shop, Woodworking (8,000 square feet or more in floor area)				
Concrete Plant				
Dry Cleaning, Plant				
Glass Fabrication (under 8,000 square feet in floor area)				
Glass Fabrication (8,000 square feet or more in floor area)	O	O		
Junk Yard				
Laboratory, Research Commercial				
Laundry, Industrial				
Locker, Frozen Food or Cold Storage				
Machine Shop				
Manufacturing, Heavy, General				
Manufacturing, Light, Limited (under 8,000 square feet in floor area)	O	O	O	
Manufacturing, Light, Limited (8,000 square feet or more in floor area)				
Mini-warehouse Storage, Conditioned or Unconditioned Space				
Pest Control Business (with or without onsite chemical storage)		O		
Recycling Center				
Rental Services Establishment with outside storage (other than auto related)				
Salvage Yards				
Sawmill				
Septic Tank, Sales, Construction				
Storage, Inside				
Storage, Outside				
Taxidermist				
Tire Retreading				
Transfer Station				
Welding Shop				
Wholesale Storage and Distribution				
Transportation Uses				
Airport, Public/Private				
Heliport, Public/Private				
Limousine Service & Taxi (with or without outside vehicle storage)		O		
Accessory Uses				
Clubhouse, swimming pool, or community recreation facilities serving a development	X	X	X	X
Drive-Through Window		O	O	
Dwelling, 'For-Sale', Accessory	X	X	X	X
Family Day Care Home	X	X	X	X
Group Home				
Home Occupation	X	X	X	X
Live-Work	X	X	X	
Parking Garage	X	X	O	
Privacy and decorative fences and walls	X	X	X	X

Key: X = Permitted Use O = Conditional Use Empty Cell = Use Not Permitted				
Use Category	Downtown Zoning Districts			
Specific Use	DT-C	DT-MU	DT-LW	DT-R
Retail service uses up to 25% of the floor area of an office building for services incidental to the associated office use.	X	X	O	
Retaining walls and other site improvement structures approved as part of the development permit.	X	X	X	X
Signs, subject to all of the requirements regulating signage of the district.	X	X	X	X
Special Care Home	X	X	X	X
Swimming pool, tennis court, detached garage, play house, green house, storage shed, patio, gazebo and other private recreation facilities	X	X	X	X
Vehicle access, parking and loading areas	X	X	X	X

3.4.3. Specific Use Standards

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

A. **Dwelling, 'For-Sale' Accessory.** Where a Dwelling, 'For-Sale' Accessory is allowed, it is subject to the following:

1. The dwelling shall be accessory to a permitted commercial use and shall be located above or to the rear of such use to which it is accessory.
2. The dwelling shall be attached by a common wall with the commercial or office structure to which it is accessory.
3. The dwelling shall be occupied by a single family, a member of whom is the owner or tenant of the commercial structure to which it is accessory.
4. The square footage of the dwelling shall not exceed 40% of the combined square footage of the commercial structure and the dwelling.
5. The dwelling and the commercial structure to which it is accessory shall be in compliance with all applicable provisions of the life safety code, the building code, and other codes of the City.

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

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

Sec. 3.5. DT-C: Downtown Core

3.5.1. Purpose



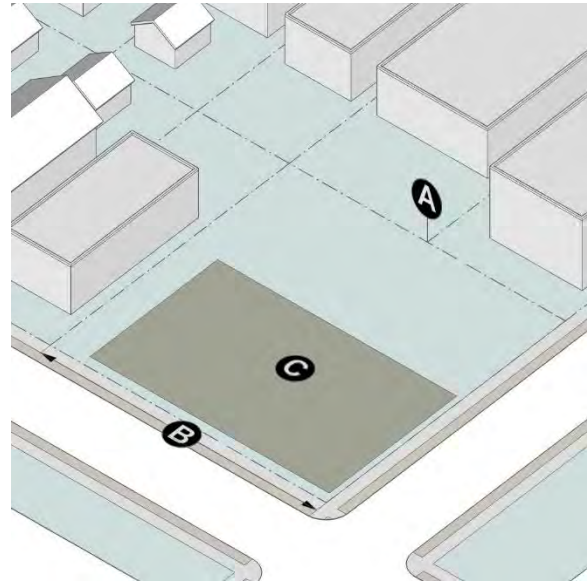
The purpose of this district is to provide for compact development in Alpharetta's core that is compatible with the area's historic character and includes a variety of commercial uses serving the entire city, civic uses, and residential uses.

3.5.2. Building Types Allowed

The following building types are allowed:

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

3.5.3. Dimensional Standards



Site Standards

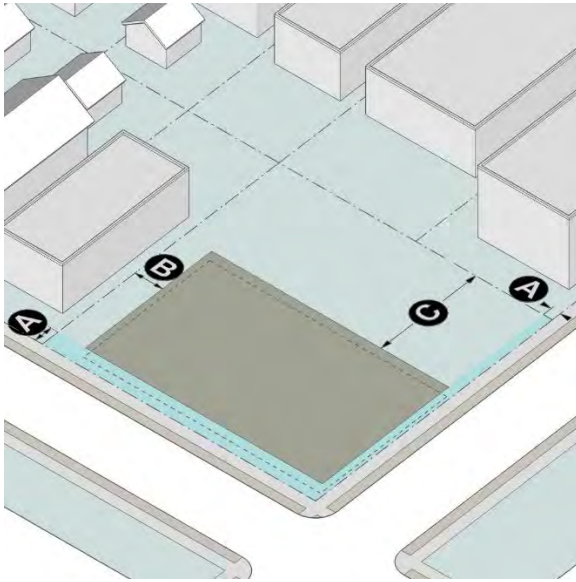
Residential Density:	No Limit
Min. Amenity Space Requirement:	5% of site (all sites)
Min. Civic Space Requirements:	10% of site (only sites over 5 acres)

Lot Standards	Ⓐ Area	Ⓑ Width
Detached House:	2,500 sf min.	25 ft min.
Carriage House:	Same as principal structure	
Semi-Detached House:	2,500 sf min.	25 ft min.
Townhouse:	900 sf min.	20 ft min.
Cottage Court:	1,200 sf min.	20 ft min.
All other Building Types:	No min.	20 ft min.

Lot Coverage

© All Building Types:	90% max.
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3.5.4. Building Placement

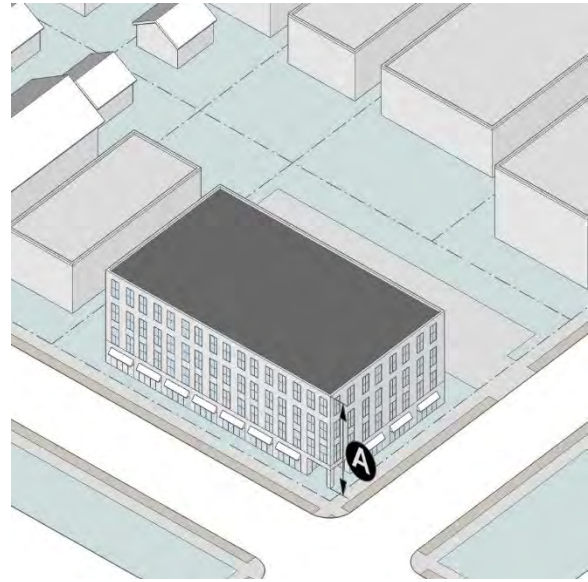


Principal and Accessory Structure Setbacks

Ⓐ Front Yard:	0 ft. min., 10 ft max.
Ⓑ Side Yard:	0 ft. min.
Ⓒ Rear Yard (no alley):	6 ft. min.
Ⓒ Rear Yard (alley):	3 ft. min.

Greater side setbacks, greater rear setbacks, and greater building separation may be required as established by the applicable building or fire codes. In order to optimize smart stormwater design, required setbacks may accommodate runoff reduction measures such as bioretention areas, cisterns, and greenwalls, provided such setbacks meet fire code standards. The runoff reduction measures may not compromise public safety such as the sight distance triangles required by the City and must include a long-term maintenance agreement. Above-ground cisterns or other vertical runoff reduction measures shall require approval by the Community Development Director.

3.5.5. Bulk and Mass



Building Height

Ⓐ Min. Street-Facing Façade Height in Feet:	18 ft
Ⓐ Max. Height in Stories:	4 stories
Ⓐ Max. Height in Feet:	60 ft

The minimum permitted building height is wherever is more.

The maximum permitted building height is whichever is less.

Building Size

Max. Building Footprint:	10,000 sf
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Sec. 3.6. DT-MU: Downtown Mixed-Use

3.6.1. Purpose



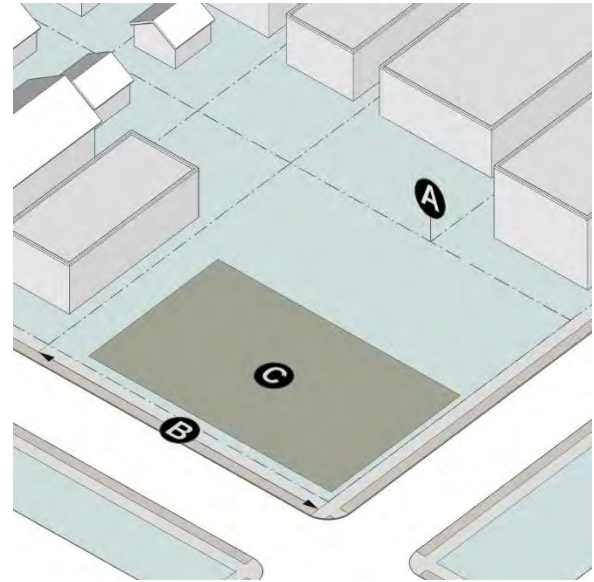
The purpose of this district is to provide for a variety of residential housing, commercial, and civic options along major corridors leading to the Downtown Core.

3.6.2. Building Types Allowed

The following building types are allowed:

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

3.6.3. Dimensional Standards



Site Standards for All Sites

Residential Density (no Conditional Use Permit):	10 u/a
Residential Density (with Conditional Use Permit):	As approved by City Council
Min. Amenity Space Requirement:	10% of site

Additional Standards for Sites Over 5 Acres

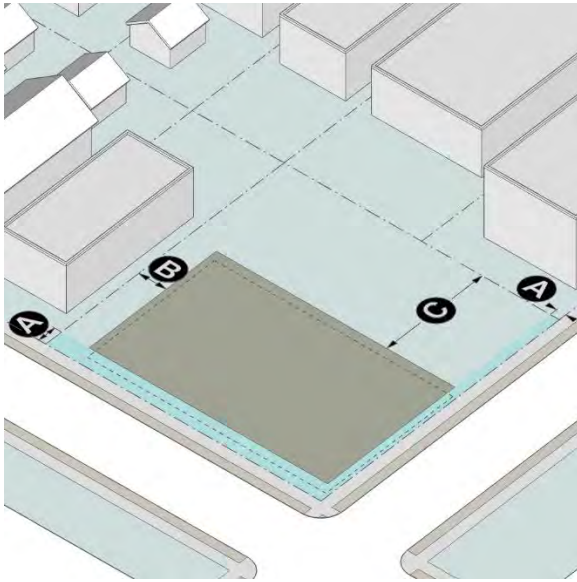
Min. Civic Space Requirements:	10% of site
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Lot Standards	Ⓐ Area	Ⓑ Width
Detached House:	2,500 sf min.	25 ft min.
Carriage House:	Same as principal structure	
Semi-Detached House:	2,500 sf min.	25 ft min.
Townhouse:	900 sf min.	20 ft min.
Cottage Court:	1,200 sf min.	20 ft min.
All other Building Types:	No min.	20 ft min.

Lot Coverage

Ⓒ All Building Types:	80% max.
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3.6.4. Building Placement

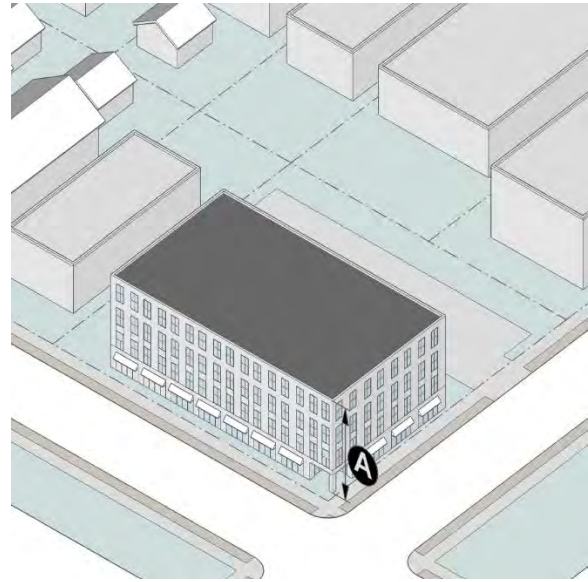


Principal and Accessory Structure Setbacks

Ⓐ Front Yard:	5 ft. min., 10 ft max.
Ⓑ Side Yard:	0 ft. min.
Ⓒ Rear Yard (no alley)	6 ft. min.
Ⓒ Rear Yard (alley):	3 ft. min.

Greater side setbacks, greater rear setbacks, and greater building separation may be required as established by the applicable building or fire codes. In order to optimize smart stormwater design, required setbacks may accommodate runoff reduction measures such as bioretention areas, cisterns, and greenwalls, provided such setbacks meet fire code standards. The runoff reduction measures may not compromise public safety such as the sight distance triangles required by the City and must include a long-term maintenance agreement. Above-ground cisterns or other vertical runoff reduction measures shall require approval by the Community Development Director.

3.6.5. Bulk and Mass



Building Height

Ⓐ Max. Height in Stories:	4 stories
Ⓐ Max. Height in Feet:	60 ft

The maximum permitted building height is whichever is less.

Building Size

Max. Building Footprint:	10,000 sf
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Sec. 3.7. DT-LW: Downtown Live-Work

3.7.1. Purpose



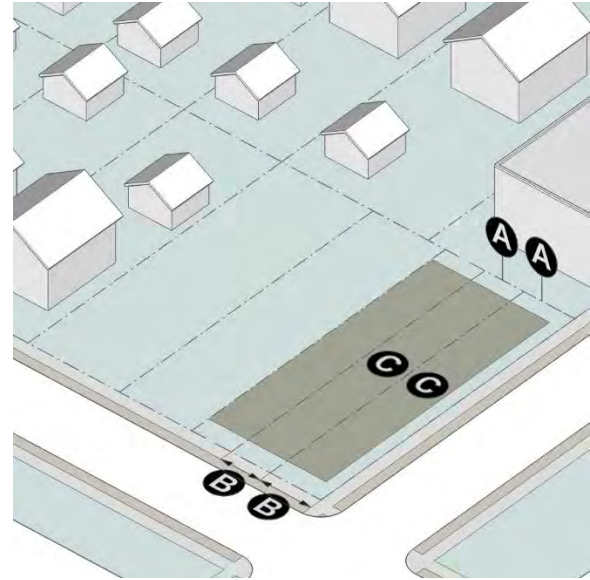
The purpose of this district is to provide for a variety of residential housing options, civic uses, and limited commercial uses and developments that are compatible with residential surroundings.

3.7.2. Building Types Allowed

The following building types are allowed:

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

3.7.3. Dimensional Standards



Site Standards

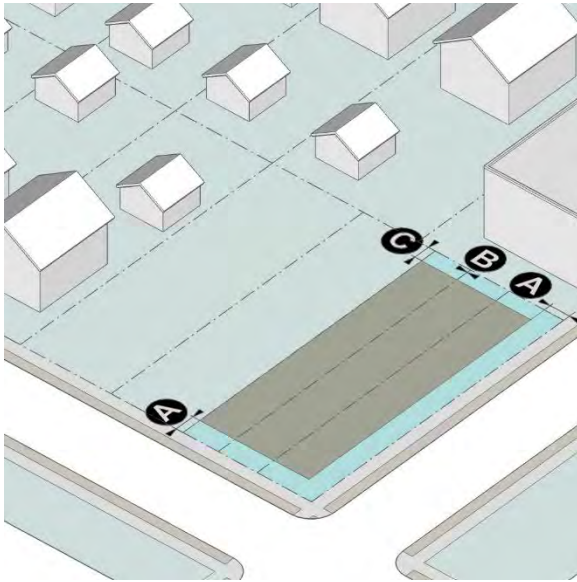
Residential Density (without Conditional Use Permit):	8 u/a
Residential Density (with Conditional Use Permit):	As approved by City Council
Min. Amenity Space Requirement:	10% of site (all sites)
Min. Civic Space Requirements:	10% of site (only sites over 5 acres)

Lot Standards	Ⓐ Area	Ⓑ Width
Detached House:	2,500 sf	25 ft
Carriage House:	Same as principal structure	
Semi-Detached House:	2,500 sf	25 ft
Townhouse:	900 sf	20 ft
Cottage Court:	1,200 sf	20 ft
All other Building Types:	2,500 sf	20 ft

Lot Coverage

Ⓒ All Building Types:	70% max.
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3.7.4. Building Placement



Principal and Accessory Structure Setbacks

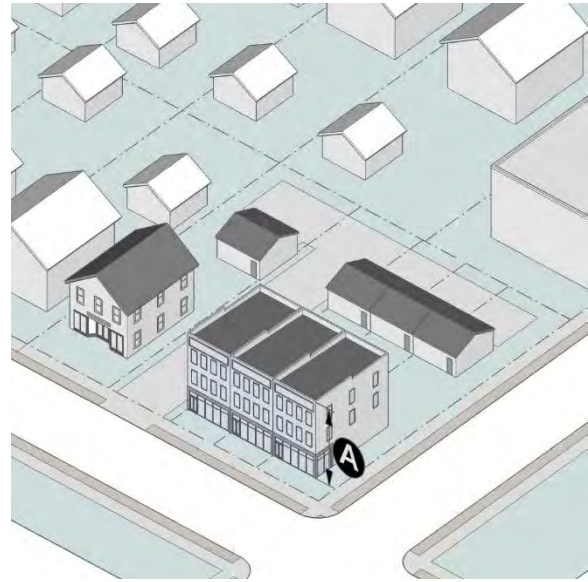
Ⓐ Front Yard:	10 ft. min.
Ⓑ Side Yard:	0 ft. min. (10 ft. between structures)
Ⓒ Rear Yard (no alley)	3 ft. min.
Ⓒ Rear Yard (alley):	10 ft. min.

Greater side setbacks, greater rear setbacks, and greater building separation may be required as established by the applicable building or fire codes. In order to optimize smart stormwater design, required setbacks may accommodate runoff reduction measures such as bioretention areas, cisterns, and greenwalls, provided such setbacks meet fire code standards. The runoff reduction measures may not compromise public safety such as the sight distance triangles required by the City and must include a long-term maintenance agreement. Above-ground cisterns or other vertical runoff reduction measures shall require approval by the Community Development Director.

3.7.6. Commercial Parking Lot Requirements

- A. Commercial parking lots must provide a minimum 10 feet wide landscape strip between parking bays. Such strip shall be provided in addition to the requirements of Section 2.3.5 of the Unified Development Code.
- B. The required landscape strip must be planted with a minimum of one shade tree for each 30 feet of landscape strip length or portion thereof.

3.7.5. Bulk and Mass



Building Height

Ⓐ Max. Height in Stories:	3 stories
Ⓐ Max. Height in Feet:	40 ft
The maximum permitted building height is whichever is less.	

Building Size

Ⓐ Max. Building Footprint:	10,000 sf
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Sec. 3.8. DT-R: Downtown Residential

3.8.1. Purpose



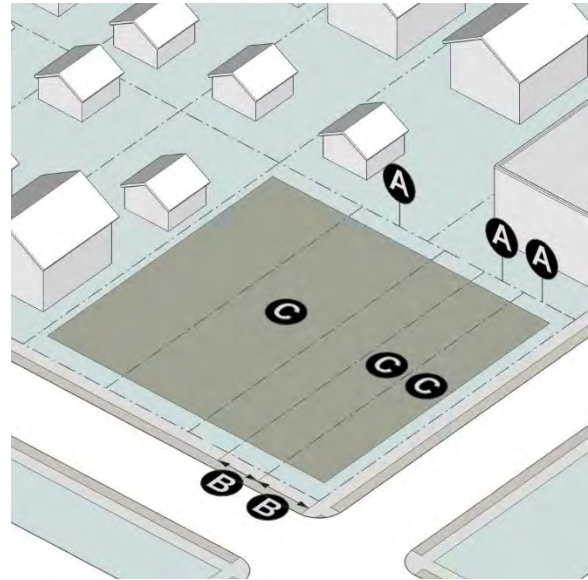
The purpose of this district is to provide for a variety of housing options in a residential setting.

3.8.2. Building Types Allowed

The following building types are allowed:

- A. Detached House
- B. Carriage House
- C. Semi-Detached House
- D. Townhouse
- E. Cottage Court
- F. Civic Building

3.8.3. Dimensional Standards



Site Standards

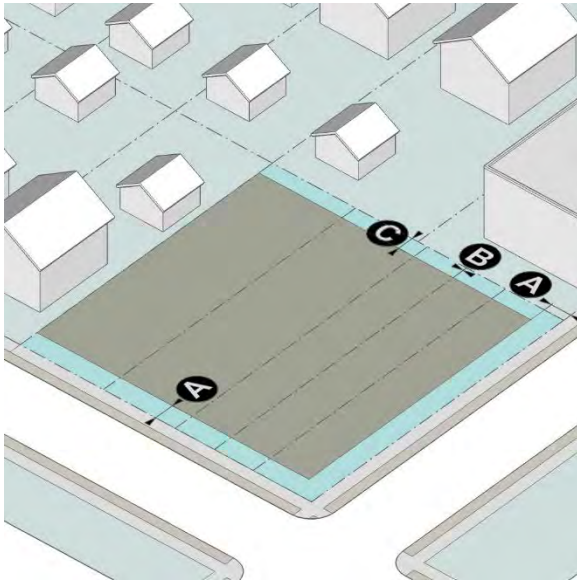
Residential Density (without Conditional Use Permit):	8 u/a
Residential Density (with Conditional Use Permit):	As approved by City Council
Min. Amenity Space Requirement:	10% of site (all sites)
Min. Civic Space Requirements:	10% of site (only sites over 5 acres)

Lot Standards	Ⓐ Area	Ⓑ Width
Detached House:	4,500 sf	25 ft
Carriage House:	Same as principal structure	
Semi-Detached House:	2,500 sf	25 ft
Townhouse:	900 sf	20 ft
Cottage Court:	1,200 sf	20 ft
Civic Building:	5,000 sf	50 ft

Lot Coverage

© All Building Types:	70% max.
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3.8.4. Building Placement



Principal and Accessory Structure Setbacks

Ⓐ Front Yard:	10 ft. min.
Ⓑ Side Yard:	0 ft. min. (10 ft. between structures)
Ⓒ Rear Yard (no alley):	3 ft. min.
Ⓒ Rear Yard (alley):	10 ft. min.

Greater side setbacks, greater rear setbacks, and greater building separation may be required as established by the applicable building or fire codes. In order to optimize smart stormwater design, required setbacks may accommodate runoff reduction measures such as bioretention areas, cisterns, and greenwalls, provided such setbacks meet fire code standards. The runoff reduction measures may not compromise public safety such as the sight distance triangles required by the City and must include a long-term maintenance agreement. Above-ground cisterns or other vertical runoff reduction measures shall require approval by the Community Development Director.

3.8.5. Bulk and Mass



Building Height

Ⓐ Max. Height in Stories:	3 stories
Ⓐ Max. Height in Feet:	35 ft
The maximum permitted building height is whichever is less.	

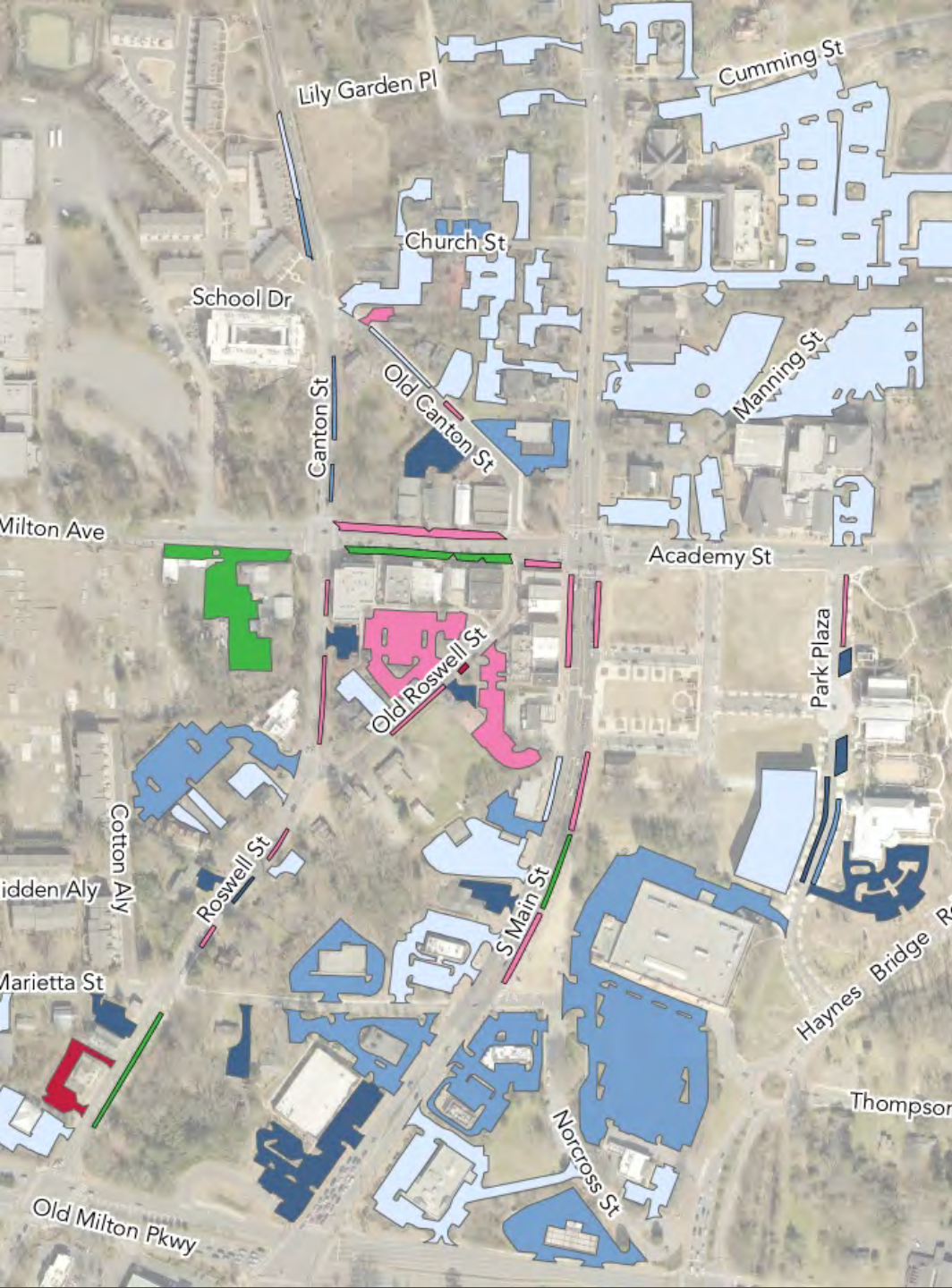
Article 4. ~~Site~~ Definitions

Sec. 4.1. Defined Terms

Live-Work. Nonresidential activity conducted wholly within a residential dwelling that allows employees, customers, clients or patrons to visit.

Stub-out. A shortened thoroughfare which is intended to provide connectivity at some point in the future.

Wall Plate. A horizontal load-bearing member in a wall assembly. The top of the wall plate is the top most structural piece of the wall.



Downtown Alpharetta Parking Study – Code Updates

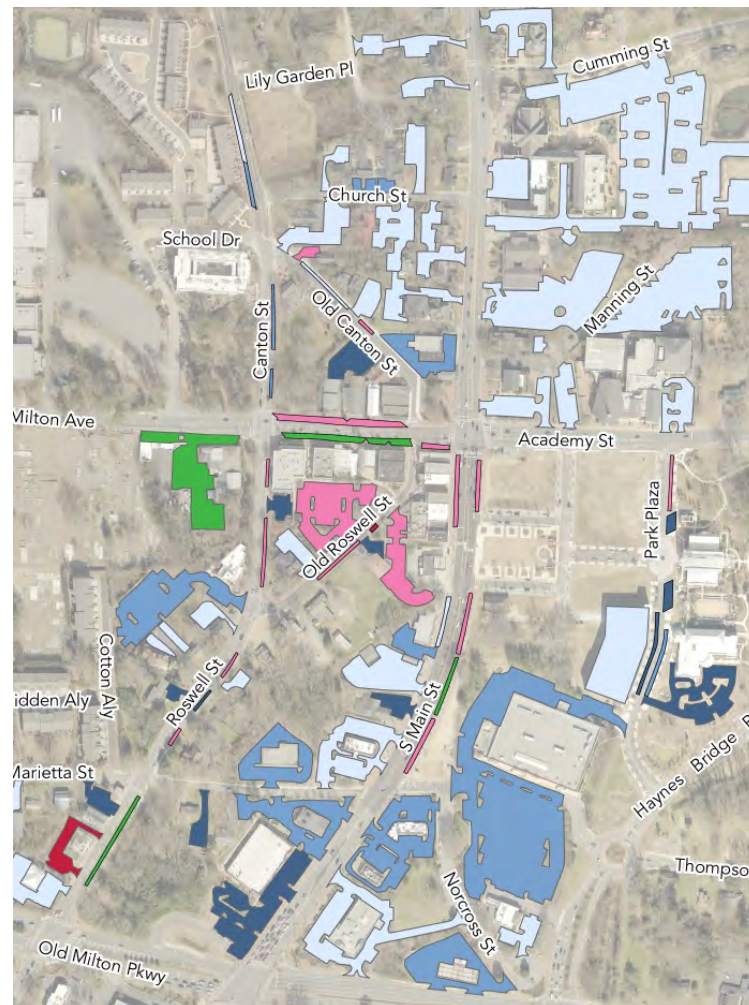
Planning Commission

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Parking Study Overview

- Compiled and analyzed existing and anticipated parking needs
- Provided strategies to address parking needs:
 - Code-base approaches
 - Management based approach
- Finalized with staff and City Council



Proposed Updates: Sec. 2.4 Parking & Loading

New - Parking In-Lieu Fees

- Fees may be paid (instead of providing on-site parking) as approved by council

If the Number of Required Spaces Satisfied through In-Lieu Program is Between:	The Fee Due is:
1 – 10 spaces	\$7,000 per space
11-20 spaces	\$70,000 + \$10,000 per space over 10
21-40 spaces	\$170,000 + \$15,000 per space over 20
41-60 spaces	\$470,000 + \$20,000 per space over 40
61-100 spaces	\$870,000 + \$25,000 per space over 60
101 spaces and greater	\$1,870,000 + \$30,000 per space over 100

Proposed Updates: Sec. 2.4 Parking & Loading

New - Parking In-Lieu Fees

- Fees must be paid in a lump sum either:
 - Prior to the issuance of a building permit; or
 - Prior to the issuance of a business license

Proposed Updates: Sec. 2.4 Parking & Loading

New - Parking Special Exception

- Relief from on-site parking requirements
 - But not from conditions of rezoning
- Modified conditional use process
 - Planning Commission review, City Council decision
 - Based on finding that the full provisions of on-site parking ~~or loading facilities~~ is unnecessary, or where such regulation would impose an unreasonable hardship upon the use of the lot
- Conditions may be imposed

Proposed Updates: Sec. 2.4 Parking & Loading

Unchanged- Office Parking Ratios

- The City requires 1 space per 333 sf
 - Higher than peer cities with similar mixed-use areas (e.g. 1 per 500 sf in Downtown Roswell, Crabapple, Deerfield)
- Consultant considered reducing the ratios and decided to recommend no change, based on the other parking standards presented this evening.

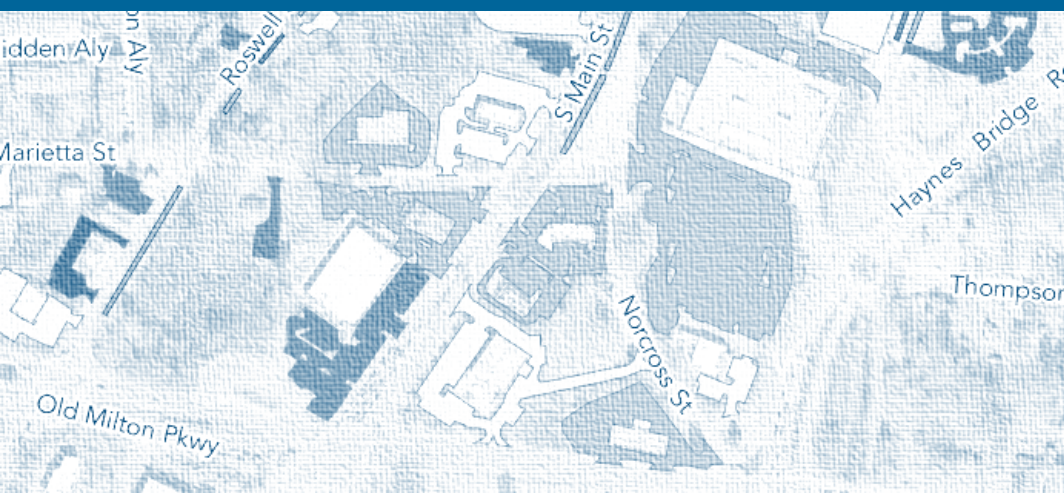
Proposed Updates: Sec. 2.4 Parking & Loading

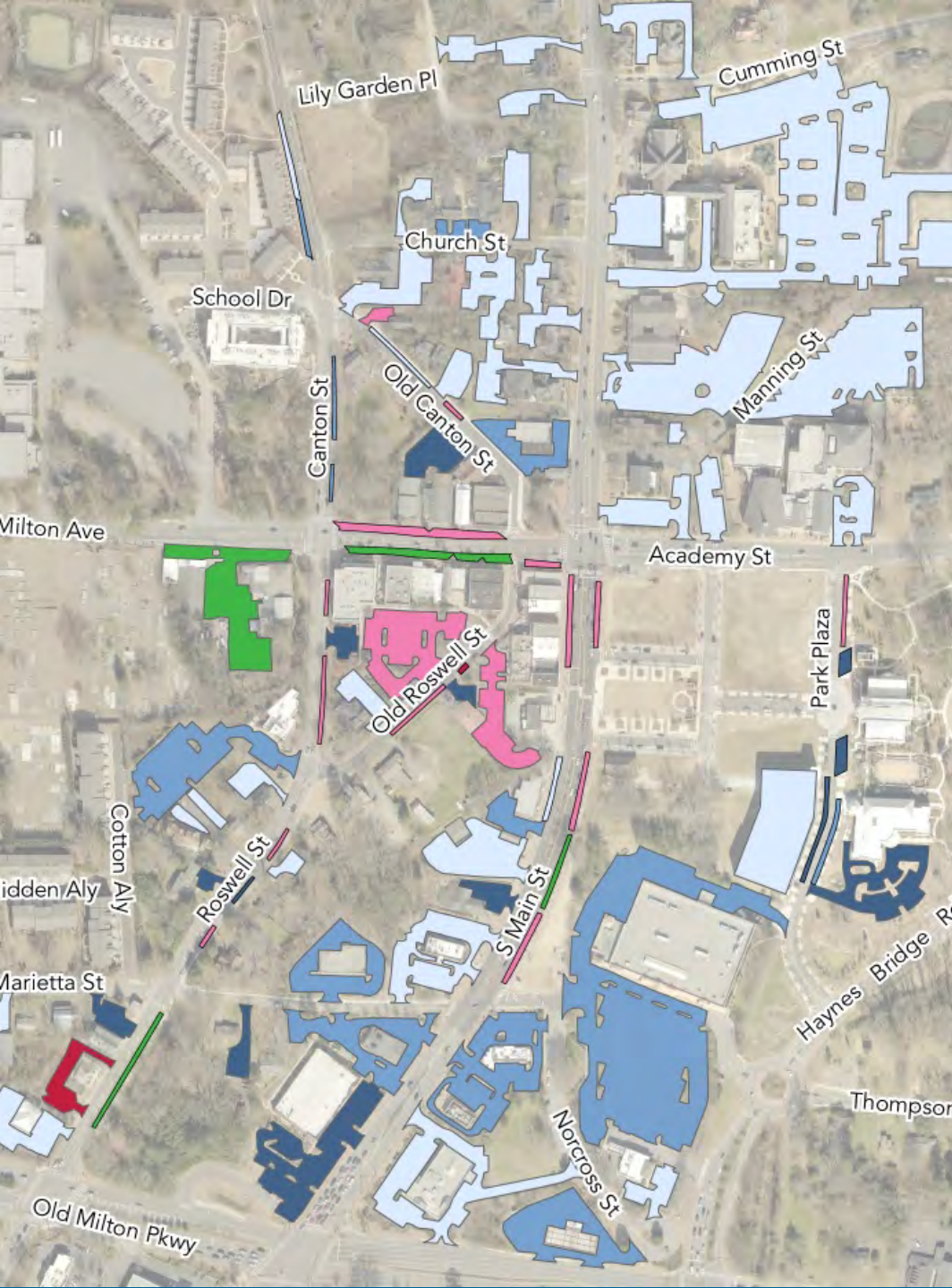
Changed – High School Parking Ratios

- Parking requirements are as establish by an applicant-submitted parking study
 - Prepared by an independent third party
 - Using national best practices
- Study requirements
 - Must contain recommended parking amounts (based on considering the number of students, staff, classrooms, visitors, and availability of busing)
 - May not recommend less than a minimum of 1 per classroom and administrative office, plus 1 per 4 students (based on design capacity)



Discussion





Downtown Alpharetta Parking Study – Code Updates

Planning Commission

February 2018

