



PLANNING COMMISSION MEETING

APRIL 12, 2018

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

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MEETING MINUTES
 - a. March 1, 2018 Meeting Minutes
- IV. ITEMS FROM BOARD MEMBERS
- V. ITEMS FROM STAFF
- VI. PUBLIC HEARING
 - a. MP-18-02 Lifehope/Siemens Master Plan
Consideration of a request to amend the Siemen's Master Plan and site plan approval to allow a medical office campus. The property is located at 3333 Old Milton Parkway and is legally described as being located in Land Lot 908, 1st District, 2nd Section, Fulton County, Georgia.
 - b. CLUP-18-01/Z-18-01/CU-18-03/V-18-01 Atlanta Senior Care Services
Consideration of a request to rezone approximately 17.5 acres from LI (Light Industrial) and O-I (Office-Institutional) to C-2 (General Commercial) in order to develop 200 'For-Sale' attached condominium units and 11,915 square feet of retail and office use. A Comprehensive Land Use Plan amendment is requested to change the designation of the property from 'Corporate Office' to 'Commercial' and a conditional use to allow 'Dwelling, 'For-Sale', Attached'. Variances are requested to increase the height of the building and to reduce stream buffers. The property is located at the southeast corner of Old Milton Parkway and Georgia 400 and is legally described as being located in Land Lots 853 & 856, 1st District, 2nd Section, Fulton County, Georgia.
 - c. CU-18-01 Vape Bar/Windward Promenade
Consideration of a request for conditional use to allow a retail store that sells vape (tobacco alternative/e-cigarette) products in a 1,600 square foot suite within the Windward Promenade retail center. The proposed use is classified as 'Smoke Shop and Tobacco Store'. The property is located at 875 North Main Street, Suite 356 and is legally described as being located in Land Lot 1112, 2nd District, 2nd Section, Fulton County, Georgia.
 - d. PH-17-29 Unified Development Code Text Amendments/Heritage Design Areas
Consideration of text amendments to Unified Development Code, Appendix A: Alpharetta Downtown Code to add Heritage Design Areas, amend streetscape standards, amend the parking requirement for office use and add maximum building footprints in the DT-C and DT-MU zoning districts. A text amendment is proposed to UDC Section 2.5 Parking and Loading to clarify the locational criteria for required parking in 'For-Sale' residential districts.
 - e. PH-18-02 Unified Development Code Text Amendments/Downtown Architecture
Consideration of text amendments to Unified Development Code, Appendix A: Alpharetta Downtown Code and Alpharetta Downtown Design Guidelines to add four (4) architectural styles.

- f. PH-18-04 Unified Development Code Text Amendments/PSC District**
Consideration of text amendments to Unified Development Code, Article II to amend the Planned Shopping Center (PSC) zoning district to add 'Dwelling, 'For-Sale' Attached/Detached, Residential' and 'Dwelling, 'For-Rent', Residential' as a conditional use.

VII. ADJOURNMENT



PLANNING COMMISSION MEETING MARCH 1, 2018

ALPHARETTA CITY HALL
COUNCIL CHAMBERS
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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.

- I. CALL TO ORDER 
- II. ROLL CALL

Members Present

- Francis Kung'u
- Larry Attig
- Fergal Brady
- John Goss
- Rob Partee
- Steve Usry
- Candy Waylock

Members Absent

- Fergal Brady

Staff Present

- Kathi Cook, Director of Community Development
- Eric Graves, Senior Traffic Engineer
- Michael Woodman, Senior Planner
- Elicia Taylor Planning and Zoning Coordinator

III. APPROVAL OF MEETING MINUTES

a. February 1, 2018 Minutes

- ❖ Commissioner Attig offered a motion to approve
 - Commissioner Usry seconded the motion
 - The motion was approved (6-0)

IV. ITEMS FROM BOARD MEMBERS

V. ITEMS FROM STAFF

VI. PUBLIC HEARING

a. Z-17-15/V-17-30 10 & 37 Roswell Street/Alpharetta Town Commons

Kathi Cook presented consideration of a request to rezone 0.47 acres from SU (Special Use) to C-2 (General Commercial) to allow an existing building to be used for a restaurant with music venue. A 3,500 square foot expansion of the La Casa building is also proposed. 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.

Don Rolader, presented for the Applicant:

- Brief history of request for C-2 Zoning
- La Casa needs to expand to be competitive
- Copper Fox Music Venue –
 - o 333 seats
 - o 70 offsite parking spaces
 - o Parking Agreements
 - o No 500' requirement in Downtown. Wells Fargo rolled distance 496' vs. GIS distance of 506'
 - o Exclusive parking will be enforced with temporary signs and personnel
 - o Considering Valet
 - o 37 Roswell St (Dr. Phillips House)

o Response to Staff Recommended Conditions

Chairman Kung'u opened the floor to Public Comment at 7:23 p.m.

In Opposition:

Alexander Williamson 12535 Wexcroft Lane

Requested a deferral until new Council is elected due to concerns over adequate parking.

Applicant gave a rebuttal stating hotel and this Application have adequate parking.

After discussion of:

- Other Music Venue Location in John's Creek
- Availability of food in Music Venue with regard to Alcohol Ordinance
- La Casa is a separate venue on the same parcel
- Possibility of a cover charge
- Music Venue is only open on Friday and Saturday nights
- Proposed Conditions
- Concern with Parking Agreement with Wells Fargo Lot
- Concern over parking for general public if these lots are restricted
- Commended Applicant for providing parking
- Business use will enhance quality of life in downtown
- Dumpster Issues
- Design Review Board Approval exterior changes
- Director Cook recommendation that Condition # 5 remain as it is consistent with other recent properties on the Contributing Historic Properties List.

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

1. Property shall be zoned C-2 and restricted to office, restaurant, retail, art studio, beauty salon/barber shop, art gallery, bakery, bank, book store, drug store, florist, theater or museum. A music venue shall be permitted and restricted to a maximum of 333 seats.
2. Music venue shall be restricted to operate from 7 PM – 2 AM on Friday and Saturday evenings (performances shall end by midnight). Music venue parking shall be directed to Roswell Street public lot to avoid impacts to existing restaurants in addition to offsite private accommodations. Applicant shall be required to submit an offsite parking plan and agreement to City Staff to mitigate impacts that may include off site valet and temporary signage to direct patrons to offsite parking. Applicant shall provide multiple year or renewed parking agreement each year for music/event space portion of restaurant prior to receiving a business license.
3. Existing building modifications shall require Design Review Board approval and at a minimum applicant shall replace existing awnings, add outdoor seating and landscape planters, as approved by Staff.
4. In-lieu of paying for all 70 spaces since an offsite agreement with the animal hospital has been provided for 43 parking spaces and with Wells Fargo Bank for 27 parking spaces, the applicant shall pay into the downtown fund the fee equal to cover any remaining required spaces. Amount shall be determined by the in-lieu fees approved by City Council. The amount may be further reduced if offsite parking agreements are provided within 550' of the site as approved by Staff. If any offsite leases are not extended or renewed the applicant shall be required to pay in lieu fee for spaces in excess of parking spaces available onsite prior to issuance of a business license.
5. La Casa addition shall not detract from the historical features of the structure and shall compliment and coordinate with corner pocket park. Design Review Board approval shall be required.
6. Applicant shall provide sufficient dumpster service to properly and completely enclose the trash and refuse as deemed and reviewed by Staff.

- Commissioner Attig seconded the motion
- ❖ Commissioner Usry offered a Friendly Amendment that Mr. Partee accept Condition #5:

Developer shall provide the City with a binding legal agreement providing for the protection and maintenance of the Phillips House (La Casa building).

- Commissioner Partee accepted the Friendly Amendment
- The Motion with the Friendly Amendment was Approved (6-0)

Final Conditions with Friendly Amendment:

1. Property shall be zoned C-2 and restricted to office, restaurant, retail, art studio, beauty salon/barber shop, art gallery, bakery, bank, book store, drug store, florist, theater or museum. A music venue shall be permitted and restricted to a maximum of 333 seats.
2. Music venue shall be restricted to operate from 7 PM – 2 AM on Friday and Saturday evenings (performances shall end by midnight). Music venue parking shall be directed to Roswell Street public lot to avoid impacts to existing restaurants in addition to offsite private accommodations. Applicant shall be required to submit an offsite parking plan and agreement to City Staff to mitigate impacts that may include off site valet and temporary signage to direct patrons to offsite parking. Applicant shall provide multiple year or renewed parking agreement each year for music/event space portion of restaurant prior to receiving a business license.
3. Existing building modifications shall require Design Review Board approval and at a minimum applicant shall replace existing awnings, add outdoor seating and landscape planters, as approved by Staff.
4. In-lieu of paying for all 70 spaces since an offsite agreement with the animal hospital has been provided for 43 parking spaces and with Wells Fargo Bank for 27 parking spaces, the applicant shall pay into the downtown fund the fee equal to cover any remaining required spaces. Amount shall be determined by the in-lieu fees approved by City Council. The amount may be further reduced if offsite parking agreements are provided within 550' of the site as approved by Staff. If any offsite leases are not extended or renewed the applicant shall be required to pay in lieu fee for spaces in excess of parking spaces available onsite prior to issuance of a business license.
5. Developer shall provide the City with a binding legal agreement providing for the protection and maintenance of the Phillips House (La Casa building).
6. La Casa addition shall not detract from the historical features of the structure and shall compliment and coordinate with corner pocket park. Design Review Board approval shall be required.

7. Applicant shall provide sufficient dumpster service to properly and completely enclose the trash and refuse as deemed and reviewed by Staff.

VII. ADJOURNMENT

Chairman Kung'u adjourned the meeting at 7:45 p.m.



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: MP-18-02 LIFEHOPE/SIEMENS MASTER PLAN

PLANNING COMMISSION: APRIL 12, 2018

CITY COUNCIL: APRIL 30, 2018

II. RECOMMENDATION:

Approve MP-18-02 Lifehope/Siemens Master Plan, subject to the following conditions:

1. Property shall be developed substantially in accordance with submitted plan prepared by Jericho Architectural Design Group, dated 2/2/2018, including tree save areas as depicted. Site plan approval shall apply to the existing building renovation and Parking Deck 1. Future phases of development shall require site plan approval by DRB.
2. Retail uses shall not exceed more than 25% of the floor area of an office building and shall be service retail incidental to medical office use, restricted to the following uses:
 - a. Bakery.
 - b. Barber Shop.
 - c. Beauty Shop.
 - d. Book Store.
 - e. Clinic.
 - f. Drug Store.
 - g. Dry Cleaning Pick-up Station.
 - h. Florist, Retail without Greenhouse.
 - i. Print Shop.
 - j. Restaurant without Drive-through.
3. Development regulations shall be as follows:
 - a. Office – Maximum 6 stories, except as stated below. Total office square footage shall be limited to no more than 497,000 square feet, including the existing office building. Building E shall be at least 2 stories and no more than 4 stories in height and shall be placed with least impact to existing trees.
 - b. Parking Decks – Maximum 6 levels, except that Parking Deck 1 shall be no more than 4 levels. Parking decks visible from Old Milton Parkway and North Point Parkway shall be treated with comparable materials and finishes as the buildings they serve. Suitability of parking deck elevation, visibility and landscape screening shall be approved by the DRB.
4. Specimen trees, tree groupings and trees of quality shall be given special consideration and every attempt to incorporate them into the site plan shall be made as stipulated in the Tree Protection Ordinance, as approved by Staff.
5. Tree survey and assessment shall be provided with each phase of development at LDP.
6. Applicant shall make an effort to determine if any existing landscaping (ornamental trees and shrubs) can be spaded and relocated on-site to enhance the maturity level of landscaping at time of project completion.
7. Replace dead, dying or missing landscape material in existing required landscape areas.
8. Detention facilities shall not be visible from a public right-of-way, except as a decorative water feature, with approval by Staff.

9. Project entrances off Old Milton Parkway and North Point Parkway shall be designed to incorporate a water feature, sculpture or similar focal point feature and decorative entrance landscaping, as approved by DRB.
10. Parking decks and retaining walls shall receive architectural façade treatment or be heavily landscaped. Retaining walls visible from developed areas exceeding 16' in height shall be terraced. In areas where the parking decks are visible to the public, the decks will be screened by over-sized landscaping (12" – 15" caliper trees) or materials approved by DRB or other materials as approved by Staff.
11. Developer shall construct and dedicate a permanent easement to the City over the nature trail amenity. Developer shall accommodate nature trail connectivity with the property to the west.
12. Provide one landscape island with shade tree for every 72' of parking length.
13. Provide a sidewalk along at least one side of the internal road providing a pedestrian connection between Old Milton Parkway and North Point Parkway.
14. All buildings shall have connectivity to internal sidewalk system.
15. The developer shall provide bicycle racks, benches, trash receptacles, decorative crosswalks, planters and other street furniture, where appropriate, throughout the development. A bus drop-off area with shelter and dedicated lane shall be incorporated into the plan design along Old Milton Parkway, North Point Parkway or at an alternative location acceptable to MARTA. Developer shall work in good faith with MARTA to add the development to city bus routes in order to assist with transportation service for employees.
16. Plans for buildings, site, landscaping and signage (in the form of a 'sign package') shall be subject to review and approval by the DRB.
17. All buildings along Old Milton Parkway and North Point Parkway must face those streets or appear to face those streets, including an entrance and direct sidewalk connection to public sidewalk. Backside of buildings or 'back of house' functions (such as loading or dumpster area) shall not be visible from those streets. Parapet walls shall be used as needed to screen roof-top mechanical equipment and views.
18. Streets within the development shall be private and shall include a planted median with sufficient space for tree plantings.
19. A traffic study to determine the appropriate configuration and traffic control shall be required at time of LDP for the proposed driveway on North Point Parkway. Developer shall bear the responsibility for payment and installation for necessary traffic signals and traffic regulatory devices, decal lanes and other improvements that are necessitated by impact of the proposed development.
20. Zoning conditions carried over from file# MP-01-04/Siemens Real Estate, Inc.:
 - a. Incorporate an amenity for office tenants that is accessible to the public from the sidewalk along North Point Parkway such as a walkway to the wet pond and creek, outdoor eating area, gazebo, etc.
 - b. Ground mounted signs shall not exceed 10 feet in height. Signs to be located within the project shall be uniform in design. A detailed sign package for the entire development shall be presented and approved by the DRB.
 - c. Provide a 20' wide landscape strip along North Point Parkway with a berm and extensive landscaping.
 - d. Landscape areas shall not contain any parking, water detention area or buildings, or portion thereof, except that a detention pond or ponds may be located within the landscape area if decorative and will provide an amenity to the public.
 - e. The main internal roadway within the site shall incorporate a decorative finish treatment at pedestrian crosswalks.
 - f. Provide pedestrian lighting along Old Milton Parkway to match lighting at Brookside.
 - g. All impervious area runoff "by-passing" the water quality pond shall be treated with a BMP such as vegetative strips to remove water pollutants. Runoff from parking areas shall not enter stream untreated.
 - h. At the time an LDP is applied for, site must comply with all current City of Alpharetta standards and specifications.

III. REPORT IN BRIEF:

The applicant, Richmond Honan, is requesting an amendment to the Siemens Master Plan and site plan approval to allow for the construction of a medical office campus on approximately 37 acres. The master plan amendment includes changes to previous conditions of zoning related to site plan modifications. The subject property is located at 3333 Old Milton Parkway on the south side of Old Milton Parkway and west of North Point Parkway.

DISCUSSION

The submitted request, if approved, will allow a medical office campus on a 37-acre property. The proposed office density of 13,550 square feet per acre is unchanged from the current master plan approval on the property. The subject property is located at 3333 Old Milton Parkway on the south side of Old Milton Parkway and west of North Point Parkway.

The property is zoned O-I (Office-Institutional) and is subject to the Siemens Master Plan. A 5-story, 117,000 square foot office building was constructed on the property in 1986 and was previously owned and occupied by Siemens. Surrounding properties are zoned O-I (Preston Ridge Master Plan) to the north, CUP (Preston Ridge Master Plan) to the east, CUP and O-I (Royal 400 Master Plan) to the south and O-I, CUP and LI (Light Industrial) to the west. The Comprehensive Land Use Plan designation of the property is 'Corporate Office', which allows the proposed medical office use.

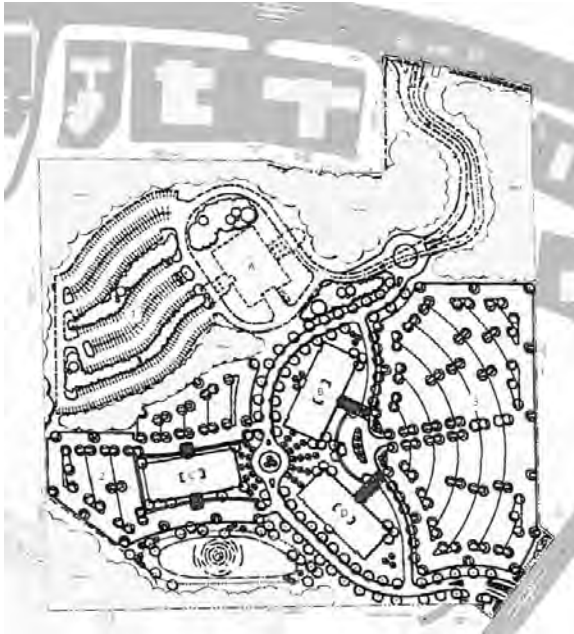
The Siemens Master Plan (MP-01-04) was approved on May 21, 2001 to allow for the construction of three (3) buildings, not to exceed 380,000 square feet of office and accessory uses. The 117,000 square foot existing building preceded the Siemens master plan approval. The applicant requests the following changes to the Siemens Master Plan conditions of zoning (**Proposed changes reflected in RED**):

1. Proposed new development within the Master Plan shall be limited to the following:
 - a. ~~Three~~ Six (6) office buildings with accessory uses (not to exceed a total of 380,000 square feet) and ~~a~~ s parking decks.
 - b. Maximum height shall be ~~8~~ 6 stories, except that Building E shall be no more than 4 stories.
 - c. Density shall not exceed 13,550 square feet per acre.
- ~~5. The submitted Master Plan shall be subject to reconsideration by the Planning Commission and by the City Council if no construction or development occurs on any portion of the site within three (3) years of the date of its approval beginning after the Big Creek sewer moratorium is lifted. Construction shall be deemed as pouring of concrete for any structure.~~
12. Site development plans shall be substantially similar to the site plan submitted (dated ~~March 1, 2001~~ February 2, 2018), including tree save areas as shown.

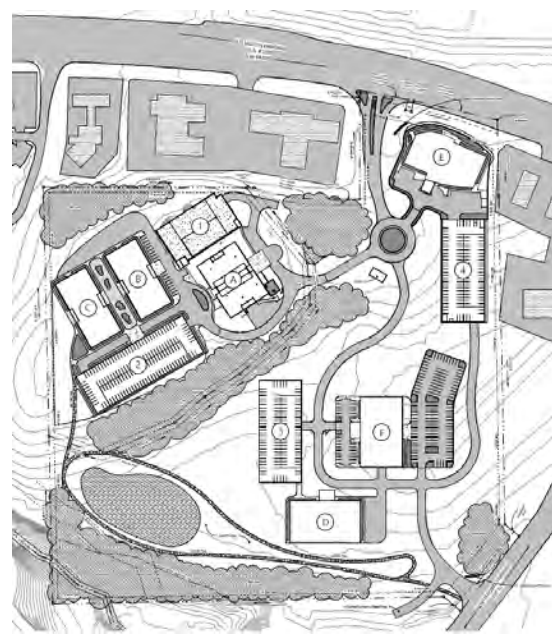
SITE PLAN ANALYSIS

The applicant's site plan represents a substantial change from the previously-approved zoning plan, as shown on the site plans below. The primary difference is that surface parking lots have been replaced with parking decks, which has significantly reduced the overall impervious area from approximately 22 acres to 14.2 acres. The proposed site plan now depicts six (6) medical office buildings served by four (4) parking decks. The applicant proposes to maintain the previously-approved office density and to reduce maximum building heights from 8-stories to 6-stories. The table below provides a comparison of the approved zoning plan versus the applicant's proposed plan.

Original Site Plan (Approved)



New Site Plan (Proposed)



Comparison – Original vs. Proposed Site Plan

	Original (Approved)	New (Proposed)
Office	497,000 SF*	497,000 SF*
Use	Professional Office	Medical Office
Site Density	13,550 SF/Acre	13,550 SF/Acre
Max. Building Height	8 stories	6 stories
Tree Save Area	7.5 acres	7.5 acres
Impervious Area	22 acres	14.2 acres
Parking	All Surface Parking	4 Parking Decks (w/some surface parking)

*Includes existing 117,000 SF office bldg.

The applicant's site plan depicts the existing 117,000 square foot office building remaining and five (5) new medical office buildings ranging in size from 45,000 – 95,000 square feet for a total of 380,000 square feet. Four (4) parking decks are depicted in conjunction with the existing and proposed medical office buildings, as well as a surface parking. The 1st phase of development includes the renovation of the existing office building (Bldg. A) and 2 – ½ levels in Parking Deck 1. Phase 2 includes the construction of Bldg. E and Parking Deck 4; Phase 3 includes the construction of Bldgs. B & C, Parking Deck 2 and add 2 levels to Parking Deck 1; and Phase 4 includes the construction of Bldgs. D & F and Parking Deck 3.

Buildings along the south side of Old Milton Parkway in the vicinity of the proposed development have front building setbacks of at least 65', which is consistent with the 65' building setback depicted on the site plan. Buildings along the same stretch of Old Milton Parkway are 1-story, except that the Extended Stay America hotels are 3-stories. Building E, which is depicted fronting Old Milton Parkway, should be at least two (2) stories and no more than 4 stories in height.

The subject property is heavily wooded. The applicant provided a tree survey and assessment for trees associated with Phase 1 – Existing building renovation and Parking Deck 1. The approved zoning plan

depicted approximately 7.5 acres of tree save area on the property, which the applicant has maintained the same amount on the proposed site plan. Future phases of development will require City review of a tree survey and assessment to determine compliance with the City's Tree Protection Ordinance.

TRAFFIC

The applicant submitted trip generation figures for the proposed project, based on their phasing plan. As shown in the table below, the existing building will generate 209 PM Peak Hour trips, with total buildout generating 635 PM Peak Hour trips.

Phase	Building	Size (SF)	Weekday Trips	AM Peak Trips	PM Peak Trips
Existing	A	117,000	1479	217	209
Phase 1 ¹	-	-	-	-	-
Phase 2	E	95,000	1263	184	185
Phase 3	B&C	160,000	1877	279	258
Phase 4	D&F	125,000	1555	229	218
Total		497,000	4441	690	635
Total (minus existing)		380,000	3621	557	504

¹ Phase 1 consists only of a parking deck and therefore has no associated trip generation.

CONCURRENCES

Staff has reviewed the applicant's proposal and finds that it can generally support the request for master plan amendment and site plan approval. The applicant's proposal is compatible with properties in the vicinity, which are also designated 'Corporate Office' and are developed as office parks, assisted living facility and free-standing commercial uses. In addition, the applicant's proposed site plan represents a more compact, walkable development and would result in nearly eight (8) acres of additional greenspace by replacing surface parking lots with parking decks. If approved, conditions are recommended requiring screening, protection of the tree canopy, walkable infrastructure and architectural standards.

The property is less than ½-mile from the Georgia 400 and Old Milton Parkway interchange and remains viable for office development. The City's vision for this area is reflected in the Old Milton Corridor Character Area description in the City's Comprehensive Land Use Plan, which states:

"Future development should emphasize connectivity and diversity of land uses, while also expanding the street network and enhancing the pedestrian environment by adding and/or linking sidewalks. Bicycle use should also be encouraged with infrastructure that makes biking safe and convenient. This complete transportation system should link adjacent residential areas to major destinations along the corridor or serve as a safe and convenient thoroughway to other destinations in the community."

"Old Milton Corridor Character Area stretches east to west through the middle of Alpharetta as shown on the Future Development Map. It is primarily zoned for a mix of residential, office, commercial and mixed use. West of GA-400, the corridor is envisioned to evolve into a mixed use corridor with reduced front setbacks along Old Milton Parkway. East of GA-400, the corridor is

envisioned to evolve as an office/commercial corridor, although with a more compact, walkable development pattern."

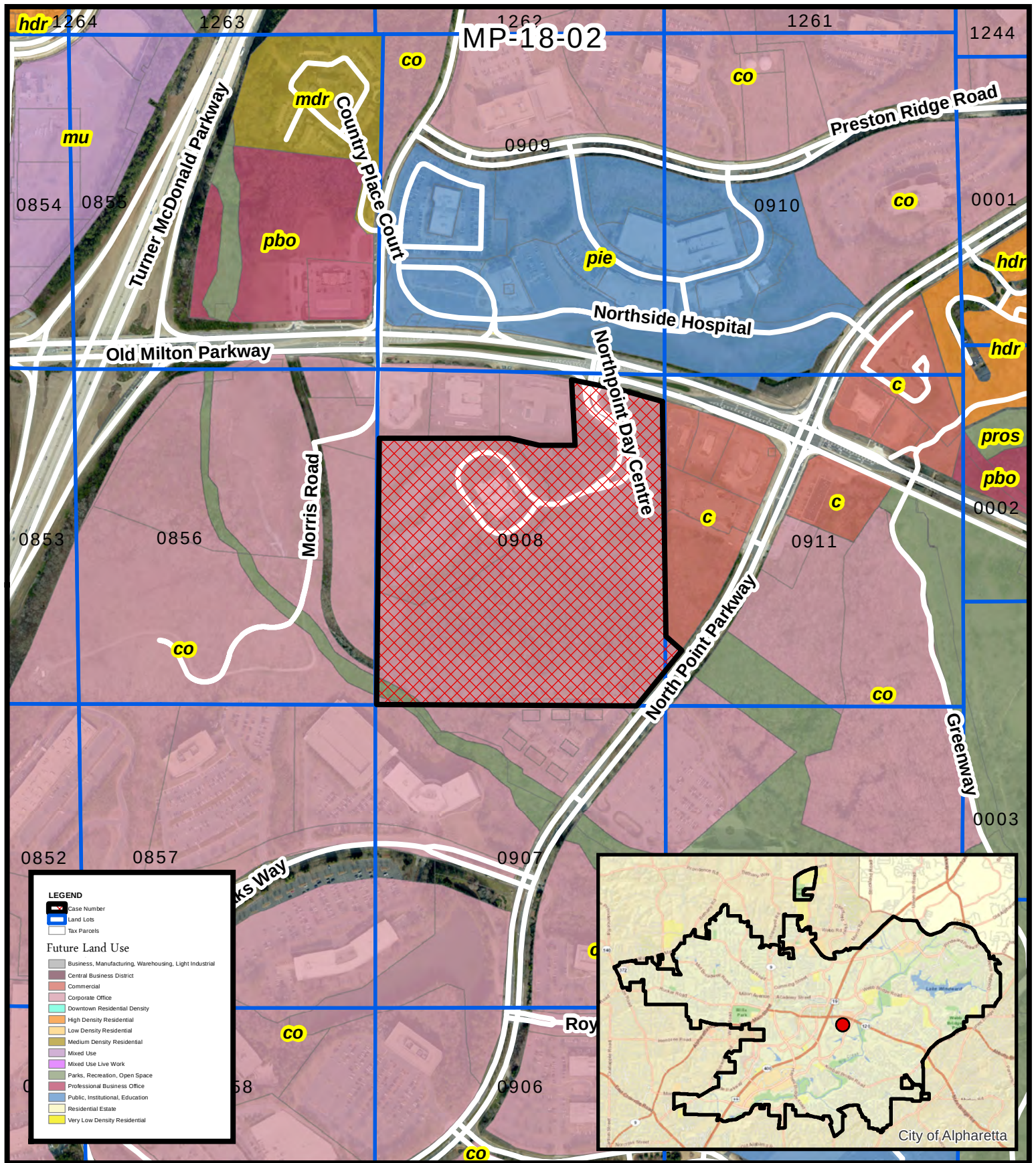
CITIZEN PARTICIPATION PLAN

The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that the applicant received comments from the adjacent property owner to the south, North Point Professional Park, with the following concerns:

1. Do not support future access road to the south.
2. Location of entrance on North Point Parkway is very close to entrance for North Point Professional Park. Request that the entrance on North Point Parkway be moved farther north.
3. North Point Professional Park is experiencing excessive water runoff from the applicant's site. Water is collecting behind some of the office buildings on the adjacent property to the south. Request a stormwater management plan that will remedy this problem.

IV. ATTACHMENTS:

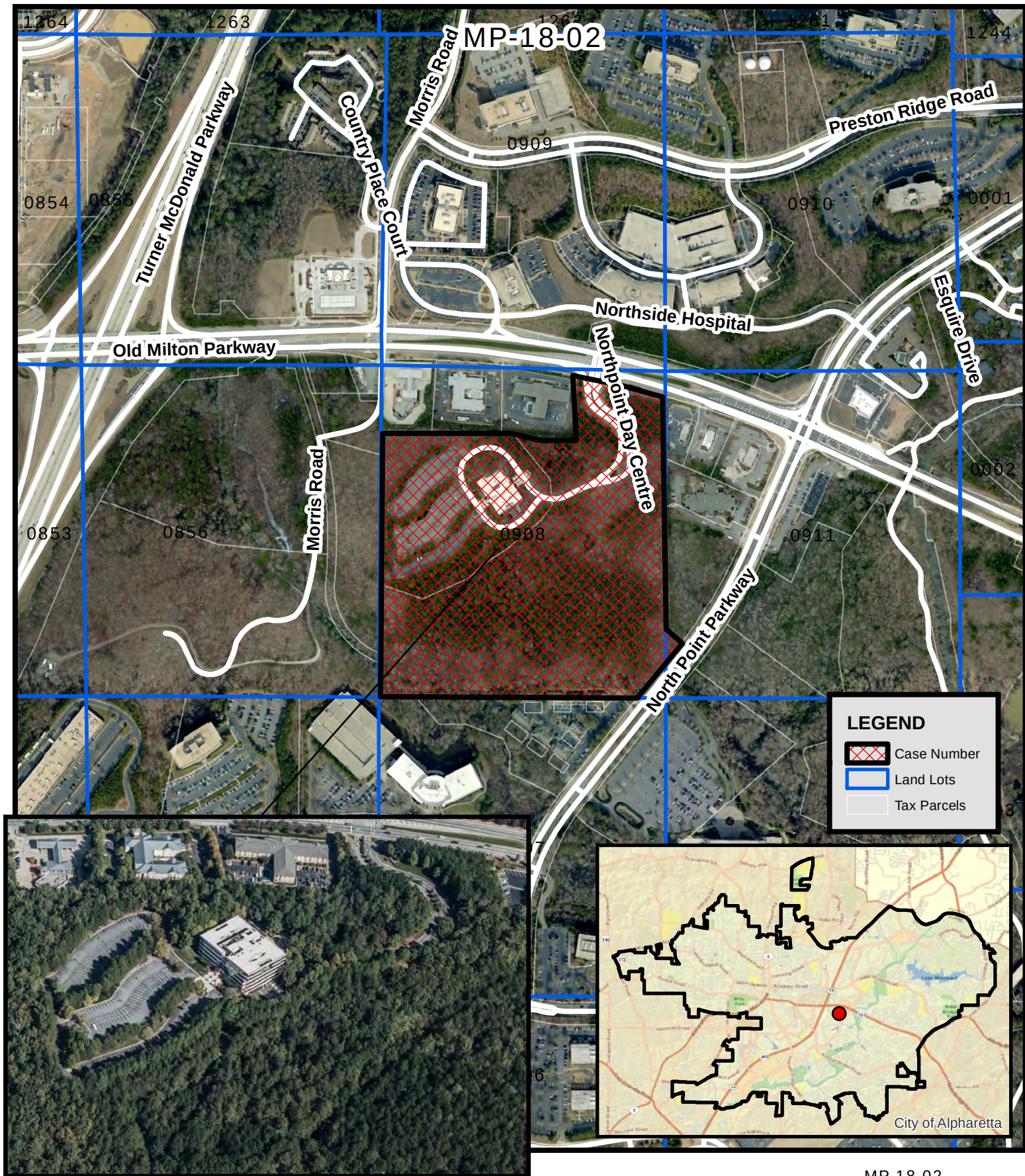
- Site Plan



Future Land Use
 Lifehope/Seimans Master Plan
 3333 Old Milton Parkway

MP-18-02
 D/LL: 1/2/908, 911
 PC: 4/12/18
 CC: 4/30/18

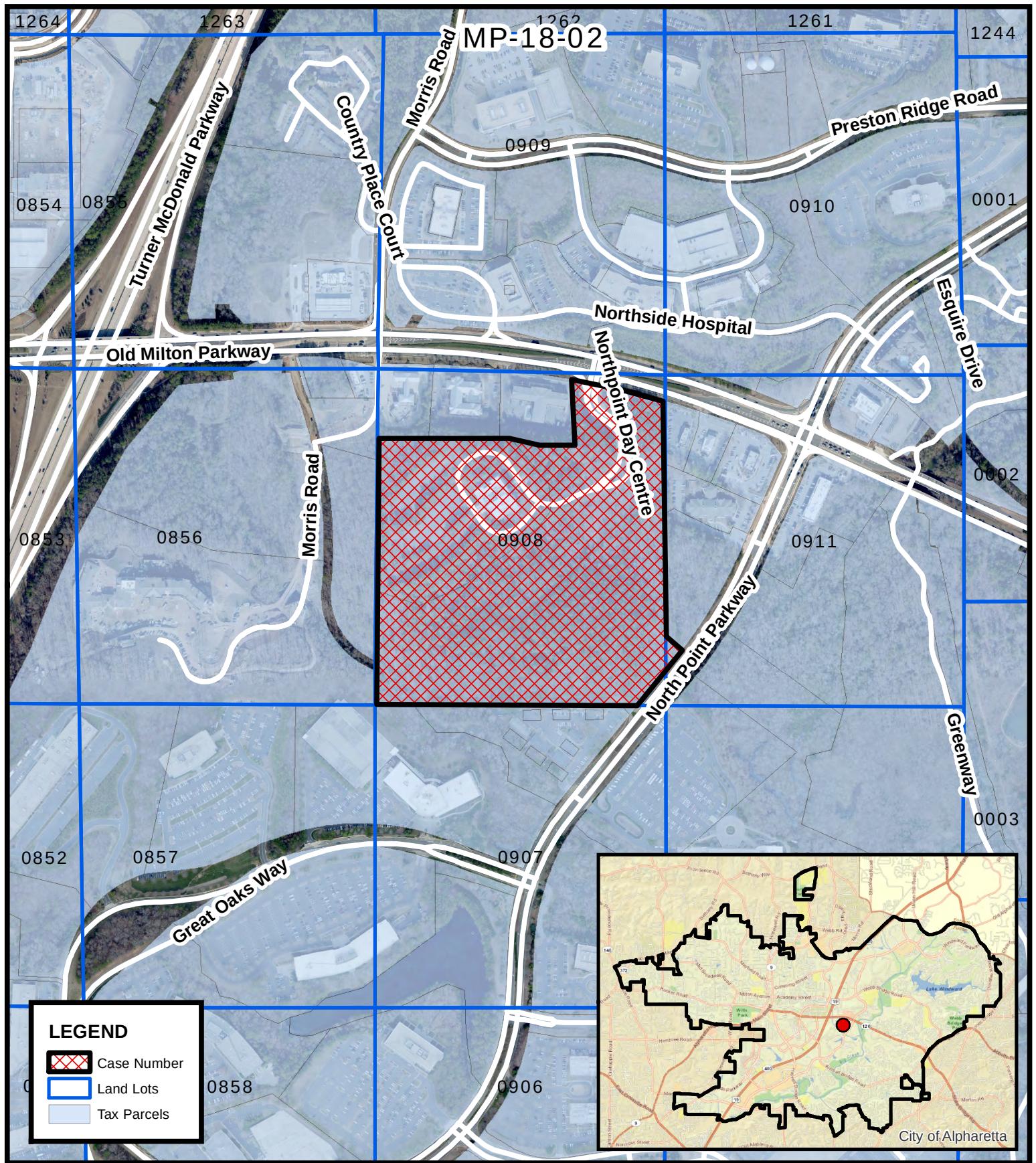
Location Map Provided by:
 Community Development - GIS



Aerial Map
Lifehope/Seimans Master Plan
3333 Old Milton Parkway

MP-18-02
D/LL: 1/2/908, 911
PC: 4/12/18
CC: 4/30/18

Location Map Provided by:
Community Development - GIS



Location Map
 Lifehope/Siemens Master Plan
 3333 Old Milton Parkway

MP-18-02
 D/LL: 1/2/908, 911
 PC: 4/12/18
 CC: 4/30/18

Location Map Provided by:
 Community Development - GIS

CITY COUNCIL AGENDA ACTION SUMMARY

Public Hearing Date: May 21, 2001

Item#: Siemens Real Estate Inc. MP-01-04

Consideration of a request of a master plan approval to allow for 380,000 square feet of office buildings up to eight stories with accessory uses. The property is 36.78-acres in size and located at 3333 Old Milton Parkway and is legally described as being in Land Lots 908, 911, 1st District, 2nd Section, Fulton County, Georgia.

Motion:	Approved with Conditions
Motion:	Matoney
Second:	Johnson
Vote:	6 – 1 (Gibson)

Conditions of Approval:

1. **Proposed new development within the Master Plan shall be limited to the following:**
 - a. **three office buildings with accessory uses (not to exceed a total of 380,000 square feet) and a parking deck.**
 - b. **Maximum height shall be 8 stories.**
 - c. **Density shall not exceed 13,550 square feet per acre.**
2. **Incorporate an amenity for office tenants that is accessible to the public from the sidewalk along North Point Parkway such as a walkway to the wet pond and creek, outdoor eating area, gazebo, etc.**
3. **Provide a bus-stop shelter along North Point Parkway or Old Milton Parkway and coordinate with MARTA on the placement and location. The developer shall coordinate with MARTA and the City to ensure that plans are adequate to meet bus service needs.**
4. **Ground mounted signs shall not exceed 10 feet in height. Signs to be located within the project shall be uniform in design. A detailed sign package for the entire development shall be presented and approved by the Design Review Board.**
5. **The submitted Master Plan shall be subject to reconsideration by the Planning Commission and by the City Council if no construction or development occurs on any portion of the site within three (3) years of the date of its approval beginning after the Big Creek sewer moratorium is lifted. Construction shall be deemed as pouring of concrete for any structure.**

- 6. Specimen trees on the site shall be given special consideration and every attempt to incorporate them into the applicant's site plan shall be made.**
- 7. Provide a traffic impact analysis study including signal warrants for North Point Parkway. The developer shall bear the responsibility for payment and installation for necessary traffic signals and traffic regulatory devices, decel lanes and other improvements that are necessitated by impact of the proposed development.**
- 8. Parking areas and size of parking spaces shall be in accordance with the City's Zoning Ordinance, as amended. Effort shall be made by the developer to minimize the amount of impervious parking surface. Up to 20% of the parking spaces may be compact spaces as well as the spaces that are above the minimum required number of spaces. Space shall be provided for alternative transportation such as bicycle spaces and priority spaces for car pool vehicles.**
- 9. Provide a twenty (20) foot wide landscaping strip along North Point Parkway with a berm and extensive landscaping . Provide one landscape island with shade trees for every run of 20 parking spaces. Ornamental landscaping shall be required in parking lot islands, not grass or mulch alone.**
- 10. Landscaping areas shall not contain any parking, water detention area or buildings, or portion thereof, except that a detention pond or ponds may be located within the landscaping area if decorative and will provide an amenity to the public.**
- 11. The main internal roadway within the site shall incorporate a decorative finish treatment at pedestrian crosswalks.**
- 12. Site development plans shall be substantially similar to the site plan submitted (dated March 1, 2001) including tree save areas as shown.**
- 13. Furnish interparcel access agreement with adjacent property owner on south side of tract.**
- 14. Provide pedestrian lighting along Old Milton Parkway to match lighting at Brookside.**
- 15. All impervious area runoff "by-passing" the water quality pond shall be treated with a Best Management Practice such as vegetative strips to remove water pollutants. Runoff from parking areas shall not enter stream untreated.**
- 16. At the time a Land Disturbance Permit is applied for, site must comply with all current City of Alpharetta standards and specifications.**

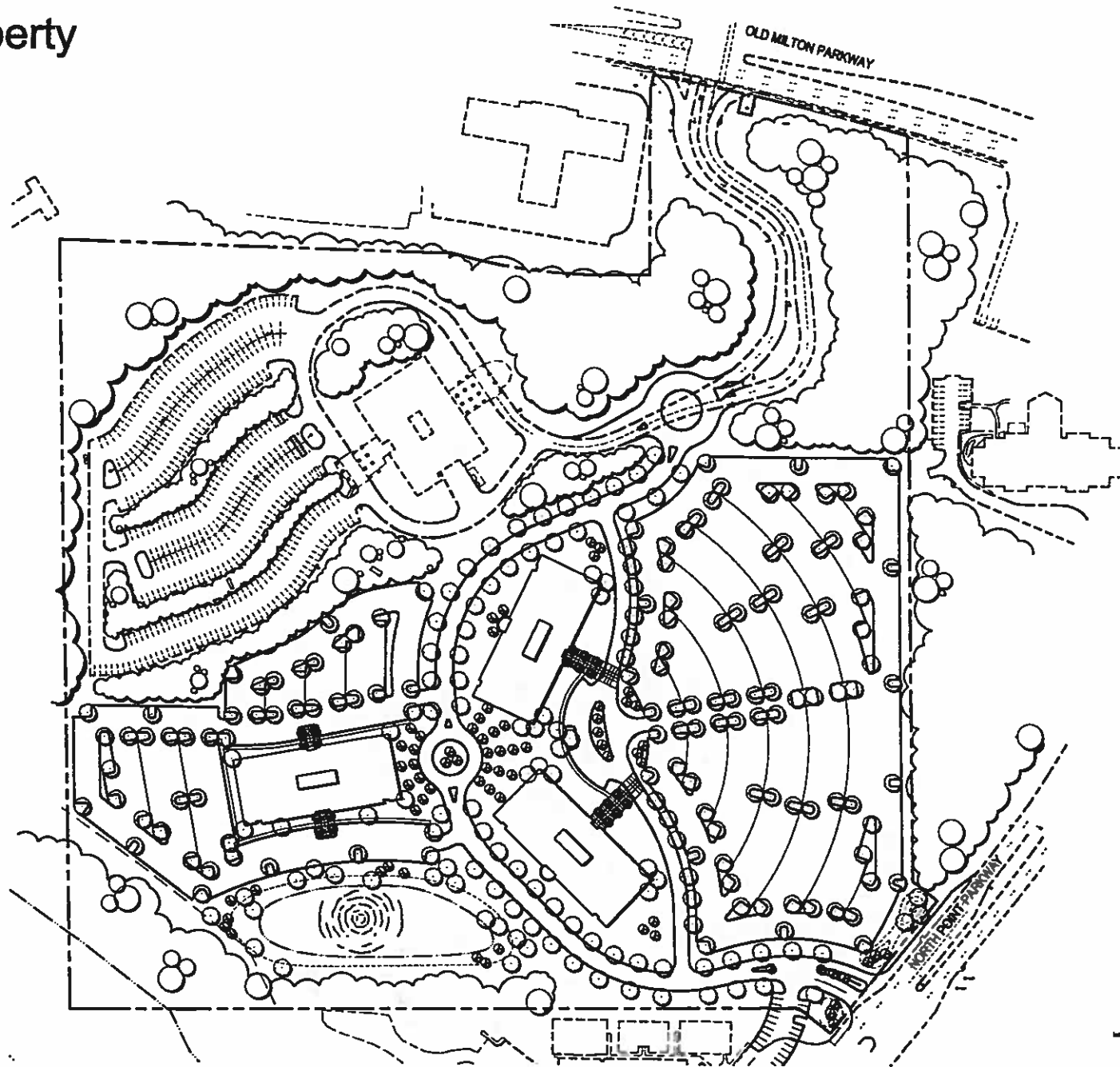
Preliminary Site Plan for
Siemens Property
 Alpharetta, Georgia

SITE DATA

EXISTING CONDITIONS
 TOTAL AREA: 38.78 AC.
 EXISTING USE: OFFICE
 EXISTING BUILDINGS: 1
 EXISTING SQUARE FOOTAGE: 117,000 S.F.
 EXISTING DENSITY: 3,048.75 S.F./AC.

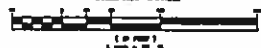
PROPOSED AMENDMENT
 PROPOSED USE: OFFICE
 ADDITIONAL BUILDINGS: 2
 ADDITIONAL SQUARE FOOTAGE: 38,000 S.F.

TOTAL SITE INCLUDING AMENDMENT
 PROPOSED USE: OFFICE
 TOTAL BUILDINGS: 3
 TOTAL SQUARE FOOTAGE: 155,000 S.F.
 TOTAL DENSITY: 12,511.31 S.F./AC.

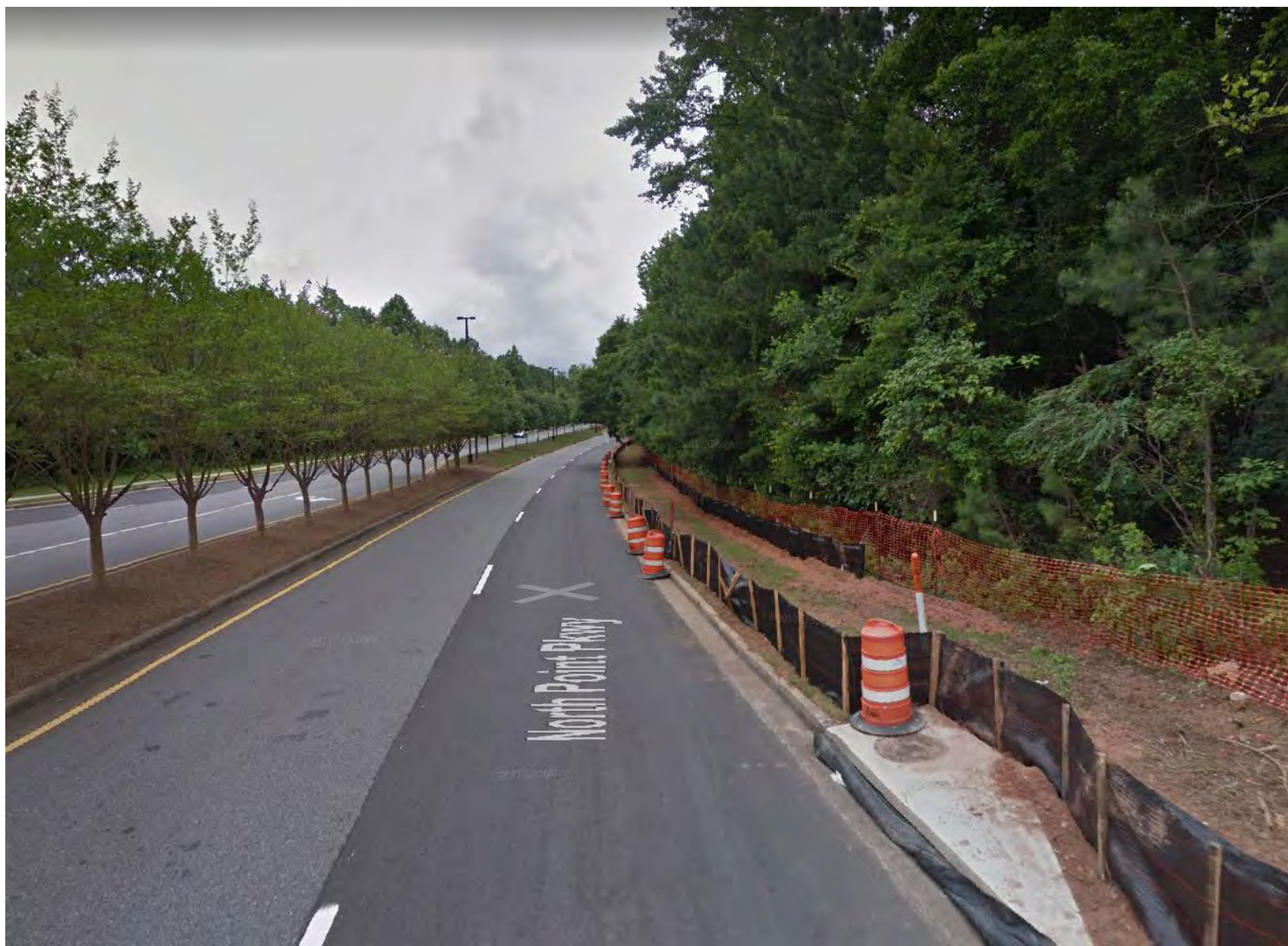


THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE DESIGNER.

GRAPHIC SCALE





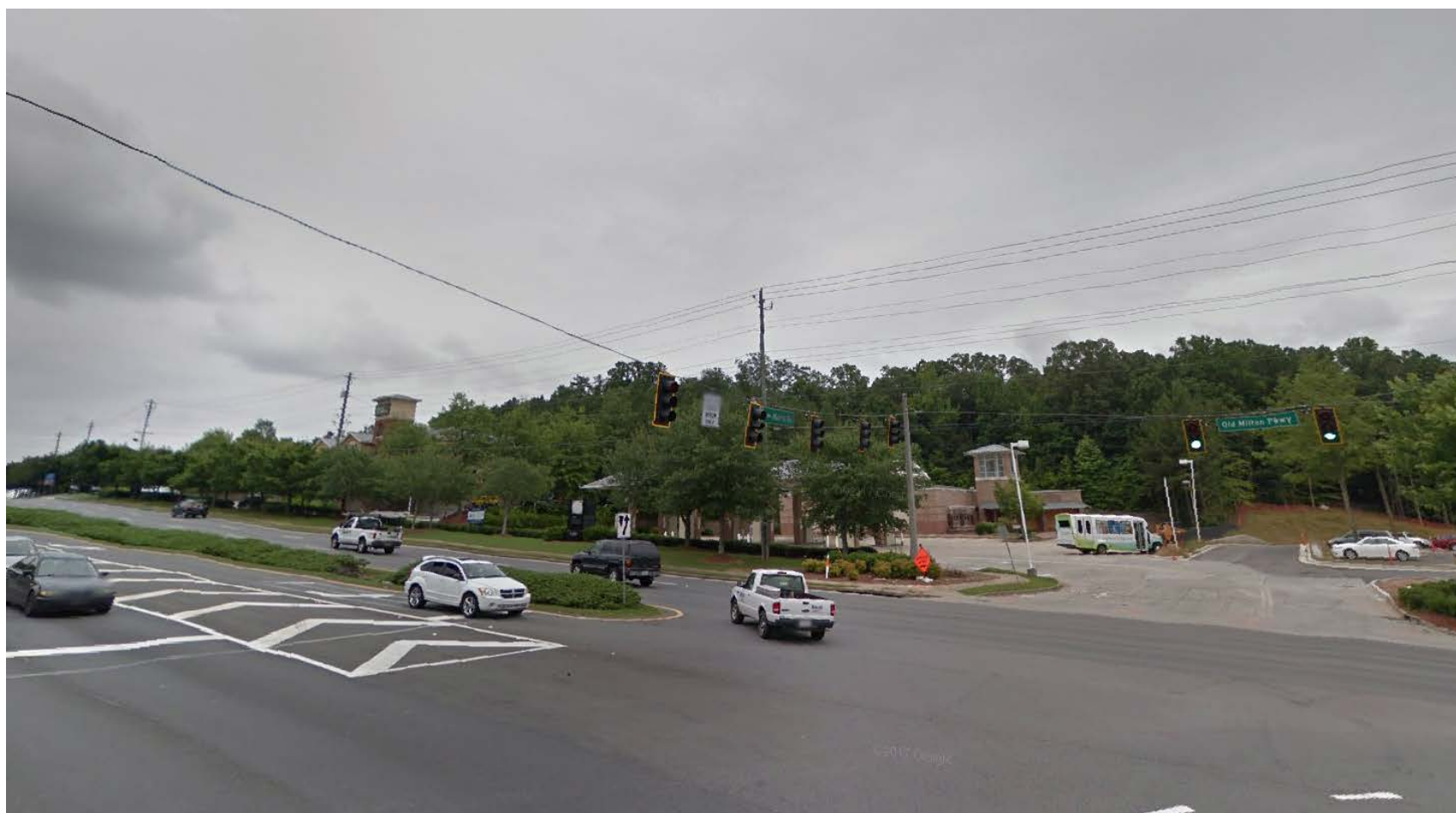








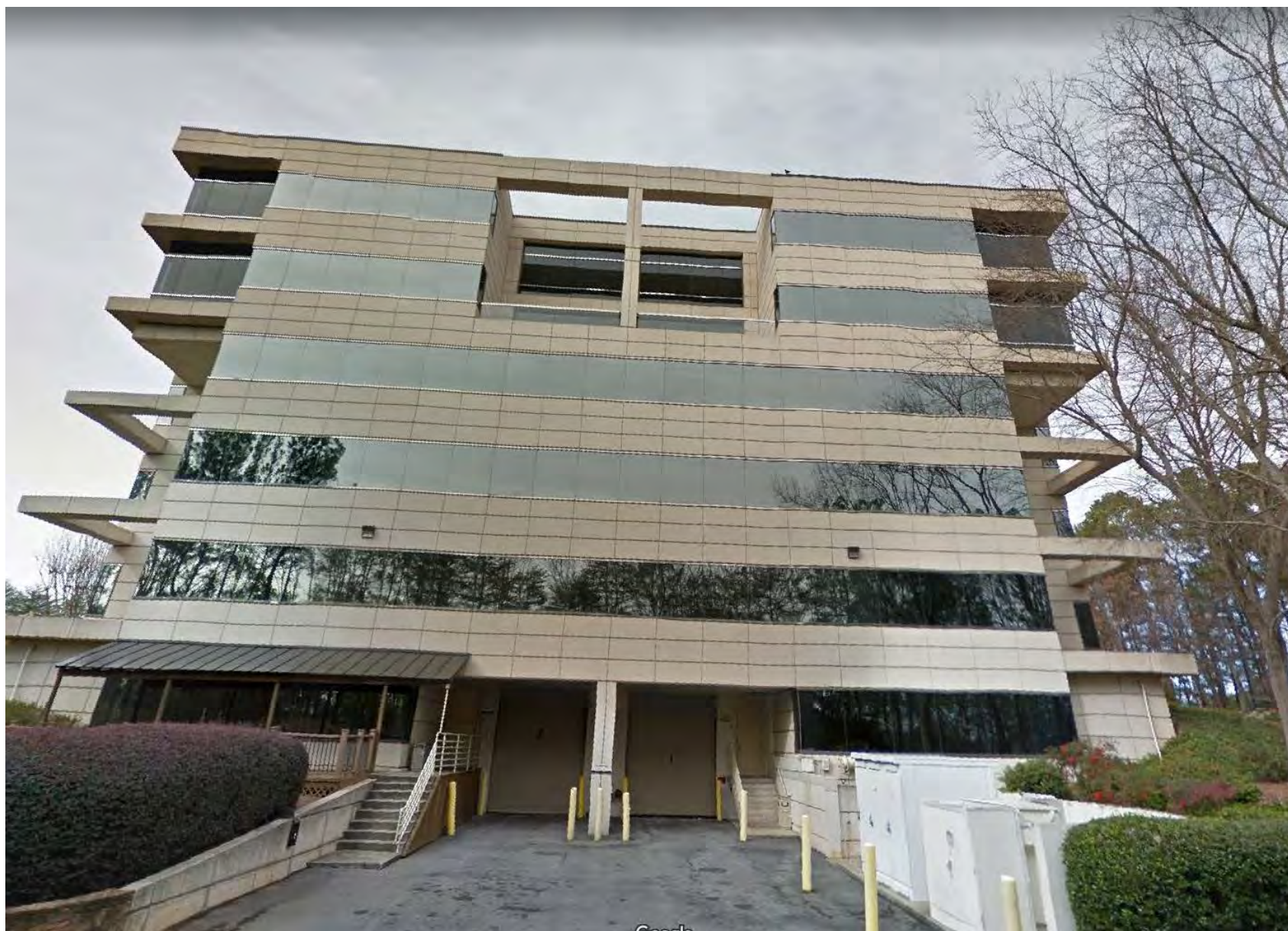


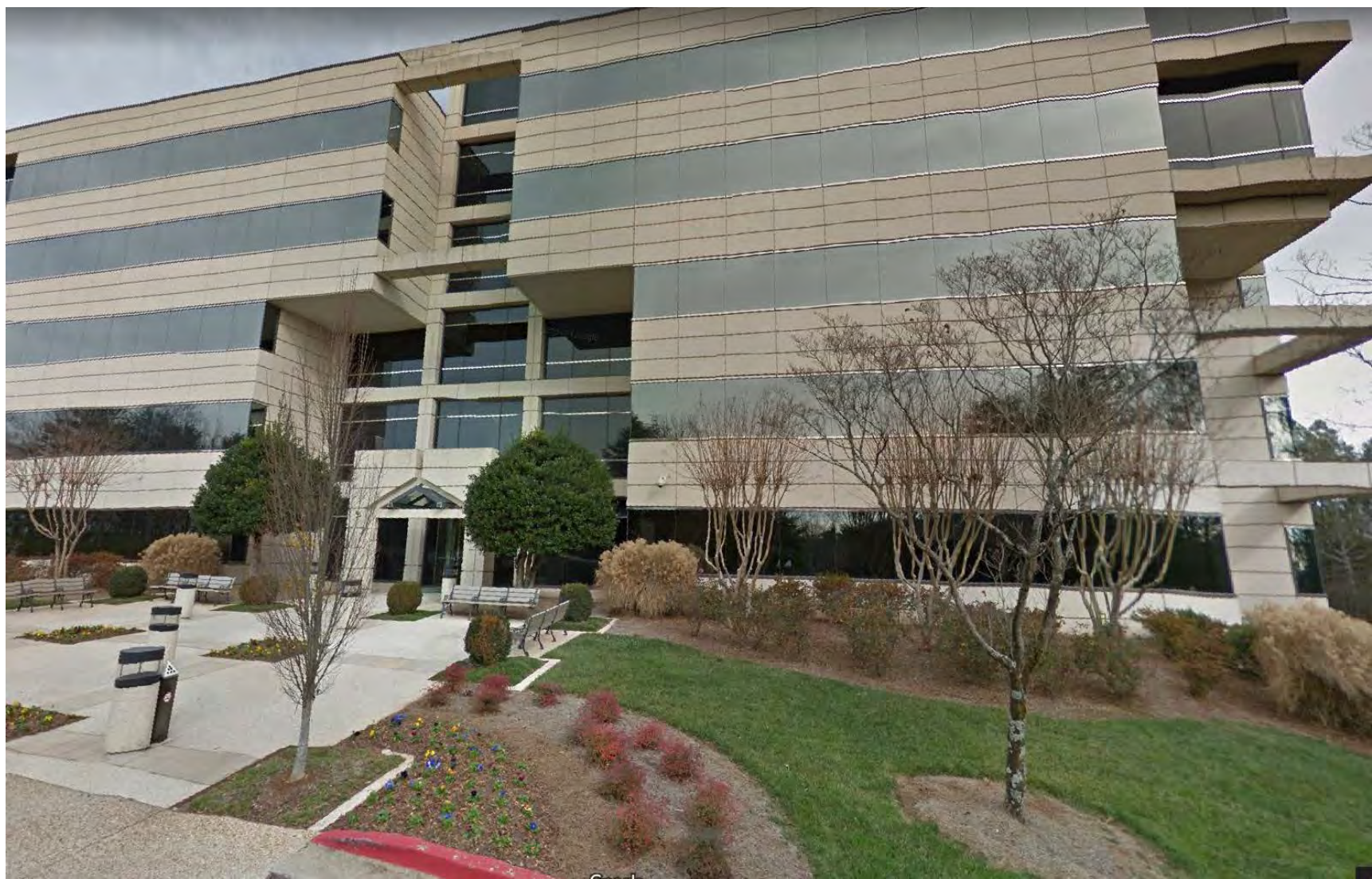




















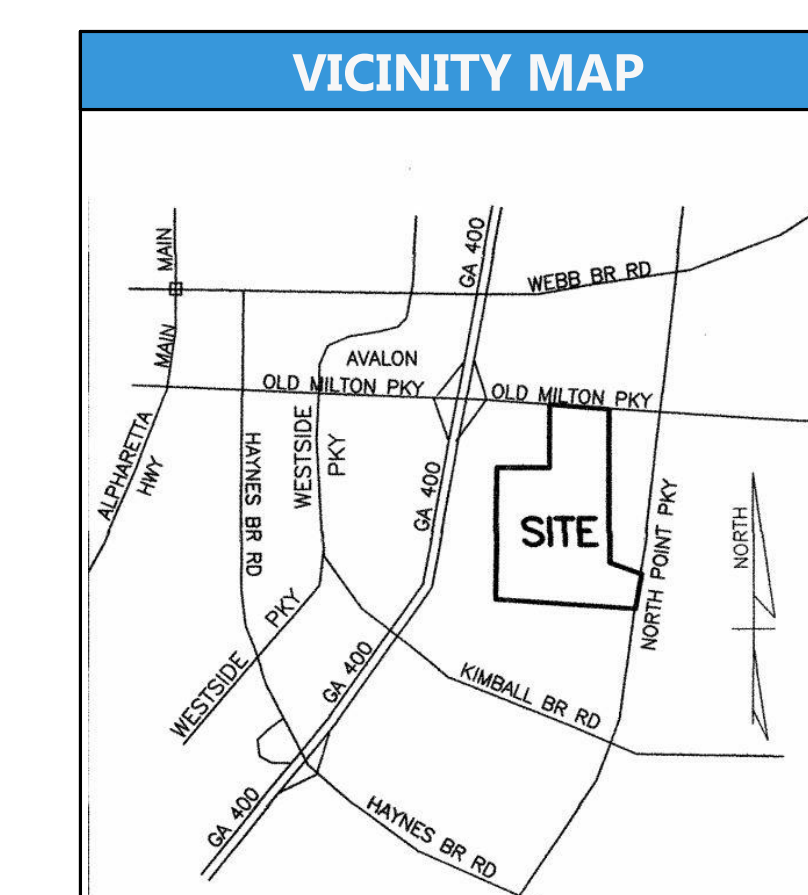


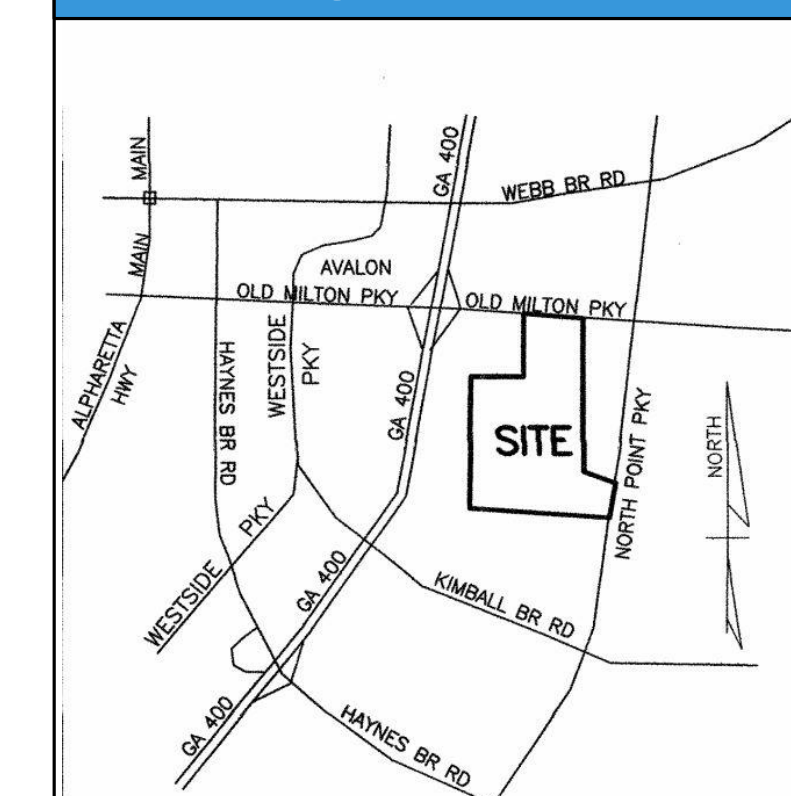


ALPHARETTA LIFEHOPE CAMPUS

ALPHARETTA, GA







3/22/18



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

Tree Study Report

3333 Old Milton Parkway Alpharetta GA

Date of Inspection 3/2/2017

Re-inspection 1/4/2018

Inspector

Jesse Milton

ISA #SO-1170B

Email: jesse@onebark.com

Project manager

Sharon Holcomb

sharonh@richmondhonan.com

INTRODUCTION

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

METHODOLOGY

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

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

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

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

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

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

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

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

10-inch DBH or larger for Sourwood

Understory Trees: 8-inch DBH diameter or larger

DEFINITIONS OF TREE HEALTH

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

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

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

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

3/22/18

Tree 1

Species	32"	Oak, post	<i>Quercus stellata</i>
Status	Not Specimen		
Health/Vigor	Poor		
Structure	Multiple trunks	Large cavity at base; root crown is hollow. Multiple stem form is weekly attached	

Other notes



Tree 2

Species	25"	Oak, post	<i>Quercus stellata</i>
Status	Not Specimen		
Health/Vigor	Poor	Decline; root crown decay	
Structure	Single	Broken canopy	

Other notes

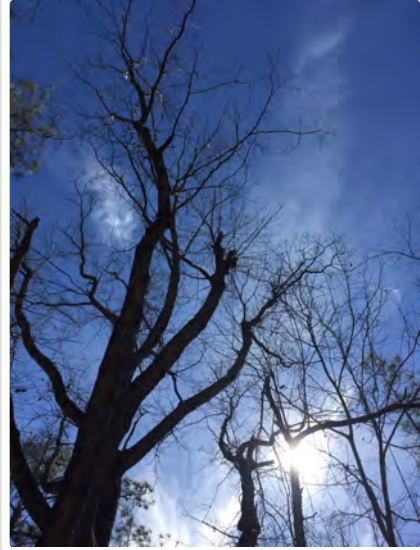


3/22/18

Tree 3

Species	29"	Oak, chestnut	<i>Quercus prinus</i>
Status	Not Specimen		
Health/Vigor	Poor	Phytopthera infection; Decay at base	
Structure	Single	Broken limbs ; Central stem at top of canopy is decayed , structurally deficient	

Other notes



Tree 4

Species	24"	Tuliptree	<i>Liriodendron tulipifera</i>
Status	Not Specimen		
Health/Vigor	Fair		
Structure	Single	Trunk is significantly hollow. Resonant when sounded	

Other notes



3/22/18

Tree 5

Species	25"	Oak, Southern red	<i>Quercus falcata</i>
Status	Specimen		
Health/Vigor	Fair	Moderate weeping infection at base	
Structure	Single		
Other notes			

Tree 6

Species	24"	Tuliptree	<i>Liriodendron tulipifera</i>
Status	Not Specimen		
Health/Vigor	Fair		
Structure	Multiple trunks		
Other notes			



Tree 7

Species	27"	Tuliptree	<i>Liriodendron tulipifera</i>
Status	Not Specimen		
Health/Vigor	Fair		
Structure	Multiple trunks	19" and 20" trunks. Separate trees. No union or common pith	
Other notes	Does not meet size criteria		

3/22/18

Tree 8

Species	40"	Tuliptree	<i>Liriodendron tulipifera</i>
Status	Not Specimen		
Health/Vigor	Fair		
Structure	Multiple trunks	Significant bark inclusion, decay detected between; sounding	
Other notes			



Tree 9

Species	25"	Tuliptree	<i>Liriodendron tulipifera</i>
Status	Not Specimen		
Health/Vigor	Good		
Structure	Bifurcated		
Other notes	Does not meet size criteria		



3/22/18

Tree 10

Species	26"	Oak, Southern red	<i>Quercus falcata</i>
Status	Specimen		
Health/Vigor	Fair		
Structure	Single	Broken lower limb; some asymmetry	

Other notes



Tree 11

Species	29"	Black Walnut	<i>Juglans nigra</i>
Status	Not Specimen		
Health/Vigor	Declining	Significant lower and mid-canopy dieback, large dead scaffold limbs	
Structure	Single		

Other notes



3/22/18

Tree 12

Species 11" Sourwood *Oxydendron arborea*

Status **Specimen**

Health/Vigor Good

Structure Single

Other notes



Tree 13

Species 26" Tuliptree *Liriodendron tulipifera*

Status **Not Specimen**

Health/Vigor Good

Structure Multiple trunks 18" and 20" trunks

Other notes Does not meet size criteria



3/22/18

Tree 14

Species 29" Oak, red *Quercus spp.*

Status **Specimen**

Health/Vigor Fair

Structure Multiple trunks

Other notes



Tree 15

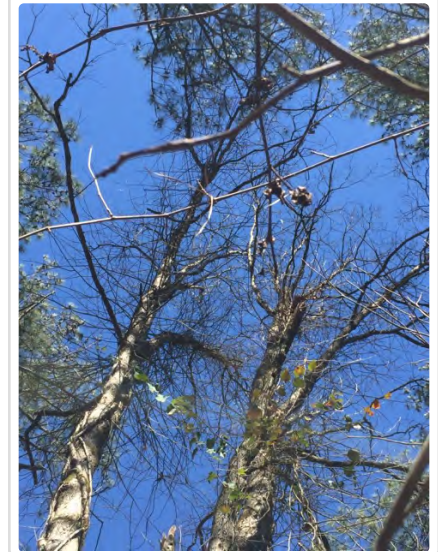
Species 28" Oak, post *Quercus stellata*

Status **Not Specimen**

Health/Vigor Fair

Structure Multiple trunks Individual trees; do not share a common pith; seam goes to soil level

Other notes



3/22/18

Tree 16

Species	26"	Oak, Southern red	<i>Quercus falcata</i>
Status	Specimen		
Health/Vigor	Fair	Some decline, moderate, roots impacted by asphalt pad	
Structure	Single		

Other notes



Tree 17

Species	38"	Tuliptree	<i>Liriodendron tulipifera</i>
Status	Not Specimen		
Health/Vigor	Poor	Some dieback in upper canopy	
Structure	Multiple trunks	Central stem is dying; smaller stem contains decay, dead top; all three stems are hollow	

Other notes



3/22/18

Tree 18

Species	31"	Tuliptree	<i>Liriodendron tulipifera</i>
Status	Specimen		
Health/Vigor	Good		
Structure	Asymmetric		

Other notes



Tree 19

Species	29"	Tuliptree	<i>Liriodendron tulipifera</i>
Status	Not Specimen		
Health/Vigor	Good		
Structure	Single	Growing in draw; some erosion at base	

Other notes Does not meet size criteria



3/22/18

Tree 20

Species	27" Tuliptree <i>Liriodendron tulipifera</i>
Status	Not Specimen
Health/Vigor	Fair
Structure	Single
Other notes	Does not meet size criteria



Tree 21

Species	28" Tuliptree <i>Liriodendron tulipifera</i>
Status	Not Specimen
Health/Vigor	Good
Structure	Single
Other notes	Does not meet size criteria



3/22/18

Tree 22

Species	12"	Sourwood	<i>Oxydendron arborea</i>
Status	Specimen		
Health/Vigor	Fair		
Structure	Multiple trunks	Broken limb	

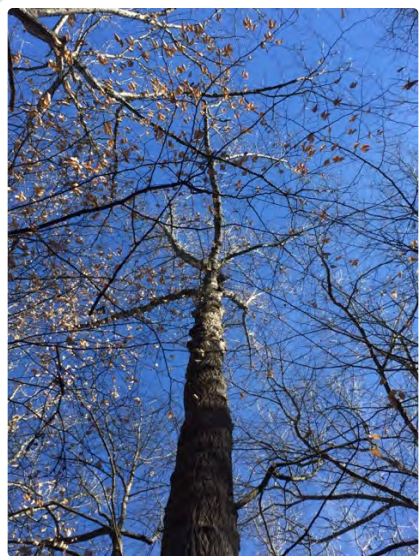
Other notes



Tree 23

Species	24"	Tuliptree	<i>Liriodendron tulipifera</i>
Status	Not specimen		
Health/Vigor	Fair		
Structure	Single		

Other notes Does not meet size criteria



3/22/18

Tree 24

Species	35"	Oak, white	<i>Quercus alba</i>
Status	Not Specimen		
Health/Vigor	Poor		
Structure	Topped	Significant storm damage to canopy top, central leader is broken and missing	

Other notes



Tree 25

Species	29"	Oak, post	<i>Quercus stellata</i>
Status	Not Specimen		
Health/Vigor	Fair		
Structure	Asymmetric	Trunk is significantly hollow; resonant when sounded with a mallet	

Other notes



3/22/18

Tree 26

Species	29"	Tuliptree	<i>Liriodendron tulipifera</i>
Status	Not Specimen		
Health/Vigor	Fair		
Structure	Asymmetric	Trunk is moderately hollow; resonant when sounded with a mallet	
Other notes	Does not meet size or condition criteria		



Tree 27

Species	11"	Sourwood	<i>Oxydendron arborea</i>
Status	Specimen		
Health/Vigor	Good		
Structure	Asymmetric		
Other notes			

3/22/18

Tree 28

Species 26" Oak, white *Quercus alba*

Status **Specimen**

Health/Vigor Good

Structure Single

Other notes



Tree 36

Species 14" Sourwood *Oxydendron arborea*

Status **Specimen**

Health/Vigor Fair

Structure Asymmetric

Other notes



3/22/18

Tree 230

Species 8" Dogwood, flowering *Cornus florida*

Status **Specimen**

Health/Vigor Fair

Structure Bifurcated

Other notes



Tree 231

Species 11" Dogwood, flowering *Cornus florida*

Status **Specimen**

Health/Vigor Good

Structure Single

Other notes



Summary

Total specimen trees identified: 12

Additional Recommendations

The site was also traversed to locate Trees of Character. The site is heavily wooded around the undeveloped portions of the site, and trees smaller than specimen-size tend to be narrow-canopied and typical of a dense Piedmont forest. A number of landscape and parking lot trees exist around the building envelope and paved areas, and some of them will meet the criteria of "Character Tree." These trees are generally in fair or better condition, and primarily consist of Maple, Crabapple, Crepemyrtle, and dogwood.

LIMITATIONS

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

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

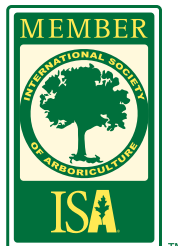
Certification

Date Certified: 3/20/2017

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



Jesse Milton
ISA #SO-1170B



SURVEYOR'S CERTIFICATION
STATE OF GEORGIA
COUNTY OF FULTON

TO:
RICHMOND HONAN DEVELOPMENT AND ACQUISITIONS, LLC
a Georgia limited liability company and
FIDELITY NATIONAL TITLE INSURANCE COMPANY

This is to certify that this map or plat and the survey on which it was based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1,2,3,4,6(a),6(b),7(a), 7(b)(1),7(c),8,9,10(a),11,13,14,16,17,18,19 and 20 of Table A thereof.

The field work was completed on January 9, 2017.
Date of Plat or Map: January 18, 2017.

By *Fred Wilson Long*
Fred Wilson Long, Go. RLS #1685
BATES-LONG & ASSOCIATES
11205 Alpharetta Hwy., Suite A-1,
Roswell, Ga. 30076
Ph. 770-442-0282
E-MAIL: bateslong@bellsouth.net



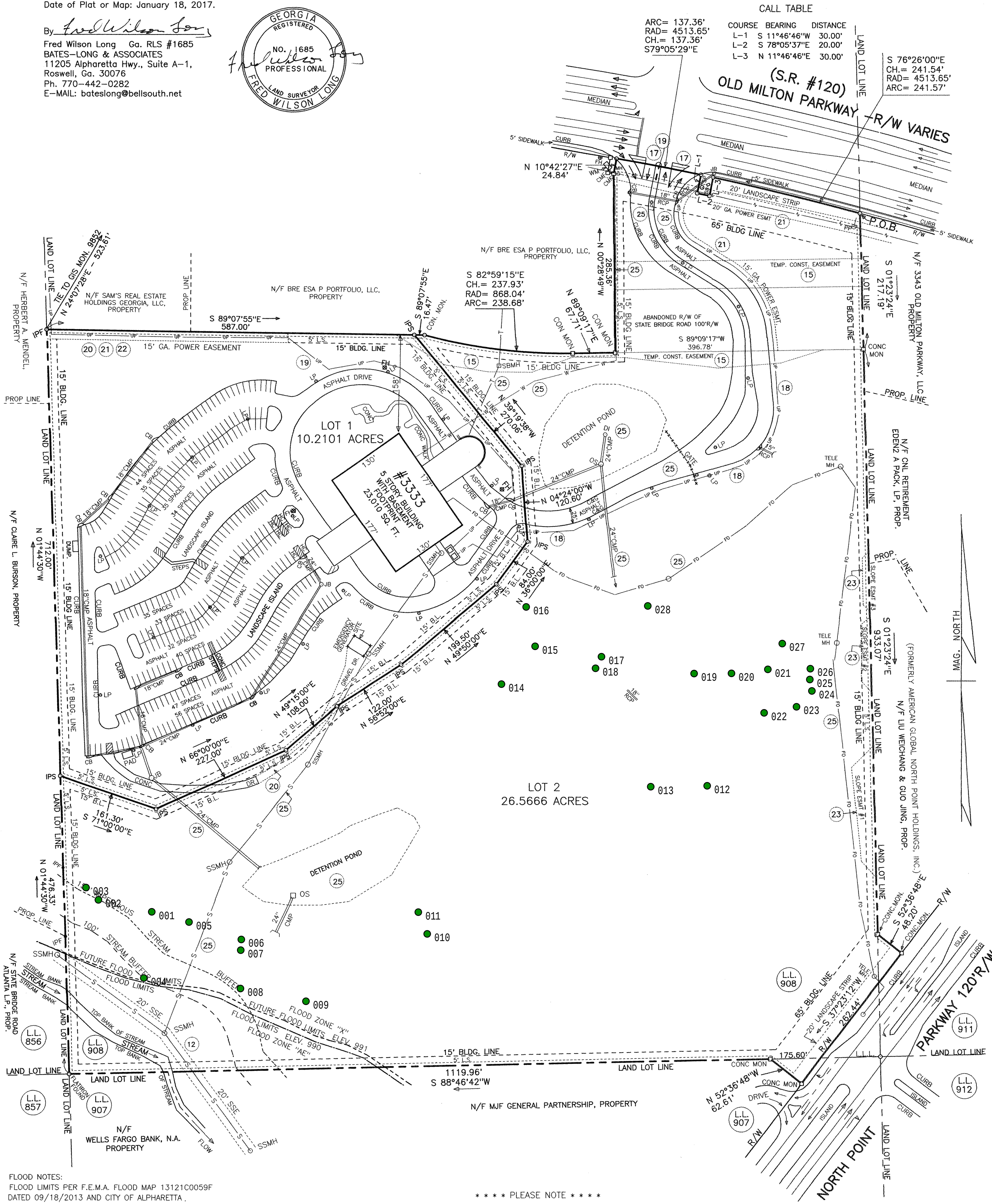
NOTES:
THERE IS NO VISIBLE EVIDENCE OF EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS. (TABLE "A", ITEM 16)
THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED BY THE CONTROLLING JURISDICTION. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. (TABLE "A", ITEM 17)
THERE IS NO VISIBLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
THERE IS NO "WETLANDS AREA" DELINEATED ON THIS PROPERTY. (TABLE "A", ITEM 18)
THERE ARE NO ENCROACHMENTS.

CALL TABLE

COURSE BEARING DISTANCE
L-1 S 11°46'46"W 30.00'
L-2 S 78°05'37"E 20.00'
L-3 N 11°46'46"E 30.00'

ARC= 137.36'
RAD= 4513.65'
CH= 137.36'
S 79°05'29"E

S 76°26'00"E
CH= 241.54'
RAD= 4513.65'
ARC= 241.57'



FLOOD NOTES:
FLOOD LIMITS PER F.E.M.A. FLOOD MAP 13121C0059F DATED 09/18/2013 AND CITY OF ALPHARETTA.
FUTURE FLOOD LIMITS PER CITY OF ALPHARETTA.
THE 100' STREAM BUFFER IS MEASURED FROM TOP OF STREAM BANK.
THE 150' IMPERVIOUS STREAM BUFFER IS MEASURED FROM TOP OF STREAM BANK.

***** PLEASE NOTE *****
INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THIS INFORMATION HAS BEEN SHOWN BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, AVAILABLE DESIGN PLANS, AND FLAGS AND PAINT PLACED BY THE UNDERGROUND PROTECTION SERVICE. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON PER GEORGIA LAW. THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

- COMMENTS TO TITLE EXCEPTIONS AS NOTED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY ALTA OWNER'S COMMITMENT NUMBER 32413.07
EFFECTIVE DATE: DECEMBER 8, 2016 at 5:00 o'clock p.m.
SCHEDULE B - SECTION 2 - SPECIAL EXCEPTIONS- STARTING AT 11
- Right of Way Easement from L.C. Patterson to Sawnee Electric Membership Corporation, dated June 4, 1964, recorded in Deed Book 4256, page 566, Fulton County, Georgia records.
DOES NOT AFFECT THE PROPERTY.
 - Sewer Easement from Frances Byers to Fulton County, Georgia, dated June 26, 1975, recorded in Deed Book 6314, Page 79, Fulton County, Georgia records.
DOES AFFECT THE PROPERTY, AS SHOWN ON SURVEY.
 - Easements and access rights granted in that certain Declaration of Taking pursuant to that certain Condemnation Action styled Department of Transportation vs 2.388 acres of land, et al., Civil Action No. c-39627, dated February 21, 1978, recorded in Deed Book 6923, page 84, aforesaid records.
DOES NOT AFFECT THE PROPERTY.
 - Easements and access rights granted in that Declaration of Taking pursuant to that certain Condemnation Action styled Department of Transportation vs 0.228 acres, et al., Civil Action No. C-39628, dated February 21, 1978, recorded in Deed Book 6924, page 439, aforesaid records.
DOES NOT AFFECT THE PROPERTY.
 - Easements and access rights granted in that certain Declaration of Taking pursuant to that Condemnation Action styled Department of Transportation vs 1.631 acres, et al., Civil Action No. C-39631, dated February 21, 1978, recorded in Deed Book 6926, page 129, aforesaid records; as affected by that certain Order and Judgment dated February 24, 1978, recorded in Deed Book 6926, page 143, aforesaid records; said Order and Judgment re-recorded in Deed Book 9361, page 366, aforesaid records.
DOES AFFECT THE PROPERTY, AS SHOWN ON SURVEY.
 - Permit for Anchors, Guy Poles and Wires from Frances W. Byers to Georgia Power Company, dated November 9, 1977, recorded in Deed Book 7114, page 420, aforesaid records.
DOES NOT AFFECT THE PROPERTY.
 - Conveyance of Access Rights granted by Siemens-Alis, Inc. to the Department of Transportation, dated June 11, 1985, recorded in Deed Book 9556, page 399, aforesaid records.
DOES AFFECT THE PROPERTY, AS SHOWN ON SURVEY.
 - Unrecorded easement from Siemens-Alis, Inc. to Georgia Power Company dated November 20, 1985 to provide for the installation and maintenance of underground electrical power cables to serve property of Siemens-Alis, Inc.
DOES AFFECT THE PROPERTY, AS SHOWN ON SURVEY.
 - Indemnity Agreement by and between Siemens Energy & Automation, Inc. and the Georgia Department of Transportation, dated June 20, 1988, recorded in Deed Book 11673, page 125, aforesaid records.
DOES AFFECT THE PROPERTY, AS SHOWN ON SURVEY.
 - Easement from Siemens Energy & Automation, Inc. to Georgia Power Company, dated May 17, 1994, recorded in Deed Book 18841, page 185, aforesaid records.
DOES AFFECT THE PROPERTY, AS SHOWN ON SURVEY.
 - Easement from Siemens Energy & Automation, Inc. to Georgia Power Company, dated August 2, 1994, recorded in Deed Book 20493, Page 317, Fulton County, Georgia records.
DOES AFFECT THE PROPERTY, AS SHOWN ON SURVEY.
 - Easement from Siemens Energy & Automation, Inc. to Georgia Power Company, dated August 2, 1994, recorded in Deed Book 21002, Page 148, Fulton County, Georgia records.
DOES AFFECT THE PROPERTY, AS SHOWN ON SURVEY.
 - Easement Agreement by and between Siemens Energy & Automation, Inc. and American Global North Point Holdings, LLC, date not legible, filed for record May 14, 1999, recorded in Deed Book 26642, page 24, aforesaid records.
DOES AFFECT THE PROPERTY, AS SHOWN ON SURVEY.
 - Facts and matters disclosed on Minor Subdivision Plat for Siemens Real Estate, Inc., prepared by Bates-Long & Associates under seal and certification of Fred Wilson Long, Georgia Registered Land Surveyor No. 1685, dated December 1, 2015, last revised March 17, 2016, recorded in Plat Book 388, page 98, aforesaid records.
DOES AFFECT THE PROPERTY, BLANKET IN NATURE.
 - Driveway and Utility Easement Agreement by and between Siemens Corporation and P&L Big Creek, L.P., dated March 31, 2016, recorded in Deed Book 55998, page 113, aforesaid records.
DOES AFFECT THE PROPERTY, AS SHOWN ON SURVEY.

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 907, 908, and 911 of the 1st District 2nd Section, Fulton County, Georgia, City of Alpharetta and being more particularly described as Lots 1 and 2 on "Minor Subdivision Plat for Siemens Real Estate, Inc.", prepared by Bates-Long & Associates under seal and certification of Fred Wilson Long, Georgia Registered Land Surveyor No. 1685, dated December 1, 2015 and revised March 17, 2016 and recorded in Plat Book 388, Pages 98 and 99 of the real estate records of Fulton County, Georgia.

Said tract containing 36.7767 acres of land and as shown on ALTA/NSPS LAND TITLE SURVEY for RICHMOND HONAN DEVELOPMENT AND ACQUISITIONS, LLC, a Georgia limited liability company and FIDELITY NATIONAL TITLE INSURANCE COMPANY dated MAY 23, 2016 and revised JANUARY 18, 2017 by Bates-Long & Associates under seal and certification of Fred Wilson Long Georgia RLS No 1685.

TOGETHER WITH those easements benefitting the subject property created in Driveway and Utility Easement Agreement by and between Siemens Corporation, a Delaware corporation, and P&L Big Creek, L.P., a Georgia limited partnership, dated March 31, 2016 and recorded April 1, 2016 in Deed Book 55998, Page 113, Fulton County, Georgia records.

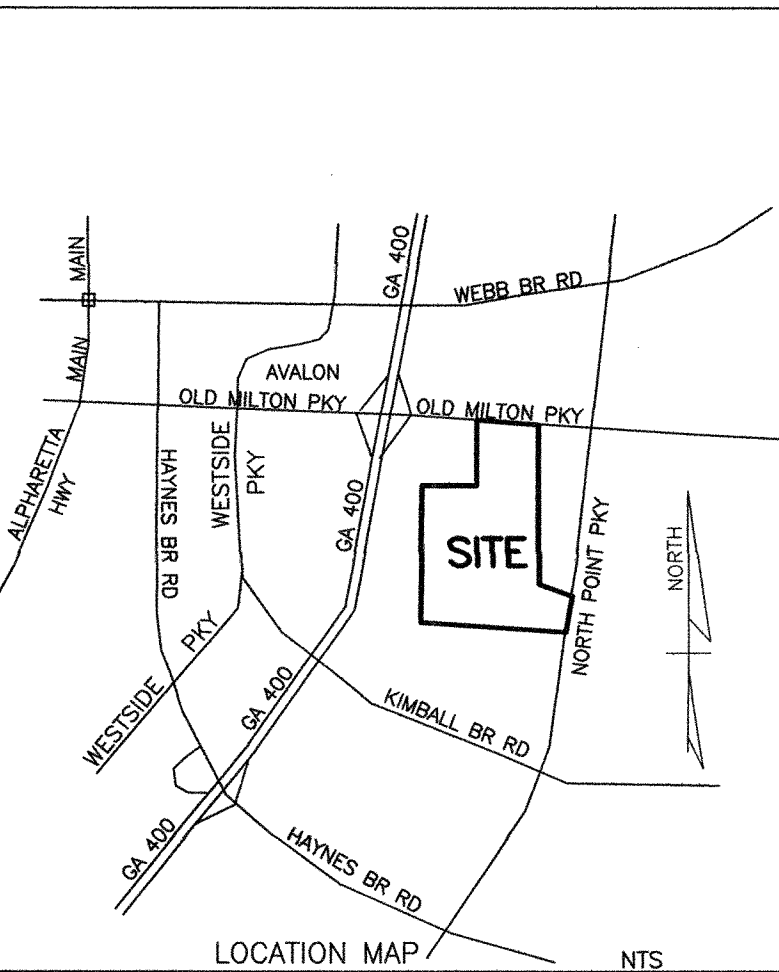
SITE DATA

LOTS 1 & 2
MINOR SUBDIVISION PLAT FOR
SIEMENS REAL ESTATE, INC.
PLAT BOOK 388, PAGES 98 AND 99
TOTAL AREA= 36.7767 ACRES(1,601,993 SQ. FT.)
ZONING= 0-1 (OFFICE-INSTITUTION) AND SIEMENS
REAL ESTATE REAL ESTATE, INC.
MP-01-04 MASTER PLAN CONDITIONS.
LOT 1 AREA= 10.2101 ACRES
LOT 2 AREA= 26.5666 ACRES

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 251,300 FEET. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 24,520 FEET AND AN ANGULAR ERROR OF 1.0 sec PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE. A TOPCON GPT-2003 WAS USED IN THE PREPARATION OF THIS PLAT.
ALL DISTANCES ARE "GROUND" DISTANCES.

ALTA/ACSM LAND TITLE SURVEY FOR
RICHMOND HONAN DEVELOPMENT AND ACQUISITIONS, LLC,
a Georgia limited liability company and
FIDELITY NATIONAL TITLE INSURANCE COMPANY
LAND LOTS 907, 908 and 911
1st DISTRICT, 2nd SECTION
FULTON COUNTY, GEORGIA
CITY OF ALPHARETTA
SCALE: 1"= 100' DATE: MAY 23, 2016
100 0 100 200 300
GRAPHIC SCALE - FEET
PREPARED BY:
BATES-LONG & ASSOCIATES
11205 ALPHARETTA HWY., SUITE A-1
ROSWELL, GEORGIA 30076
TELEPHONE: 770-442-0282
FAX: 770-663-7764
EMAIL: bateslong@bellsouth.net

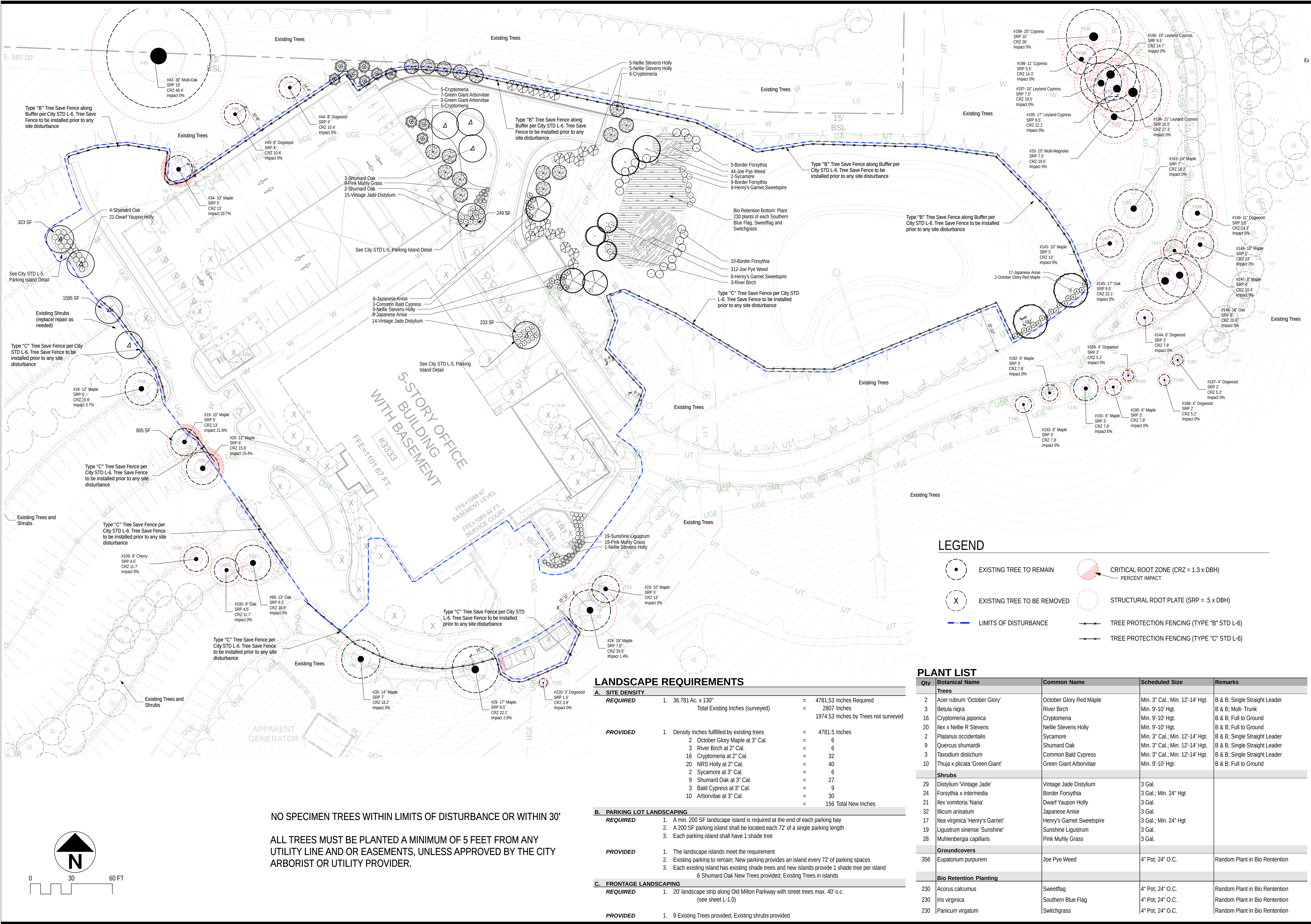
REVISIONS:
JANUARY 18, 2017



- LEGEND:
- AC = AIR CONDITIONER
 - AE = ACCESS EASEMENT
 - BC = BACK OF CURB
 - BL = BUILDING LINE
 - BM = BENCH MARK
 - BSMH = BELLSOUTH MANHOLE
 - C = CABLE
 - CB = CATCH BASIN
 - CCM = COATED CORRUGATED METAL PIPE
 - CH = CHORD
 - CMF = CONCRETE MONUMENT FOUND
 - CMP = CORRUGATED METAL PIPE
 - CT = CRIMP TOP
 - C/O = CLEAN OUT
 - C&G = CURB & GUTTER
 - DE = DRAINAGE EASEMENT
 - DP = DROP INLET
 - DIP = DUCTILE IRON PIPE
 - EB = ELECTRICAL BOX
 - EC = EDGE OF CONCRETE
 - EED = EMERGENCY DRAINAGE EASEMENT
 - ECC = ENERGY EFFICIENT CAR
 - EP = EDGE OF PAVEMENT
 - FH = FIRE HYDRANT
 - FO = FIBER OPTIC
 - GM = GAS METER
 - HC = HANDICAP
 - HDPE = HIGH DENSITY POLYETHYLENE
 - HW = HEADWALL
 - IE = INVERT ELEVATION
 - IPF = IRON PIN FOUND (RE-BAR)
 - IPS = IRON PIN SET (RE-BAR)
 - JB = JUNCTION BOX
 - LL = LAND LOT
 - LL = LAND LOT LINE
 - LP = LIGHT POLE
 - MSL = MEAN SEA LEVEL
 - N/F = NOW OR FORMERLY
 - OS = OUTLET STRUCTURE
 - OT = OPEN TOP
 - PL = PROPERTY LINE
 - PP = POWER POLE
 - RAD = RADIUS
 - RCP = REINFORCED CONCRETE PIPE
 - R/W = RIGHT-OF-WAY
 - SSE = SANITARY SEWER EASEMENT
 - SSMH = SANITARY SEWER MANHOLE
 - SW = SIDEWALK
 - TB = TELEPHONE BOX
 - TM = TEMPORARY BENCHMARK
 - TSS = TRAFFIC SIGNAL BOX
 - TSP = TRAFFIC SIGNAL POLE
 - VPO = VAN POOL ONLY
 - WM = WATER METER
 - WV = WATER VALVE
 - G = GAS LINE
 - R = REUSE RAINWATER
 - S = SANITARY SEWER LINE
 - T = TELEPHONE LINE
 - W = WATER LINE
 - F = FENCE LINE
 - P = POWER LINE
 - UP = UNDERGROUND
 - UT = UNDERGROUND TELEPHONE

PLAT CERTIFICATION:
THIS IS TO CERTIFY THAT THIS PLAT IS A
RETRACEMENT OF AN EXISTING TRACT AND
DOES NOT NEED APPROVAL OF ANY GOVERNING
AUTHORITY.
Fred Wilson Long
FRED WILSON LONG, RLS#1685

THE SURVEY WAS PREPARED IN CONFORMITY WITH THE
TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN
GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE
RULES OF THE GEORGIA BOARD OF REGISTRATION FOR
PROFESSIONAL ENGINEERS AND LAND SURVEYORS
AND AS SET FORTH IN THE GEORGIA PLAT ACT
O.C.G.A. 15-6-67.



NO SPECIMEN TREES WITHIN LIMITS OF DISTURBANCE OR WITHIN 30'

ALL TREES MUST BE PLANTED A MINIMUM OF 5 FEET FROM ANY UTILITY LINE AND OR EASEMENTS, UNLESS APPROVED BY THE CITY ARBORIST OR UTILITY PROVIDER.

LANDSCAPE REQUIREMENTS

A. SITE DENSITY				
REQUIRED	1.	36.781 Ac. x 130"	=	4781.53 Inches Required
		Total Existing Inches (surveyed)	=	2807 Inches
			=	1974.53 Inches by Trees not surveyed
PROVIDED	1.	Density Inches fulfilled by existing trees	=	4781.5 Inches
	2	October Glory Maple at 3" Cal.	=	6
	3	River Birch at 2" Cal.	=	6
	16	Cryptomeria at 2" Cal.	=	32
	20	NRS Holly at 2" Cal.	=	40
	2	Sycamore at 3" Cal.	=	6
	9	Shumard Oak at 3" Cal.	=	27
	3	Bald Cypress at 3" Cal.	=	9
	10	Arborvitae at 3" Cal.	=	30
			=	156 Total New Inches
B. PARKING LOT LANDSCAPING				
REQUIRED	1.	A min. 200 SF landscape island is required at the end of each parking bay		
	2.	A 200 SF parking island shall be located each 72' of a single parking length		
	3.	Each parking island shall have 1 shade tree		
PROVIDED	1.	The landscape islands meet the requirement		
	2.	Existing parking to remain; New parking provides an island every 72' of parking spaces		
	3.	Each existing island has existing shade trees and new islands provide 1 shade tree per island		
6 Shumard Oak New Trees provided; Existing Trees in islands				
C. FRONTAGE LANDSCAPING				
REQUIRED	1.	20' landscape strip along Old Milton Parkway with street trees max. 40' o.c. (see sheet L-1.0)		
PROVIDED	1.	9 Existing Trees provided; Existing shrubs provided		

LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- LIMITS OF DISTURBANCE
- CRITICAL ROOT ZONE (CRZ = 1.3 x DBH) PERCENT IMPACT
- STRUCTURAL ROOT PLATE (SRP = .5 x DBH)
- TREE PROTECTION FENCING (TYPE "B" STD L-6)
- TREE PROTECTION FENCING (TYPE "C" STD L-6)

PLANT LIST

Qty	Botanical Name	Common Name	Scheduled Size	Remarks
Trees				
2	Acer rubrum 'October Glory'	October Glory Red Maple	Min. 3" Cal.; Min. 12'-14' Hgt.	B & B; Single Straight Leader
3	Betula nigra	River Birch	Min. 9'-10' Hgt.	B & B; Multi-Trunk
16	Cryptomeria japonica	Cryptomeria	Min. 9'-10' Hgt.	B & B; Full to Ground
20	Ilex x Nellie R Stevens	Nellie Stevens Holly	Min. 9'-10' Hgt.	B & B; Full to Ground
2	Platanus occidentalis	Sycamore	Min. 3" Cal.; Min. 12'-14' Hgt.	B & B; Single Straight Leader
9	Quercus shumardii	Shumard Oak	Min. 3" Cal.; Min. 12'-14' Hgt.	B & B; Single Straight Leader
3	Taxodium distichum	Common Bald Cypress	Min. 3" Cal.; Min. 12'-14' Hgt.	B & B; Single Straight Leader
10	Thuja x plicata 'Green Giant'	Green Giant Arborvitae	Min. 9'-10' Hgt.	B & B; Full to Ground
Shrubs				
29	Distylium 'Vintage Jade'	Vintage Jade Distylium	3 Gal.	
24	Forsythia x intermedia	Border Forsythia	3 Gal.; Min. 24" Hgt	
21	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	3 Gal.	
32	Illicium anisatum	Japanese Anise	3 Gal.	
17	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	3 Gal.; Min. 24" Hgt	
19	Ligustrum sinense 'Sunshine'	Sunshine Ligustrum	3 Gal.	
28	Muhlenbergia capillaris	Pink Muhly Grass	3 Gal.	
Groundcovers				
356	Eupatorium purpureum	Joe Pye Weed	4" Pot; 24" O.C.	Random Plant in Bio Retention
Bio Retention Planting				
230	Acorus calamus	Sweetflag	4" Pot; 24" O.C.	Random Plant in Bio Retention
230	Iris virginica	Southern Blue Flag	4" Pot; 24" O.C.	Random Plant in Bio Retention
230	Panicum virgatum	Switchgrass	4" Pot; 24" O.C.	Random Plant in Bio Retention



770.442.8171 tel

770.442.1123 fax

Manley Land Design, Inc.
51 Old Canton Street
Alpharetta, Georgia 30009

manleylanddesign.com



LifeHope
MOB 3333

3333 Old Milton Parkway
Alpharetta, GA 30005

date: 10.24.17
scale: 1" = 300"
drawn by: SLG
checked by: SLM
job number: 2017142



issued

1	11.30.17 City Comments
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17	

sheet title

Landscape Plan

sheet number

L-1.1

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

March 29, 2018

Ms. Sharon Holcomb
Director of Operations
Richmond Honan Development and Acquisitions, LLC
3330 Preston Ridge Road, Suite 380
Alpharetta, Georgia 30005

VIA ELECTRONIC MAIL: SHARON@RICHMONDHONAN.COM

RE: Siemens Master Plan MP-18-02

Dear Ms. Holcomb:

I represent North Point Professional Park Owners Association, INC. (NPPPOA) which is the abutting property owner on the southwest boundary of the Siemens tract. The Association is happy to hear that this dormant tract is going to be redeveloped. A medical office campus development with associated office and retail uses is a reasonable use of the property, given that the overall approved density will not increase.

You have been kind enough to furnish me with a preliminary site plan. My client is in the process of hiring a professional land planner to assist in evaluating the impact of the proposed development on our professional park. I will give you some preliminary comments in this correspondence. We will provide a more in depth response once we have the benefit of our land planner's review.

Initially, we have the following concerns:

- A) The future shared access road you show on the site plan runs right through the middle of an existing office building in our park. This roadway should be removed. My client has no interest in shared access.
- B) The site plan shows an exit from your development exceedingly close to my client's entrance/exit. This location could seriously impede traffic entering and exiting our office park. It is my client's request that this driveway be located farther north along North Point Parkway for public safety and traffic flow reasons.

Ms. Sharon Holcomb
March 29, 2018
Page Two

- C) Our buildings along our northeast (common) boundary are encountering some excessive surface water runoff from your site. Water is collecting behind some of those buildings. I am sure this situation can be remedied by the new storm water management plan you will design for your project.

These are just initial comments to establish a basis for further conversations. When we have discussed your plan more fully with our land planner, we will be back in touch.

Thanks in advance for your consideration.

Sincerely,



Donald A. Rolader
Attorney for NPPPOA

cc: Dr. Jeff Jordan

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: MP 18-02 / Siemens Master Plan

Contact Name: Sharonn Holcomb

Telephone: 404-845-2812

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.

3/8/18 - Phone request for copy of Master Plan by Patrick Plettner of SRS Realty

P3-6-18 - Phone request for copy of Master Plan by Don Rolader on behalf of North Point Office Park

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

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

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

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

Signature of Authorized Agent: Sharonn Holcomb

Date: 3/22/18

Print Form

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

MP-18-02
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: Sharon Holcomb

Telephone: 404-845-2612

Address: 3330 Preston Ridge Road

Suite: 380

City Alpharetta

State: GA

Zip: 30005

Fax: 404-255-2114

Mobile Tel: 404-304-9923

Email: sharonh@richmondhonan.com

Subject Property Information:

Address: 3333 Old Milton Parkway

Current Zoning: O-1

District: 1

Section: 2

Land Lot: 907,908,911

Parcel ID: 12311009080348

Proposed Zoning: O-1

Current Use: commercial office building

This Application For (Check All That Apply):

☐ Conditional Use

☐ Master Plan Amendment

☐ Rezoning

☒ Master Plan Review

☐ Variance

☐ Public Hearing

☐ Comprehensive Plan Amendment

☒ Other (Specify) Site Plan Update per previous Zoning Condition

APPLICANT REQUEST AND INTENT

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

The property is currently zoned O-I with an approved Master Plan. The proposed use will be a Medical/Office campus.

Applicant's Request (Please itemize the proposal):

The zoning approval granted in 2001 required that the Master Plan be resubmitted to Planning Commission and City Council for review if construction had not commenced within 3 years of the expiration of a then-active sewer moratorium in place within the Big Creek sewer basin. The time limit has expired and the Owner would like to amend the configuration of the Master Plan elements.



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

The Owner's intent is to develop a Medical/Office campus in phases. The initial work will include conversion of the existing Siemens building from a specialty-use office building into a medical office building, including a small expansion. The second and third phases will be to construct a parking deck and a second building with associated structured parking, respectively.



PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Scott HonanTelephone: 404-255-6358Address: 3330 Preston Ridge RdSuite: 380City AlpharettaState: GAZip: 30005

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 _____ |

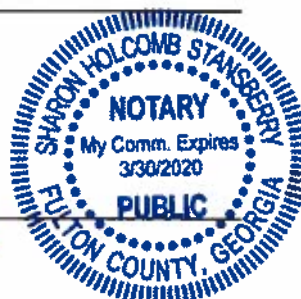
Identify Authorized Applicant:

Name of Authorized Applicant: 3333 Alpharetta Lifehope 10 Acre Land, LLCTelephone: 404-255-6358Address: 3330 Preston Ridge RdSuite: 380City AlpharettaState: GAZip: 30005

So Sworn and Attested:

Owner Signature: Date: 01.31.2018

Notary:

Notary Signature: Date: 01.31.2018

DISCLOSURE FORM LifeHope/Siemans Master Plan

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: 3333 Alpharetta Lifehope 10 Acre Land, LLC

Subject Public Hearing Case:

Campaign Contribution Information:

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

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:

Sharon Holcomb

Date:

2.2.2018

Deed Book 56289 Pg 406

EXHIBIT A

Legal Description

All that tract or parcel of land lying and being in Land Lots 907, 908 and 911 of the 1st District, 2nd Section, Fulton County, Georgia, City of Alpharetta and being more particularly described as Lot 1 on Minor Subdivision Plat for Siemens Real Estate, Inc., prepared by Bates-Long and Associates under seal and certification of Fred Wilson Long, Georgia Registered Professional Land Surveyor No. 1685, dated December 1, 2015, last revised March 17, 2016, and recorded in Plat Book 388, Page 98 of the real estate records of Fulton County, Georgia.

Said tract containing 10.2101 acres of land.

TOGETHER WITH those easements benefiting the subject property created in Driveway and Utility Easement Agreement by and between Siemens Corporation, a Delaware corporation, and P&L Big Creek, LP, a Georgia limited partnership, dated March 31, 2016 and recorded April 1, 2016 in Deed Book 55998, Page 113, Fulton County, Georgia records.



LETTER OF INTENT

The applicant requests a Mater Site Review for Land Lots: 907, 908 and 911 to update the Master Site Plan within the currently zoned O-I, Office-Institutional. The 37-acre property is located at 3333 Old Milton Parkway, Alpharetta, GA. It is bordered on the North by various existing commercial business including hotels, restaurants and office buildings.

Lifehope Campus will be a vibrant medical office community in Alpharetta promoting an all-inclusive medical campus. The development will include conversion of the existing Siemens building from a specialty-use office building into a medical office building, including a small expansion. The second and third phases will be to construct a parking deck and second building with associated structured parking, respectively.

A handwritten signature in black ink, appearing to read "SH", written over a horizontal line.

Scott Honan

How will this proposal be compatible with surrounding properties?

Existing development surrounding this project consists of corporate office and medical office campuses. This development will complement and enhance the surrounding properties.

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

The demand exists in the Alpharetta market for additional medical treatment and office facilities. With population growth and three hospitals (North Fulton, Johns Creek and South Forsyth) surrounding and serving the area, the need for such facilities has increased.

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

Yes. The reason for this request is three fold:

1. A previous zoning condition requires the Owner to submit a Site Plan for review after three years of inactivity.
2. The previous site plan did not consider the topography.
3. The market conditions have changed and this plan responds to the demand for medical office and treatment facilities.

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

No increase in population would occur. Traffic generation is similar to corporate office allowed in O-1.

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

No impact to schools would be experienced. Utility capacities for water, power and gas exist within the surrounding systems.

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

The proposal is consistent, as a use change is not being requested.

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

Yes. See responses above.

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.

Deed Book 56289 Pg 406

EXHIBIT A

Legal Description

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Scott Honan

Lifehope Alpharetta Campus: Trip Generation Analysis

The Lifehope Alpharetta Campus is a proposed phased office development in the City of Alpharetta. Table 1 below shows the trip generation for the different phases of a proposed phased office development based on the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 9th Edition, land use code 710 (General Office Building), for the weekday, weekday AM peak hour, and weekday PM peak hour periods.

Table 1: General Office Building Trip Generation

Phase	Building(s)	Size (s.f.)	Weekday Trips	AM Peak Trips	PM Peak Trips
Existing	A	117,000	1479	217	209
Phase 1 ¹	-	-	-	-	-
Phase 2	E	95,000	1263	184	185
Phase 3	B&C	160,000	1877	279	258
Phase 4	D&F	125,000	1555	229	218
Total		497,000	4441	690	635
Total (minus existing)		380,000	3621	557	504

¹ Information provided by the Client indicates that Phase 1 consists only of a parking deck, and therefore has no associated trip generation.

CITIZEN PARTICIPATION FORM - PART A (PAGE 1 of 5)

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: MP-18-02 / Siemens Master Plan

Contact Name: Sharon Holcomb

Telephone: 404-845-2812

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.

BRE ESA P Portfolio LLC

P.O. Box 40550, Charlotte NC 28277-9550

Sams Real Estate Holdings Georgia LLC

7935 Council PL, Suite 200, Matthews NC 28105

Waffle House Inc

P. O. Box 6450, Norcross, GA 30091-6450

Atlanta Senior Care Services 2 LLC

8380 Bay Pines Blvd, Floor 3, St. Petersburg FL 33709

MAC Royal Ridge LLC

100 Crescent Ct., Suite 200, Dallas TX, 75201

Royal Centre LLC

51 Madison Avenue, 9th Floor, New York, NY 10010

MJF General Partnership

4205 North Pointe Parkway, Bld B, Alpharetta GA 30005

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.

Either By Letter, email or telephone all of which will be in the original letter of notification.

CITIZEN PARTICIPATION FORM - PART A (PAGE 2 of 5)

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: MP-18-02 / Siemens Master Plan

Contact Name: Sharon Holcomb

Telephone: 404-845-2812

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.

<u>MAC MASTER GEORGE B</u>	<u>4205 North Point Parkway, Building C, Alpharetta GA 30022</u>
<u>Jordaan, Jeffrey W</u>	<u>4205 North Point Parkway, Building B, Alpharetta GA 30022</u>
<u>MV Kirkland Properties LLC</u>	<u>4205 North Point Parkway, Building A, Alpharetta GA 30022</u>
<u>Coggins, Randall A</u>	<u>4205 North Point Parkway, Building B, Alpharetta GA 30022</u>
<u>ACFDGA Property LLC</u>	<u>4205 North Point Parkway, Building D, Alpharetta GA 30022</u>
<u>DRCS Enterprises Limited</u>	<u>4205 North Point Parkway, Building E, Alpharetta GA 30022</u>
<u>Christian A. and Allison Loetscher</u>	<u>4205 North Point Parkway, Building F, Alpharetta GA 30022</u>

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.

Either By Letter, email or telephone all of which will be in the original letter of notification.

CITIZEN PARTICIPATION FORM - PART A (PAGE 3 of 5)

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: MP-18-02 / Siemens Master Plan

Contact Name: Sharon Holcomb Telephone: 404-845-2812

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.

<u>Claire Lee Burson</u>	<u>P.O. Box 1905, Clayton GA 30525-1905</u>
<u>Home Mission Board of the South</u>	<u>4200 North Point Parkway, Alpharetta GA 30022-4176</u>
<u>Greenstone Preston Ridge LP</u>	<u>3301 Windy Ridge Pkwy #320, Atlanta GA 30339</u>
<u>Drew & Co</u>	<u>3610 Chamblee Tucker Rd, Embury Hills Professional Ctr, Atlanta GA 30341</u>
<u>Liu Weichang & Guo Jing</u>	<u>733 Vinebrook Lane, Suwanee, GA 30024</u>
<u>CNL Retirement Eden2 A Pack LP</u>	<u>P.O Box 847, Carlsbad CA 92018</u>
<u>Federal Investment Property</u>	<u>2575 Peachtree Road #24E, Atlanta GA 30305</u>

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) <u></u> |

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.

Either By Letter, email or telephone all of which will be in the original letter of notification.

CITIZEN PARTICIPATION FORM - PART A (PAGE 4 of 5)

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: MP-18-02 / Siemens Master Plan

Contact Name: Sharon Holcomb

Telephone: 404-845-2812

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.

McDonalds USA LLC

9355 Chandler Bluff, Alpharetta GA 30022-6219

Schlotzsky's Stores LLC

3520 Piedmont RD, NE Suite 410, Atlanta GA 30305-1512

FC Enterprises, Inc

2199 Glenmore Lane, Snellville GA 30078

Northside Venture Inc

P.O. Box 92129, Southlake TX 76092

Health Care REIT Inc

P.O. Box 92129, Southlake TX 76092

Hospital Authority of Fulton County

960 Johnson Ferry RD, NE Suite 335, Atlanta GA 30342

Hospital Authority of Fulton County

P./O. Box 92129, Southlake TX 76092

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.

Either By Letter, email or telephone all of which will be in the original letter of notification.

CITIZEN PARTICIPATION FORM - PART A (PAGE 5 of 5)

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: MP-18-02 / Siemens Master Plan

Contact Name: Sharon Holcomb Telephone: 404-845-2812

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.

<u>Preston Ridge Association Inc</u>	<u>3330 Cumberland Blvd SE, Ste 475, Atlanta GA 30339-5997</u>
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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) <u> </u> |

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.

Either By Letter, email or telephone all of which will be in the original letter of notification.



CITY COUNCIL MEETING STAFF REPORT

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

I. AGENDA ITEM TITLE: CLUP-18-01/Z-18-01/CU-18-03/V-18-01 ATLANTA SENIOR CARE SERVICES

PLANNING COMMISSION: APRIL 12, 2018

CITY COUNCIL: APRIL 30, 2018

II. RECOMMENDATION:

Deny CLUP-18-01/Z-18-01/CU-18-03/V-18-01 Atlanta Senior Care Services request for comprehensive land use plan amendment, rezoning, conditional use and variances.

If approval is considered, the following conditions are recommended:

1. The former LI (Light Industrial) property, consisting of approximately 14.9 acres, shall be zoned C-2 and developed substantially similar to site plan submitted by AEC, revision dated 3/15/2018, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. The comprehensive land use plan designation of the 14.9-acre property shall be 'Commercial'.
3. 'Dwelling, 'For-Sale' Attached' shall be a permitted use with a maximum density of 8 dwelling units per acre, or no more than 119 dwelling units on the 14.9-acre property.
4. Maximum building height shall be no more than 6-stories for residential buildings.
5. The O-I property, consisting of approximately 2.4 acres, shall remain zoned O-I and the comprehensive land use plan designation shall remain 'Corporate Office'.
6. Site plan approval shall be required for the O-I property labeled 'Future Office/Retail', as approved by DRB.
7. Retail uses shall be not exceed more than 25% of the floor area of an office building and shall be service retail incidental to office use, restricted to the following uses:
 - a. Bakery.
 - b. Barber Shop.
 - c. Beauty Shop.
 - d. Book Store.
 - e. Clinic.
 - f. Drug Store.
 - g. Dry Cleaning Pick-up Station.
 - h. Florist, Retail without Greenhouse.
 - i. Print Shop.
 - j. Restaurant without Drive-through.
8. A minor subdivision plat shall be required to subdivide the property prior to LDP.
9. Residential structures shall be similar to photographic examples submitted by the applicant and shall be primarily masonry (brick or stone) on all sides of the building, with final approval by DRB. Green roof tops, roof top amenities and balconies shall be provided, as approved by DRB.
10. Developer may be required to widen sidewalk along Old Milton Parkway, as determined by Staff at LDP. Right-of-way dedication may be required for City project on Old Milton Parkway, as determined by Staff.
11. Internal sidewalks shall be provided along at least 1-side of the road and shall be minimum 5' wide with 4' planting area for street trees and pedestrian scale lighting.
12. All buildings shall have connectivity to the sidewalk system.
13. The location and design of the 20' landscape strip along Old Milton Parkway shall be determined by Staff at LDP. Landscape strip shall be exclusive of utilities and easements.
14. Prior to LDP, developer shall provide a landscape plan depicting formal landscape areas around the proposed buildings and at the entrance driveway, subject to DRB approval.
15. As indicated in the submitted application, the developer shall construct a natural trail system substantially similar to the Preliminary Trail Plan, prepared by AEC, dated 12/27/17, as approved by Staff. Trail system shall include a multi-use trail, signage, landscaping and areas for environmental learning opportunities.
16. Current flood plain information shall be required for Land Disturbance Permit and may impact lot yield.
17. Pedestrian amenities including pathways, lighting, and benches should be included throughout the development and amenity areas.
18. Remove exotic and invasive trees and shrubs within stream buffer, as approved by Staff. Replant the stream buffer where sparse to buffer standards with native trees, shrubs, and groundcover plants. Plantings shall be 80% evergreen and 20% deciduous. Recompense tree planting may be used to count towards the stream buffer replanting.
19. All trees shown to be saved on site plan prepared by AEC, revision dated 3/15/2018, shall be saved.

20. The applicant's stormwater strategy, as depicted on the site plan, shall require review and approval by Staff prior to submittal of an LDP. Stormwater design shall comply with the City of Alpharetta stormwater ordinance. In order to mitigate impacts to stream and buffer, developer shall comply with the following:
 - a. Address erosive conditions on either side of remaining stream.
 - b. Provide 25% additional runoff reduction or water quality volume above the standard city requirements.
 - c. Provide buffer enhancement on the remaining stream buffer. These can include, removing fallen trees from inside the stream bed that are impeding flow, plant eroded or sparsely vegetated areas of stream banks with live stakes, add enhanced buffer plantings where sparsely vegetated, and remove invasive vines.
 - d. Obtain any necessary state and federal approvals for the stream and buffer impacts.
 - e. Or alternative mitigation measures, as approved by Staff.
21. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.
22. Developer shall petition the City to abandon the section of Morris Road right-of-way between Old Milton Parkway and the newly constructed section of Morris Road to the south. Developer shall be responsible for the removal of the curb cut at this location, including re-construction of curb and gutter, sidewalk and guardrail.

III. REPORT IN BRIEF:

The applicant, Atlanta Senior Care Services 2, LLC, is requesting a rezoning of approximately 17.3 acres from LI (Light Industrial) and O-I (Office-Institutional) to C-2 (General Commercial) to allow for the construction of 200 'For-Sale' condominium units, as well as retail and office use. The condominium units are not proposed to be age-restricted. A change to the Comprehensive Land Use Plan designation of the property is requested from 'Corporate Office' to 'Commercial' and a conditional use is requested to allow 'Dwelling, 'For-Sale', Attached'. Variances are requested to reduce stream buffers and to increase building height. The subject property is located at the southeast corner of Georgia 400 and Old Milton Parkway.

DISCUSSION

The submitted request, if approved, will allow for the construction of 200 'For-Sale' condominium units and 11,915 square feet retail and office use on approximately 17.3 acres. Residential density is proposed to be 11.56 dwelling units per acre. A comprehensive land use plan amendment and rezoning is requested to allow residential use on the property and a conditional use is requested to allow 'Dwelling, 'For-Sale', Attached' in the C-2 zoning district. Variances are requested to increase building heights up to six (6) stories and to reduce stream buffers. The subject property is located at the southeast corner of Georgia 400 and Old Milton Parkway.

The undeveloped properties are zoned LI and O-I and represent three (3) separate parcels of land. The LI property is approximately 14.9 acres and the two (2) O-I properties are approximately 0.9 acres and 1.5 acres. Surrounding properties are zoned LI to the south, O-P (Office-Professional) to the north and O-I and CUP to the east. The property is bound by Georgia 400 to the west and Old Milton Parkway to the north. Surrounding properties are Inspired Living at Alpharetta (145-room assisted living facility) to the south, undeveloped land and QuikTrip to the north and Waffle House, vacant gas station and undeveloped land to the east. The property has a comprehensive land use designation of 'Corporate Office', which primarily includes office buildings. Commercial uses are acceptable, but should be secondary to office uses and oriented to serve the businesses in the immediate area. Residential use is not permitted within 'Corporate Office' comprehensive land use plan designation and LI zoning district.

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

1. UDC Subsection 3.3.6(C): A variance is requested to reduce the City's required 150' perennial stream buffer and 75' non-perennial stream buffer to 25'. If approved, the 25' State stream buffer would remain. The applicant proposes the following mitigation measures to offset the stream buffer encroachment:
 - a. Stream Bank Stabilization – Strategies include bank stabilization (matting), live staking and channel establishment.
 - b. Privet Eradication – Chinese Privet is an invasive species that has taken over the area, pushing out the native, beneficial wetland plants. The applicant proposes removal of privet in areas of the floodplain and replanting the areas with native wetland plant species.
 - c. Integrated Trail System – A natural trail system is proposed to take advantage of the restored area, including signage and areas for environmental learning opportunities.
 - d. Undisturbed Buffer – An equivalent, permanent undisturbed buffer is proposed along the opposite side of the creek.
2. UDC Subsection 2.2.15(D) C-2 District Regulations: A variance is requested to increase the building height from 40' (3 – 4 stories) to 6-stories. The Old Milton Corridor Character Area, in which the subject property is located, calls for a more compact, walkable development pattern with appropriate building heights of up to ten (10) stories. Therefore, the variance to increase the building height is consistent with the vision for the Old Milton Corridor. Architectural standards are recommended as the building could be visible from Georgia 400 and Old Milton Parkway.

Residential uses are generally not located in this area. As shown in the table below, the applicant's proposed density of 11.56 dwelling units per acre exceeds densities approved in the vicinity. If approved, density should be calculated based on the 14.9-acre LI property only and density should be limited to no more than eight (8) dwelling units per acre, or 119 dwelling units.

Old Milton Parkway/Georgia 400 Interchange – Residential Densities

Development Name	Unit Number/Type	Acres	Density
Country Place	72 Condominium	8.4 acres	8.6 units/acre
Avalon	101 SFD, 526 For-Rent	86 acres	7.3 units/acre
Braeden	69 SFD, 62 TH	26.7 acres	4.9 units/acre
Kimball Bridge Walk	36 SFD	7.7 acres	4.7 units/acre
Atlanta Senior Care Services	200 Condominium	17.3 acres	11.56 units/acre

SFD = Single Family Detached, TH = Townhome

SITE PLAN

The submitted site plan depicts 200 'For-Sale' condominium units in three (3), six (6) story stacked flat condominium buildings centered around a pool, cabana and main-level parking area. The three (3) buildings are situated over a first-floor parking deck, with structures depicted encroaching upon the floodplain and stream buffers. According to the applicant, work within the FEMA floodplain will be achieved through modification of the floodplain location and the type of construction that will cantilever over the floodplain. The O-I properties are labeled 'Future Office/Retail' on the site plan; however, a

proposed site layout is not depicted. The site plan reflects a maximum future retail and office square footage of 23,830 square feet, but the traffic study reflects only 11,915 square feet of retail/office use in a shopping center.

Building setbacks are appropriately shown as 65' along Old Milton Parkway and 15' on the side and rear. The Georgia 400 buffer is provided along the west side of the property and is 60' due to the location being adjacent to the Georgia 400 off-ramp. A perennial stream runs north/south through the middle of the LI-zoned property and an intermittent stream is located along the south property line of the LI property.

A total of 474 parking spaces are provided to serve the residential use, of which 30 spaces are surface parking and the remainder are provided under each condominium building. The UDC requires one and a half (1 – ½) parking spaces for each one (1) bedroom unit and one (1) parking space for every bedroom for units of two (2) or more bedrooms. If all units are one (1) and two (2) bedrooms, the applicant's site plan would comply with the UDC parking requirements. Access to the site is depicted from the newly constructed portion of Morris Road, which was realigned with the traffic light at the entrance to Waffle House. A 5' sidewalk is depicted along one (1) side of the new road and connects with the existing sidewalk along Morris Road and Old Milton Parkway.

According to the applicant, approximately ten (10) acres of land at the center of the site will be preserved for greenspace, meandering trails and water features. This area is a former lake bed, which is now heavily wooded and includes streams and floodplain. A sewer easement runs along the west side of the former lake bed and separates the natural area from the proposed condominium buildings. The applicant provided a Preliminary Trail Plan, which depicts a multi-use trail looping around the former lake bed and connecting to the Alpha Loop to the west and to the Big Creek Greenway to the east through the Siemen's property. According to the applicant, the proposed natural trail system would take advantage of the restored area, including signage and areas for environmental learning opportunities. The trail system is proposed by the applicant to mitigate impacts to the stream buffers.

The property is heavily wooded, consisting of a mix of Hardwoods and Pines. Specimen tree saves are depicted throughout the site, primarily within the floodplain and stream buffers. If approved, staff recommends certain tree saves, as well as replanting of the stream buffers.

A note on the applicant's site plan states that the applicant intends to exempt detention, but provide water quality, storm channel protection and infiltration. Due to site limitations, water quality treatment is proposed in underground facilities below the parking deck. City Code discourages underground stormwater facilities in residential development. Therefore, the applicant's strategy will require review and approval by Staff prior to an LDP.

The property owner developed the Inspired Living at Alpharetta assisted living facility to the south. However, the proposed condominium development will not be aged-restricted. The developer anticipates that demand for the condominium units will be highest with Empty Nesters. The applicant also submitted photographic examples of inspiration architecture for the condominium buildings. The photographs generally have a contemporary feel with a focus on outdoor living, as evidenced by the presence of rooftop amenities, balconies, green roofs and formal greenspaces with residential amenities.

TRAFFIC

The applicant submitted trip generation figures for the proposed project. As shown in the table below, the proposed use would generate a total of 199 PM Peak Hour trips, or 140 PM Peak Hour trips including trip reductions for internal capture and pass-by trips. The applicant's site plan references a maximum office/retail density of 23,830 square feet, which would generate additional trips.

TABLE 4 – TRIP GENERATION								
Land Use	Size	AM Peak Hour			PM Peak Hour			24-Hour
		Enter	Exit	Total	Enter	Exit	Total	Two-way
Multifamily Housing (Mid-Rise)	200 Units	18	50	68	53	33	86	1,088
<i>Residential Internal Capture</i>		-6	-9	-15	-7	-5	-12	-142
Shopping Center	11,915 sf	98	60	158	54	59	113	1,415
<i>Retail Internal Capture</i>		-9	-6	-15	-5	-7	-12	-142
<i>Retail Pass-by Trips (0%) 34%</i>		0	0	0	-17	-18	-35	-350
Total Site Trips (without reductions)		116	110	226	107	92	199	2,503
Total New External Trips (with reductions)		101	95	196	78	62	140	1,869

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 – 200 'For-Sale' Condominium Units

School	Single Family Average #
New Prospect Elementary School	9 to 37 students
Webb Bridge Middle School	0 to 4 students
Alpharetta High School	5 to 9 students
TOTAL	14 to 50 students

Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 14 - 50 school age children. Numbers provided by Fulton County Schools show that New Prospect Elementary School has capacity; however, Webb Bridge Middle School and Alpharetta 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:

- 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 proposed residential use is not compatible with the area, which is designated 'Corporate Office' and developed as office parks, assisted living facility and free-standing commercial uses.

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

Response: The subject property is zoned for non-residential use, which is consistent with the development pattern along this stretch of Old Milton Parkway. The interchange at Georgia 400 and Old Milton Parkway is not an appropriate location for residential development, as reflected on the City's Comprehensive Land Use Plan.

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

Response: The proposed development would have significant impacts on the natural environment. The applicant is requesting a variance to reduce stream buffers from 150' and 75' to 25' and structures are depicted in the floodplain. Tree removals are depicted throughout the property and within stream buffers.

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

Response: The properties could be developed under the current zoning with a variety of commercial and office uses. The subject property's proximity at the interchange of Georgia 400 and Old Milton Parkway makes it viable for non-residential development.

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

Response: The proposed change in use from commercial to residential would result in an increased demand on parks and recreational programs, fire and police and school facilities. However, the proposed residential use would produce fewer vehicular trips.

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

Response: 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 request to change the use of the property from commercial to residential does not reflect a reasonable balance as the property is located at the interchange of Old Milton Parkway and Georgia 400 and remains viable for non-residential development.

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

Response: The properties could be developed under the current zoning with a variety of commercial and office uses. The subject property's proximity at the interchange of Georgia 400 and Old Milton Parkway makes it viable for non-residential development.

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

Response: The zoning proposal does not meet the Comprehensive Land Use Plan designation of the property, which is 'Corporate Office'. The applicant proposes a change to the Comprehensive Land Use Plan designation of the property to 'Commercial'.

COMPREHENSIVE LAND USE PLAN

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

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

Response: The subject property is located immediately adjacent to the interchange at Old Milton Parkway and Georgia 400 and is best suited for non-residential development. If approved for a change in use, conditions are recommended requiring screening, protection of the tree canopy, protection of stream buffers and infrastructure to promote connectivity.

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

Response: The applicant's proposal is inconsistent with goals, policies and strategies in the City's Comprehensive Plan with respect to the change in use to residential, including the following:

LU Policy 6: Support the success and expansion of employment centers.

- LU Strategy 6.2: Designate major entranceways to the city, (the interchanges along GA-400) for office use in order to preserve the corporate business environment (as described in Part 2: Character-Area Focus for individual Character Areas).*

H Policy 5: Design quality and long-term value into residential development to maintain appearance and property values.

- H Strategy 5.1: Ensure that at the very beginning of the design process, consideration is given to the natural environment (i.e. topography, tree preservation, creek flows) and accommodations are made for amenities (i.e. sidewalks, lighting, open spaces), in order to support a high quality residential product.*

NHCR Policy 1: Protect the natural, historic and scenic qualities of the city, including water resources.

- NHCR Strategy 1.2: Protect the natural environment and areas that contribute to the unique character of the city by ensuring a balance between the natural and the built environment, continued use of buffers and other techniques.*

- *NHCR Strategy 1.8: Continue to evaluate water quality in City streams. Develop projects and regulations that will improve stream water quality. Continue to regulate new development with required discharge water quality measures. Encourage the use of low impact design and reuse water.*

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

Response: Residential development would generate a greater demand on certain public facilities and services, such as parks and recreation, public safety and schools. However, the proposed residential use would produce fewer vehicular trips.

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

Response: The applicant's proposal is not compatible with the area, which is designated 'Corporate Office' and developed as office parks, assisted living facility and free-standing commercial uses. If approved, conditions are recommended limited density and requiring screening, protection of the tree canopy and stream buffers, walkable infrastructure and architectural standards.

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

Response: Not applicable.

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

Response: Not applicable.

CONDITIONAL USE REVIEW CRITERIA

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

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

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

Response: Adequate access to the property is provided via the Morris Road extension, which was recently constructed by the applicant for the Inspired Living of Alpharetta assisted living facility to the south.

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

Response: The above-mentioned items can be accommodated within the applicant's proposed site plan, if the requested variances are approved. Since the building could be visible from Georgia 400, conditions are recommended regulating building architecture and materials.

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

Response: The proposed development would have significant impacts on the natural environment. The applicant is requesting a variance to reduce stream buffers from 150' and 75' to 25' and structures are depicted in the floodplain. Tree removals are depicted throughout the property and within stream buffers.

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

Response: Not applicable.

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

Response: The proposed residential use is not compatible with the area, which is designated 'Corporate Office' and developed as office parks, assisted living facility and free-standing commercial uses. The subject property is zoned for non-residential use, which is consistent with the development pattern along Old Milton Parkway, west of Georgia 400. The interchange at Georgia 400 and Old Milton Parkway is not an appropriate location for residential development, as reflected on the City's Comprehensive Land Use Plan.

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

Response: The proposed residential use is not compatible with the area, which is designated 'Corporate Office' and developed as office parks, assisted living facility and free-standing commercial uses. The subject property is zoned for non-residential use, which is consistent with the development pattern along Old Milton Parkway, west of Georgia 400. The interchange at Georgia 400 and Old Milton Parkway is not an appropriate location for residential development, as reflected on the City's Comprehensive Land Use Plan.

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 buildable area of the site is limited due to the presence of stream buffers and floodplain. However, the subject property could be developed in compliance with the required stream buffers and building height, if density were reduced. The applicant's variance request to reduce stream buffers conflicts with the City's Comprehensive Plan, which specifically calls for the protection of floodplain and water quality in streams within the Old Milton Corridor Character Area. Generally, there is less concern over the proposed 6-story building height. However, staff recommends architectural and material standards as a 6-story building would likely be visible from Georgia 400 and Old Milton Parkway.

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

Response: The property could be developed in compliance with UDC regulations and would not create an unnecessary hardship. Generally, there is less concern over the proposed 6-story building height. However, staff recommends architectural and material standards as a 6-story building would likely be visible from Georgia 400 and Old Milton Parkway.

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

Response: There are no peculiarities pertaining to the subject property that justify the applicant's requested stream buffer variance. Generally, there is less concern over the proposed 6-story building height. However, staff recommends architectural and material standards as a 6-story building would likely be visible from Georgia 400 and Old Milton Parkway.

(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: Relief, if granted, would result in a significant loss of stream buffer and is inconsistent with the vision for the Old Milton Corridor Character Area. If approved, staff recommends mitigation measures to off-set the impact to stream buffers. Generally, there is less concern over the proposed 6-story building height. However, staff recommends architectural and material standards as a 6-story building would likely be visible from Georgia 400 and Old Milton Parkway.

CONCURRENCES

Staff has reviewed the applicant's proposal and finds that it cannot support the applicant's request for comprehensive land use plan amendment, rezoning, conditional use and variance. The proposed residential use is not appropriate at this location and the site remains viable for non-residential development. If approval is considered, architectural and site standards are recommended to ensure a quality development, promote connectivity/walkability, screening and protection of natural features.

The property is located east of Georgia 400 at the Old Milton Parkway interchange. The City's vision for this area is reflected in the Old Milton Corridor Character Area description in the City's Comprehensive Land Use Plan, which states:

"Future development should emphasize connectivity and diversity of land uses, while also expanding the street network and enhancing the pedestrian environment by adding and/or linking sidewalks. Bicycle use should also be encouraged with infrastructure that makes biking safe and convenient. This complete transportation system should link adjacent residential areas to major destinations along the corridor or serve as a safe and convenient throughway to other destinations in the community."

"Old Milton Corridor Character Area stretches east to west through the middle of Alpharetta as shown on the Future Development Map. It is primarily zoned for a mix of residential, office, commercial and mixed use. West of GA-400, the corridor is envisioned to evolve into a mixed use corridor with reduced front setbacks along Old Milton Parkway. East of GA-400, the corridor is envisioned to evolve as an office/commercial corridor, although with a more compact, walkable development pattern."

The Old Milton Corridor east of Georgia 400 is envisioned to evolve as an office/commercial corridor, which is different than the vision for a mixed-use environment west of Georgia 400. It is important to note that moderate to high densities/intensities and building heights of up to 10 stories are appropriate in the Old Milton Corridor. Therefore, if residential use is approved at this location development should be compact with taller buildings, respect stream buffers and floodplain and have a high level of pedestrian and bicycle connectivity. Compact development with taller builds would allow for a site layout that respects stream buffers and floodplain. The applicant's proposal is inconsistent with goals, policies and strategies in the City's Comprehensive Plan with respect to the change in use to residential, including the following:

LU Policy 6: Support the success and expansion of employment centers.

- LU Strategy 6.2: Designate major entranceways to the city, (the interchanges along GA-400) for office use in order to preserve the corporate business environment (as described in Part 2: Character-Area Focus for individual Character Areas).

H Policy 5: Design quality and long-term value into residential development to maintain appearance and property values.

- H Strategy 5.1: Ensure that at the very beginning of the design process, consideration is given to the natural environment (i.e. topography, tree preservation, creek flows) and accommodations are made for amenities (i.e. sidewalks, lighting, open spaces), in order to support a high quality residential product.

NHCR Policy 1: Protect the natural, historic and scenic qualities of the city, including water resources.

- NHCR Strategy 1.2: Protect the natural environment and areas that contribute to the unique character of the city by ensuring a balance between the natural and the built environment, continued use of buffers and other techniques.
- NHCR Strategy 1.8: Continue to evaluate water quality in City streams. Develop projects and regulations that will improve stream water quality. Continue to regulate new development with required discharge water quality measures. Encourage the use of low impact design and reuse water.

The variance request to reduce perennial and non-perennial stream buffers on the property conflicts with the following primary issues discussed within the Old Milton Corridor Character Area:

Floodplain – With less undeveloped land remaining for new construction within the city limits, there is potential for increased development pressure within flood prone areas and within areas that could impact flooding on surrounding properties.

Water Quality in streams – Increased development in and around riparian buffers along creeks and streams degrades water quality in the streams.

Loss of trees and greenbelts to development – With less undeveloped land remaining for new construction within the city limits, there is potential for increased development pressure on remaining vacant properties, which in many cases feature old growth trees and riparian buffers along creeks and streams.

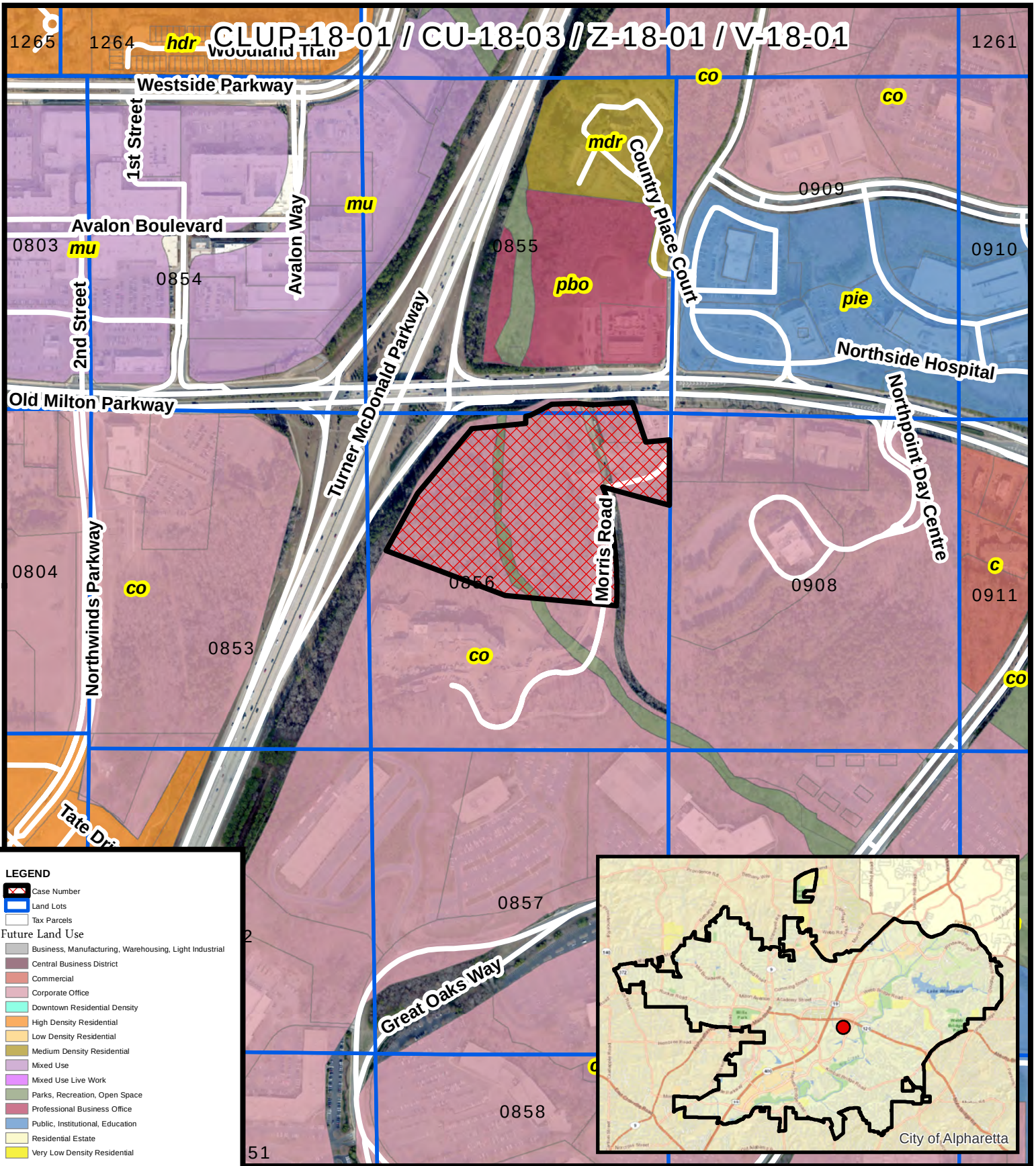
CITIZEN PARTICIPATION PLAN

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

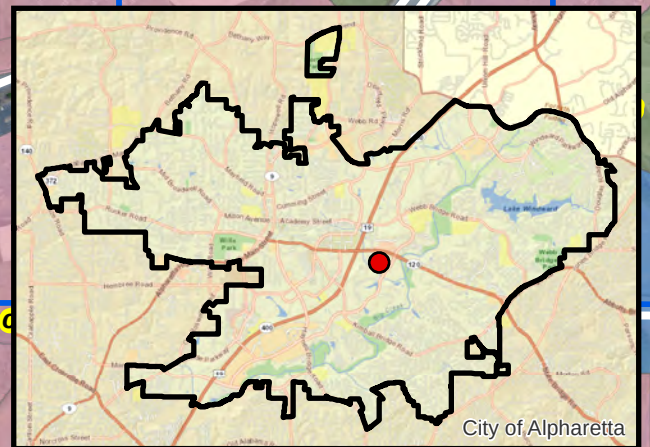
ATTACHMENTS:

- Site Plan
- Photographs – Architectural Inspiration

CLUP-18-01 / CU-18-03 / Z-18-01 / V-18-01



- LEGEND**
- Case Number
 - Land Lots
 - Tax Parcels
 - Future Land Use**
 - Business, Manufacturing, Warehousing, Light Industrial
 - Central Business District
 - Commercial
 - Corporate Office
 - Downtown Residential Density
 - High Density Residential
 - Low Density Residential
 - Medium Density Residential
 - Mixed Use
 - Mixed Use Live Work
 - Parks, Recreation, Open Space
 - Professional Business Office
 - Public, Institutional, Education
 - Residential Estate
 - Very Low Density Residential

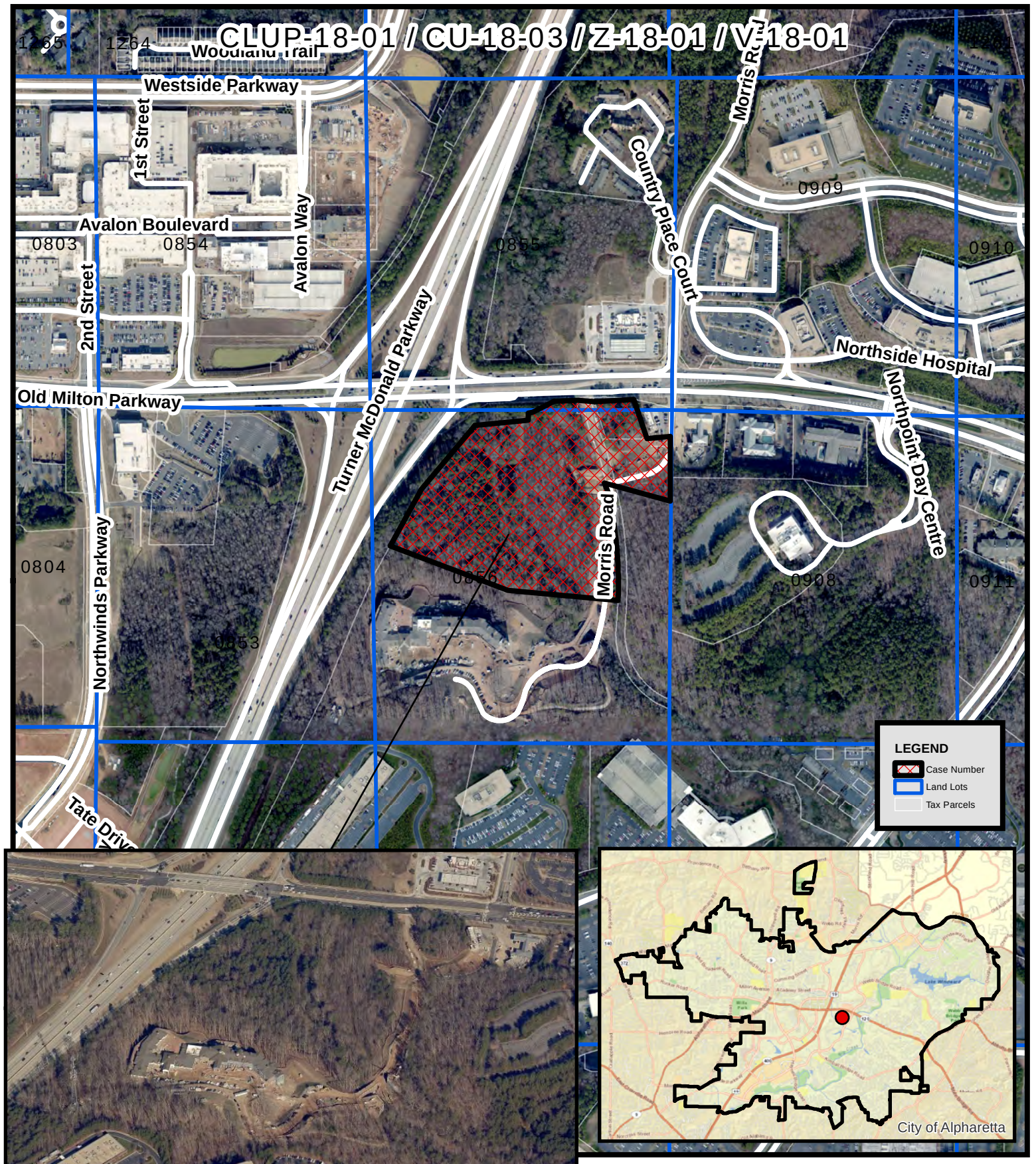


Future Land Use
 ATL Senior Care Services
 11425 Morris Road

CLUP-18-01 / CU-18-03
 Z-18-01 / V-18-01
 D/LL: 1/2/856
 PC: 4/12/18
 CC: 4/30/18

Location Map Provided by:
 Community Development - GIS



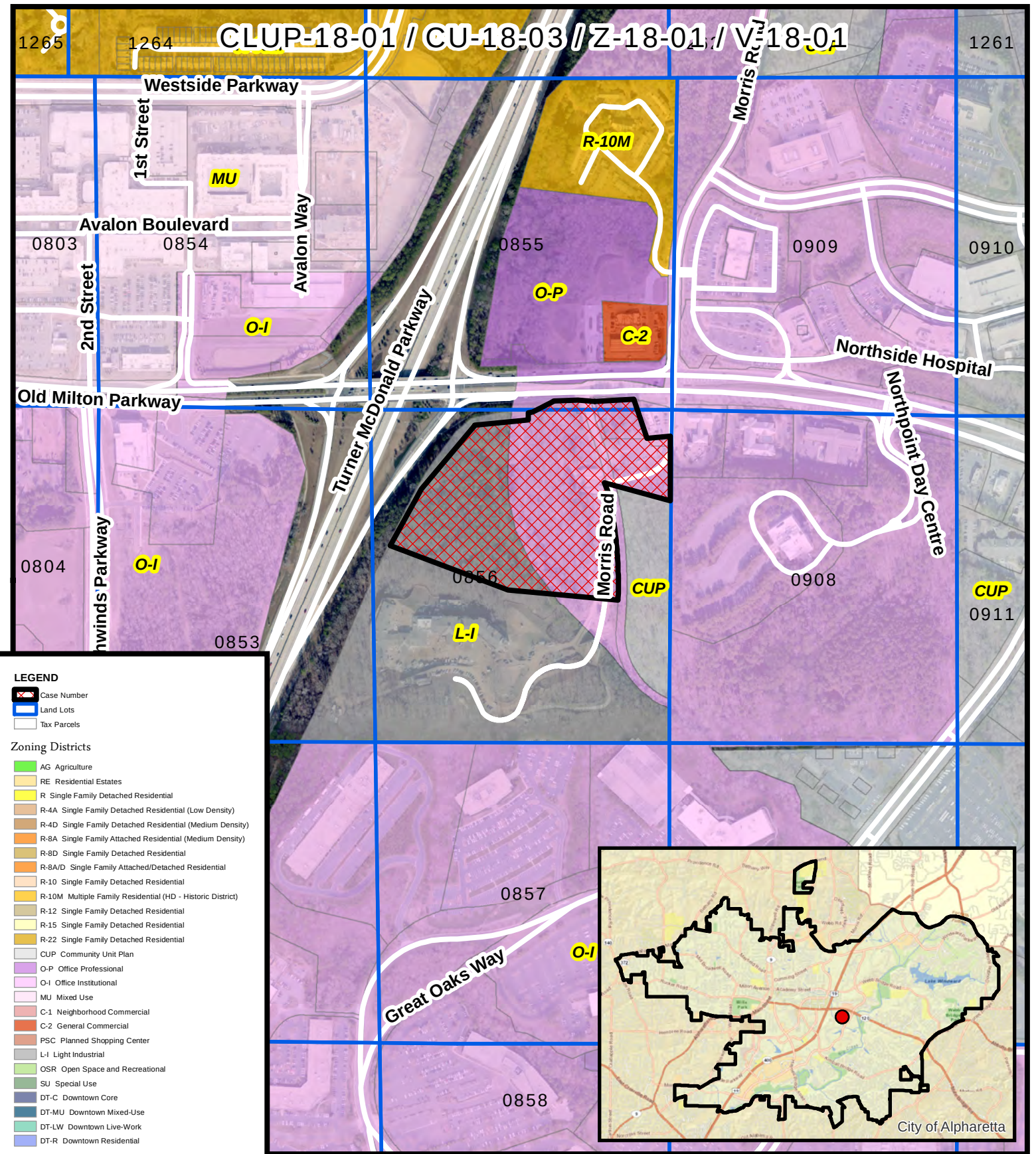


Aerial Map
 ATL Senior Care Services
 11425 Morris Road

CLUP-18-01 / CU-18-03
 Z-18-01 / V-18-01
 D/LL: 1/2/856
 PC: 4/12/18
 CC: 4/30/18

Location Map Provided by:
 Community Development - GIS





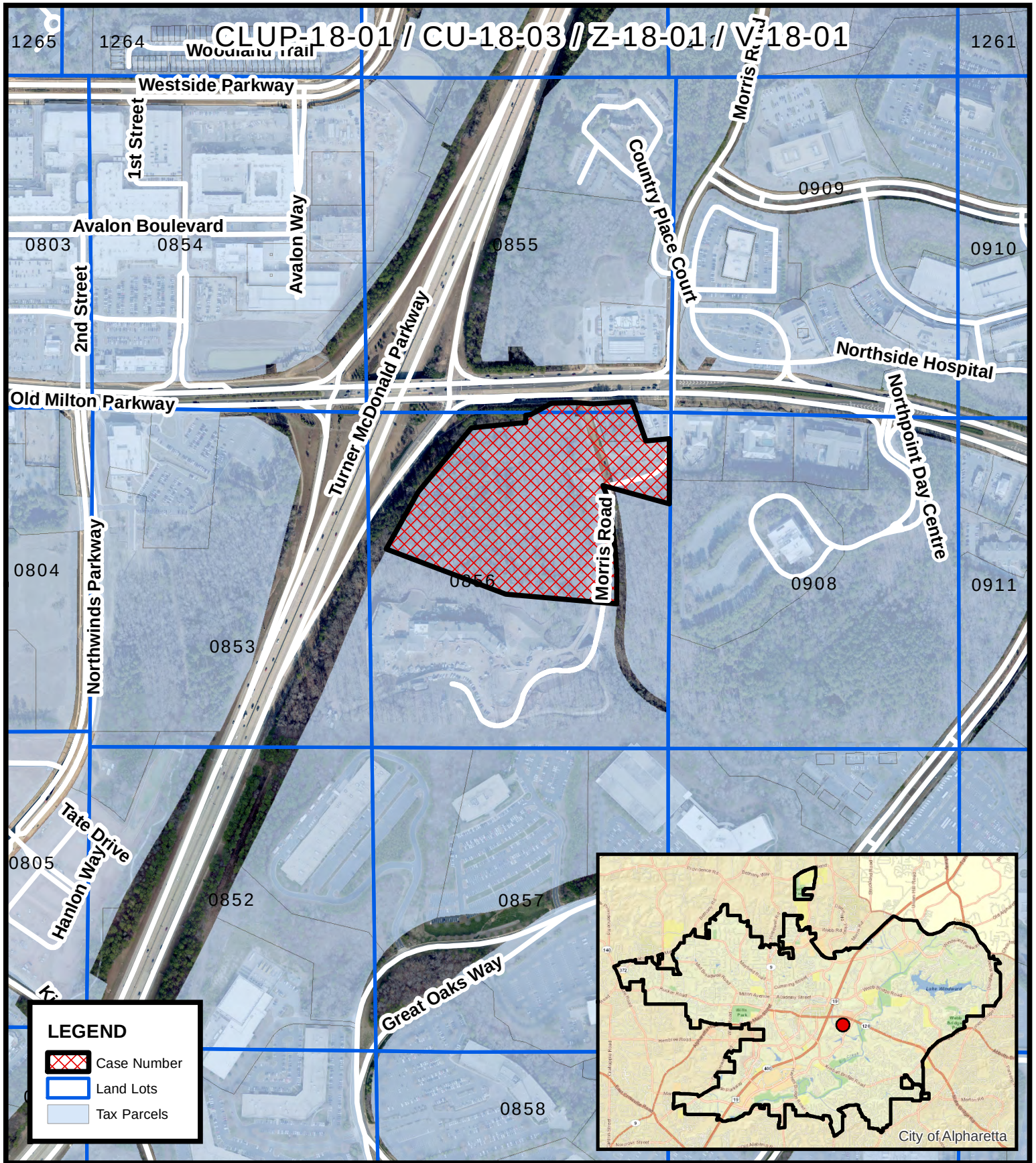
Zoning Map
ATL Senior Care Services
11425 Morris Road

CLUP-18-01 / CU-18-03
 Z-18-01 / V-18-01
 D/LL: 1/2/856
 PC: 4/12/18
 CC: 4/30/18

Location Map Provided by:
 Community Development - GIS



CLUP-18-01 / CU-18-03 / Z-18-01 / V-18-01



LEGEND

-  Case Number
-  Land Lots
-  Tax Parcels



Location Map
ATL Senior Care Services
11425 Morris Road

CLUP-18-01 / CU-18-03
Z-18-01 / V-18-01
D/LL: 1/2/856
PC: 4/12/18
CC: 4/30/18

Location Map Provided by:
Community Development - GIS



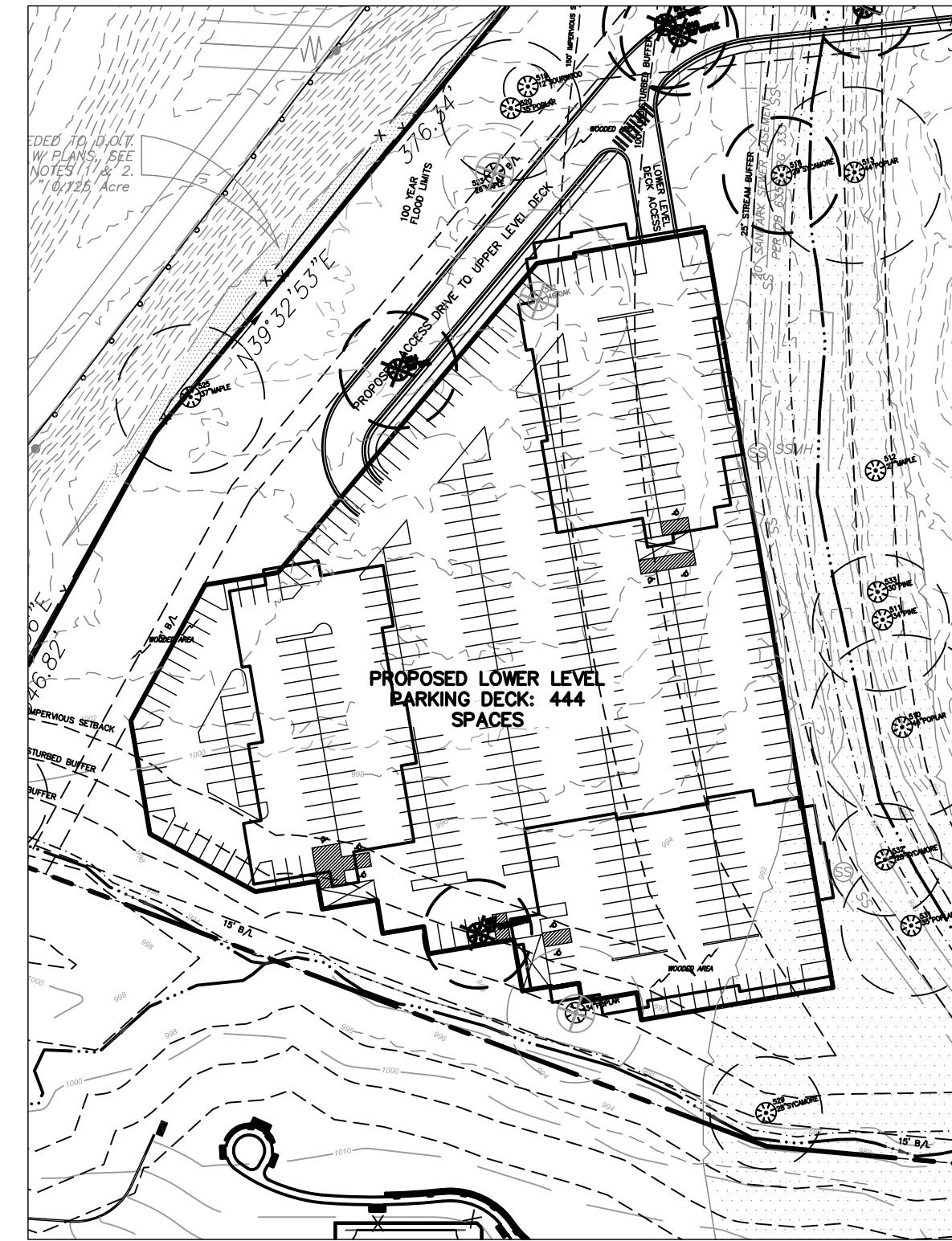
SITE DATA:	
TOTAL ACREAGE:	651,150 SF / 17.33 AC
LOCATION:	LL 856 1st DIST, 2nd SECT CITY OF ALPHARETTA FULTON COUNTY, GA
EXISTING ZONING:	L-1
PROPOSED ZONING:	C-2
SETBACKS:	
- FRONT:	CONDITIONAL
- SIDE:	CONDITIONAL
- REAR:	10'
PROPOSED USE:	
- MULTI-FAMILY RESIDENTIAL:	200 UNITS
SITE DENSITY:	
- RESIDENTIAL:	11.54 UNITS PER OVERALL ACRE
REQUIRED PARKING:	
- MULTIFAMILY (2 PER UNIT + 1 PER 20 UNITS)=	410
- TOTAL REQUIRED:	410 SPACES
PROVIDED PARKING:	
- BOTTOM LEVEL:	444 SPACES
- UPPER LEVEL:	30 SPACES
TOTAL PARKING PROVIDED:	474
FUTURE OFFICE/ RETAIL:	
- TOTAL ACREAGE:	103,815.65 SF / 2.383 AC
- MAX DENSITY:	23,830 SF
VARIANCES REQUESTED:	
1. ALLOW UP TO 6 STORIES IN HEIGHT	
2. ENCROACHMENT INTO CITY STREAM BUFFER AND IMPERVIOUS SETBACK	

SITE PLAN CHECK LIST	
This document is provided as a resource for the applicant to assist in the preparation of site plans to be submitted in support of applications for public hearing. The items listed below reflect the minimum information that must be included on all site plans submitted as part of the public hearing process.	
Site plans submitted as part of a public hearing application must be drawn to scale, and the scale must be displayed in the lower left corner of the plan page. The maximum page size for original landscape plan documents is 30" x 42". Plan copies submitted as part of the completed application package may be a maximum of 11" x 17", must be folded to a size of 8.5" x 11", and must be attached to each submitted packet set.	
Applications that include site plan documents that do not meet these requirements will not be accepted.	
16	Element Description
16	Any road or segment and site location map with North arrow
16	Boundary survey of subject property which includes dimensions along property lines that match the notes and bounds of the property's written legal description and clearly indicates the point of beginning.
16	Area(s) of the subject property.
16	Location of lot lines and identification of lot lots.
16	Existing proposed, new dedicated, and future reserved rights-of-way of all streets, roads, and rail lines adjacent to and on the subject property.
16	Proposed streets on the subject site.
16	Current zoning of the subject site and adjoining properties.
16	Existing buildings with names, heights, and existing, walls, driveways, fences, and any other structures or improvements on the subject property.
16	Location of proposed buildings with square footages, heights, and stories.
16	Topography of subject site.
16	Proposed and proposed setbacks.
16	100-year flood plain horizontal limits and flood zone designations as shown on survey or FEMA FEMA maps.
16	Proposed landscape strips, undisturbed buffers, and any other natural areas on subject or proposed.
16	Tree lines, woodlands, significant trees with critical root zones (1.2 x trunk diameter), and open fields on subject site.
16	Proposed and proposed parking spaces, loading, and unloading facilities.
16	Existing drainage management facilities.
16	Existing drainage located within 150 feet of the subject property on adjacent or nearby parcels (including those parcels on the opposite side of a public street).
16	Proposed access driveways and the available intersection sight distance (according to AASHTO Green Book).

STORMWATER MANAGEMENT STRATEGY:

SINCE THE SITE IS ADJACENT TO THE FEMA FLOOD PLAIN AND THE PROJECT IS A SMALL DRAINAGE BASIN COMPARED TO THE OVERALL BASIN IT IS OUR INTENT TO EXEMPT DETENTION BUT TO STILL PROVIDE WATER QUALITY, STORM CHANNEL PROTECTION AND SOME LEVEL OF INFILTRATION. BECAUSE THE SITE IS LIMITED IN LAND ABOVE THE FLOOD PLAIN ELEVATION, IT IS OUR INTENT TO PROVIDE THE WATER QUALITY TREATMENT IN UNDERGROUND FACILITIES BELOW THE PARKING DECK. THE FACILITIES WILL BE THE RESPONSIBILITY OF THE CONDOMINIUM OWNERS ASSOCIATION AND HE WILL WORK WITH THE CITY OF ALPHARETTA PUBLIC WORKS DEPARTMENT TO ENSURE PROPER CONSTRUCTION AND ONGOING MAINTENANCE.

SPECIFICS OF THE SYSTEM(S) WILL BE DETAILED DURING THE LAND DISTURBANCE PROCESS FOR APPROVAL BY THE CITY OF ALPHARETTA.



PARKING DECK LOWER LEVEL
SCALE: 1"=100'

PROJECT NO.:	17-4012.10
DATE:	12-27-17 REV: 3-15-18
SCALE:	1" = 50'
FILE NAME:	17-4012.P03
DESIGN/DRAWN:	SLR/SLR

3/15/18

**TRAFFIC IMPACT STUDY
FOR
INSPIRED LIVING PHASE II
MIXED-USE DEVELOPMENT

ALPHARETTA, GEORGIA**



Prepared By:



A&R Engineering Inc.

2160 Kingston Court, Suite O

Marietta, GA 30067

Tel: (770) 690-9255 Fax: (770) 690-9210

www.areng.com

March 14, 2018
A & R Project # 18-029

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1.0 INTRODUCTION

The purpose of this study is to determine the traffic impact that will result from the proposed Inspired Living Phase II mixed-use development located south of SR 120 (Old Milton Parkway) between US 19/GA 400 and Morris Road in Alpharetta, Georgia. The traffic analysis evaluates the current operations compared to the future conditions with the traffic generated by the development. The proposed development will consist of 200 multifamily units as well as retail/office space.

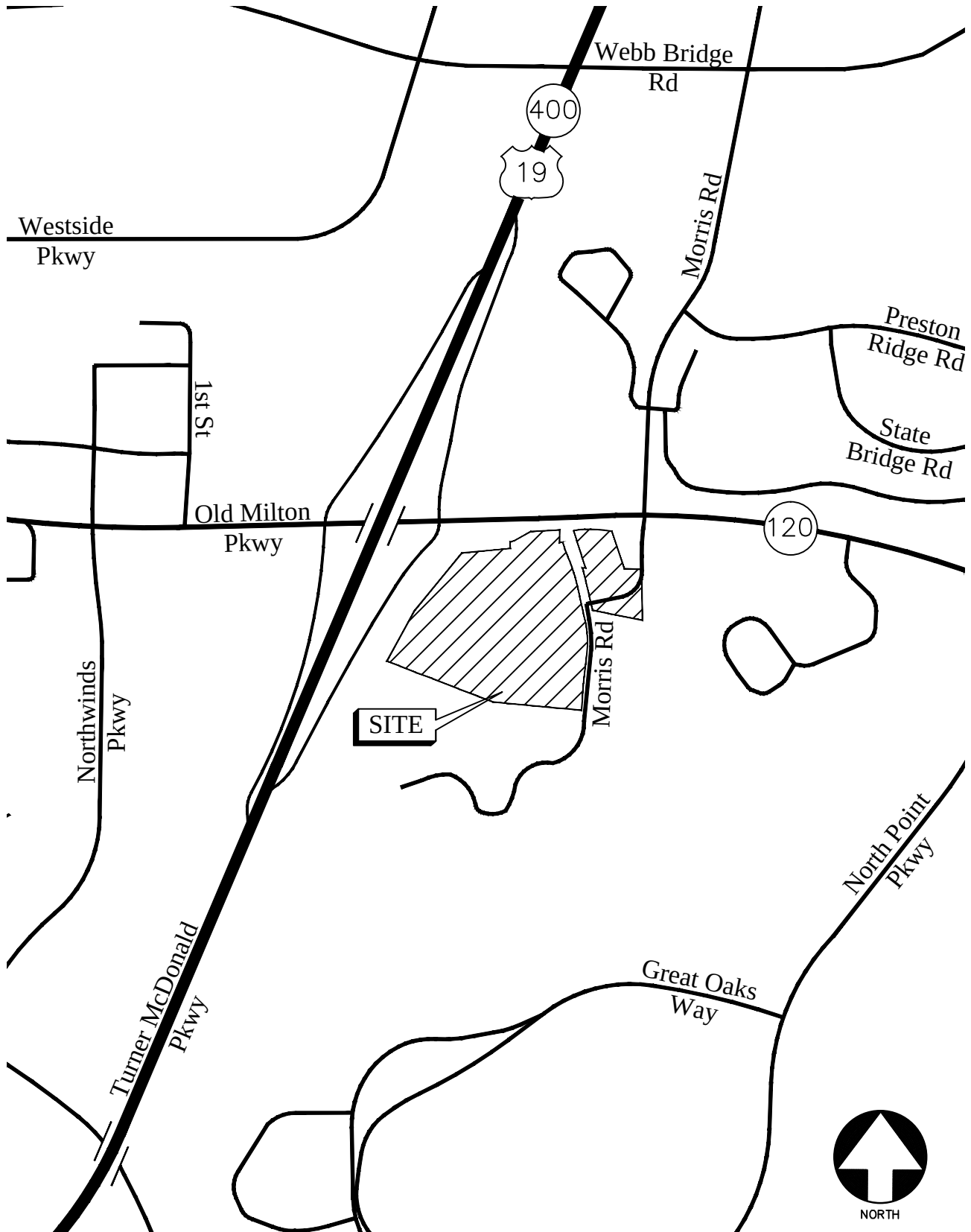


The development is proposed to have access via Morris Road extended south from SR 120 (Old Milton Parkway) as part of the Inspired Living Phase I development.

The AM and PM peak hours have been analyzed in this study. This study includes the evaluation of traffic operations at the intersection of:

- SR 120 (Old Milton Parkway) at Morris Road

Recommendations to improve traffic operations have been identified as appropriate and are discussed in detail in the following sections of the report. The location of the development and the surrounding roadway network is shown in Figure 1.



LOCATION MAP

FIGURE 1

A&R Engineering Inc.

2.0 EXISTING FACILITIES / CONDITIONS

The following is a brief description of each of the roadway facilities located in proximity to the site:

2.1 SR 120 (Old Milton Parkway)

SR 120 (Old Milton Parkway) is an east-west, six-lane, median-divided roadway with a posted speed limit of 45 mph in the vicinity of the site. GDOT traffic counts (Station IDs 1210308 & 1210310) indicate that the daily traffic volume on SR 120 (Old Milton Parkway) in 2016 was 40,200 vehicles per day east of Haynes Bridge Road and 38,700 vehicles per day east of Amber Park Drive. GDOT classifies SR 120 (Old Milton Parkway) as a Principal Arterial roadway.

2.2 Morris Road

Morris Road is a north-south, multi-lane roadway with a posted speed limit of 35 mph in the vicinity of the site. To the south of SR 120 (Old Milton Parkway), Morris Road has been extended and is operating as a two-lane roadway.

3.0 STUDY METHODOLOGY

Due to the existing signal timing at the intersection, the methodology used for evaluating traffic operations at each of the subject intersections is based on the criteria set forth in the Transportation Research Board's Highway Capacity Manual, 2000 edition (HCM 2000). Synchro software, which utilizes the HCM methodology, was used for the analysis. The following is a description of the methodology employed for the analysis of unsignalized and signalized intersections.

3.1 Unsignalized Intersections

For unsignalized intersections at which the side street or minor street is controlled by a stop sign, the criteria for evaluating traffic operations are the level-of-service (LOS) for the turning movements at the intersection and the level-of-service for the overall intersection. Level-of-service is based on the average controlled delay incurred at the intersection. Controlled delay for unsignalized intersections includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. Several factors affect the controlled delay for unsignalized intersections, such as the availability and distribution of gaps in the conflicting traffic stream, critical gaps, and follow-up time for a vehicle in the queue.

Level-of-service is assigned a letter designation from "A" through "F". Level-of-service "A" indicates excellent operations with little delay to motorists, while level-of-service "F" exists when there are insufficient gaps of acceptable size to allow vehicles on the side street to cross safely, resulting in extremely long total delays and long queues. The level-of-service criteria for two-way stop-controlled and all-way stop-controlled (unsignalized) intersections are given in Table 1.

TABLE 1 — LEVEL-OF-SERVICE CRITERIA FOR UNSIGNALIZED INTERSECTIONS	
Level-of-service	Average Delay (sec)
A	≤ 10
B	> 10 and ≤ 15
C	> 15 and ≤ 25
D	> 25 and ≤ 35
E	> 35 and ≤ 50
F	> 50

Source: 2000 Highway Capacity Manual

3.2 Signalized Intersections

For signalized intersections, it is necessary to evaluate both capacity and level-of-service in order to evaluate the overall operation of the intersection. The capacity analysis of an intersection is performed by comparing the volume of traffic using the various lane groups at the intersection to the capacity of those lane groups. This results in a volume/capacity (v/c) ratio for each lane group. A v/c ratio greater than 1.0 indicates that the volume of traffic has exceeded the capacity available, resulting in a temporary excess of demand. Although the capacity of the entire intersection is not defined, a composite v/c ratio for the sum of the critical lane groups within the intersection is computed. This composite v/c ratio is an indication of the overall intersection sufficiency.

Level-of-service for a signalized intersection is defined in terms of average controlled delay per vehicle, which is composed of initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. The level-of-service criteria for signalized intersections, based on average controlled delay, are shown in Table 2. Level-of-service “A” indicates operations with very low controlled delay, while level-of-service “F” describes operations with extremely high average controlled delay. Level-of-service “E” is typically considered to be the limit of acceptable delay, and level-of-service “F” is considered unacceptable by most drivers.

TABLE 2 — LEVEL-OF-SERVICE CRITERIA FOR SIGNALIZED INTERSECTIONS	
Level-of-service	Average Control Delay (sec)
A	≤ 10
B	$> 10 \text{ and } \leq 20$
C	$> 20 \text{ and } \leq 35$
D	$> 35 \text{ and } \leq 55$
E	$> 55 \text{ and } \leq 80$
F	> 80

Source: 2000 Highway Capacity Manual

4.0 EXISTING TRAFFIC ANALYSIS

Existing traffic counts were obtained at the following study intersection:

- SR 120 (Old Milton Parkway) at Morris Road

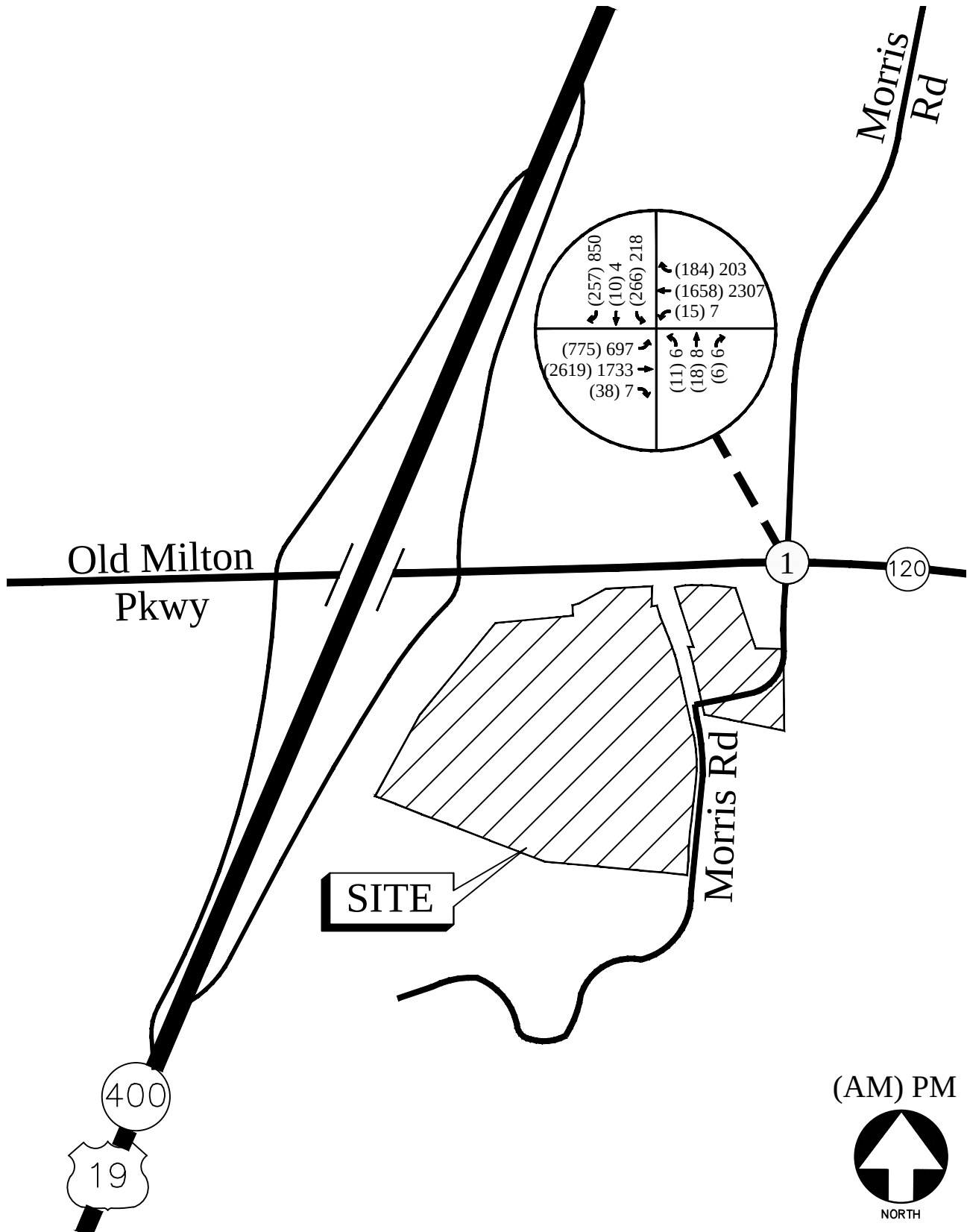
Turning movement counts were collected on Tuesday, February 27, 2018. All turning movement counts were recorded during the AM and PM peak hours between 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., respectively. The four consecutive 15-minute interval volumes that summed to produce the highest volume at the intersections were then determined. These volumes make up the peak hour traffic volumes for the intersections counted and are shown in Figure 2.

4.1 Existing Traffic Operations

Existing traffic operations and queue lengths were analyzed at the study intersections in accordance with the HCM methodology, and the results of the analysis are shown in Table 3. The existing traffic control and lane geometry for the intersections are shown in Figure 3.

TABLE 3 — EXISTING INTERSECTION OPERATIONS						
Intersection		Storage Length	AM Peak Hour		PM Peak Hour	
			Delay (sec)	95 th Queue (ft)	Delay (sec)	95 th Queue (ft)
1	SR 120 @ Morris Road		E (71.6)		F (223.1)	
	-Eastbound Left	342'	E (61.8)	346	F (92.3)	381
	-Eastbound Through/Right	-	B (18.9)	828	B (17.6)	512
	-Westbound Left	250'	F (83.1)	38	F (95.2)	27
	-Westbound Through/Right	-	E (79.3)	901	F (317.8)	1,512
	-Northbound Approach	-	E (60.7)	28	D (48.5)	18
	-Southbound Through/Left	-	F (496.4)	466	F (99.5)	200
	-Southbound Right	582'	E (64.0)	82	F (519.6)	1,287

The results of existing traffic operations analysis indicate that the study intersection is currently operating at a level of service "E" or better in the AM peak hour and "F" in the PM peak hour.



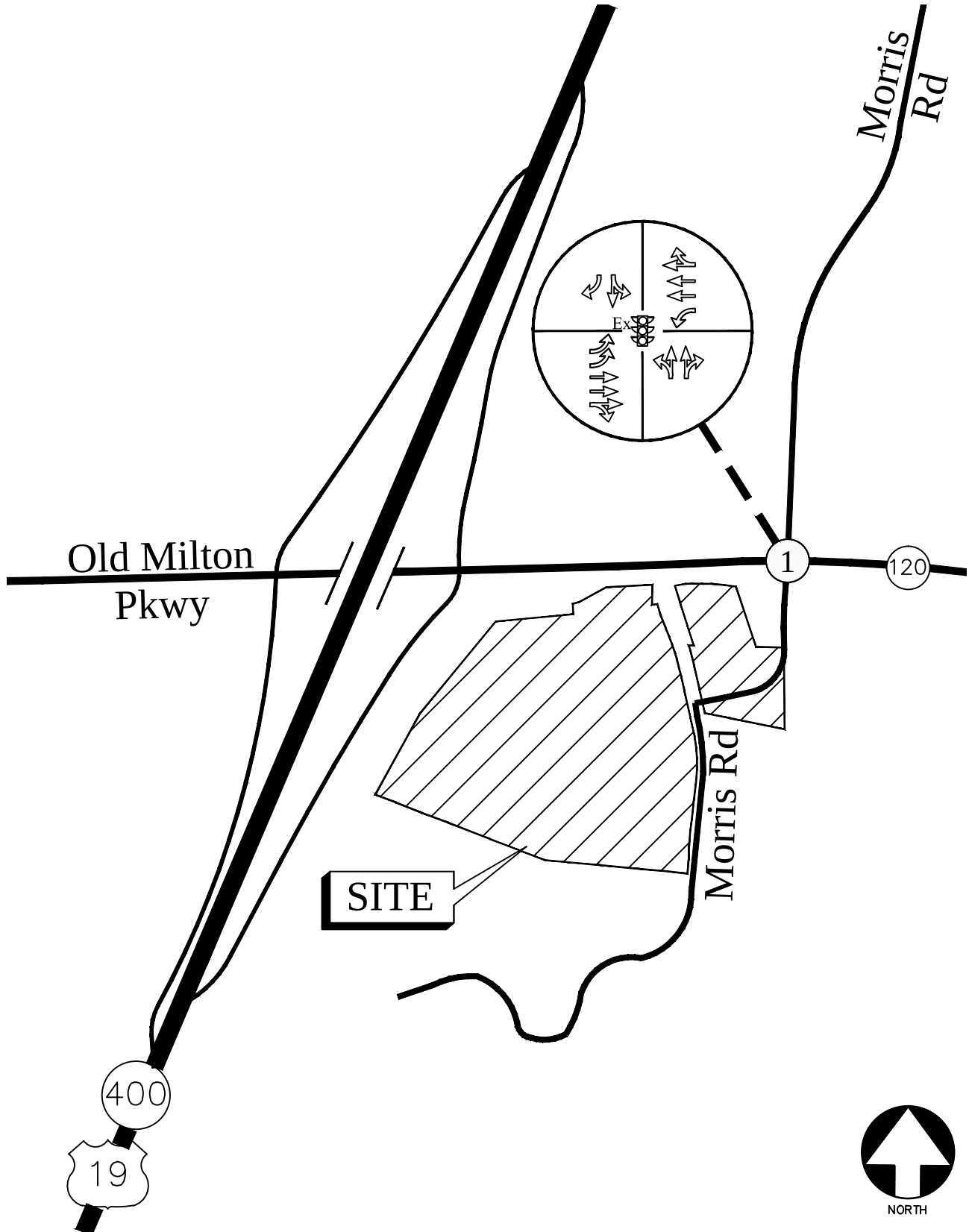
EXISTING WEEKDAY PEAK HOUR VOLUMES

FIGURE 2

A&R Engineering Inc.

3/15/18

- LEGEND
- Ex 1 Existing Signed Approach
 - Existing Lane Geometry
 - Ex 2 Existing Traffic Signal



EXISTING TRAFFIC CONTROL AND LANE GEOMETRY

FIGURE 3

A&R Engineering Inc.

5.0 PROPOSED DEVELOPMENT

The proposed Inspired Living Phase II mixed-use development will be located south of SR 120 (Old Milton Parkway) between US 19/GA 400 and Morris Road in Alpharetta, Georgia. The development will consist of 200 multifamily units as well as retail/office space and proposes access via Morris Road, which was extended south from SR 120 (Old Milton Parkway) as part of the Inspired Living Phase I development. A site plan is shown in Figure 4.

5.1 Trip Generation

Trip generation estimates for the project were based on the rates and equations published in the 10th edition of the Institute of Transportation Engineers (ITE) Trip Generation report. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation was based on the following ITE Land Use: 221 – *Multifamily Housing (Mid-Rise)* and 820 – *Shopping Center*. To be conservative, the 820 – *Shopping Center* land use was used to account for the “future retail/office” space as noted on the site plan with a density of 5,000 square feet per acre. Due to the nature of the development, mixed-use and pass-by reductions have been applied per ITE standards. The calculated total trip generation for the proposed development is shown in Table 4.

TABLE 4 – TRIP GENERATION								
Land Use	Size	AM Peak Hour			PM Peak Hour			24-Hour
		Enter	Exit	Total	Enter	Exit	Total	Two-way
Multifamily Housing (Mid-Rise)	200 Units	18	50	68	53	33	86	1,088
<i>Residential Internal Capture</i>		-6	-9	-15	-7	-5	-12	-142
Shopping Center	11,915 sf	98	60	158	54	59	113	1,415
<i>Retail Internal Capture</i>		-9	-6	-15	-5	-7	-12	-142
<i>Retail Pass-by Trips (0%) 34%</i>		0	0	0	-17	-18	-35	-350
Total Site Trips (without reductions)		116	110	226	107	92	199	2,503
Total New External Trips (with reductions)		101	95	196	78	62	140	1,869

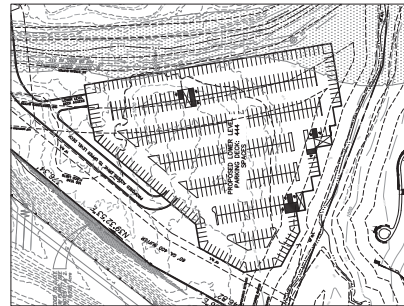
5.2 Trip Distribution

The trip distribution describes how traffic arrives and departs from the site. An overall trip distribution was developed for the site based on a review of the existing travel patterns in the area and the locations of major roadways and highways that will serve the development. The site-generated peak hour traffic volumes, shown in Table 4, were assigned to the study area intersections based on this distribution. The outer-leg distribution and AM and PM peak hour new traffic generated by the site are shown in Figure 5.

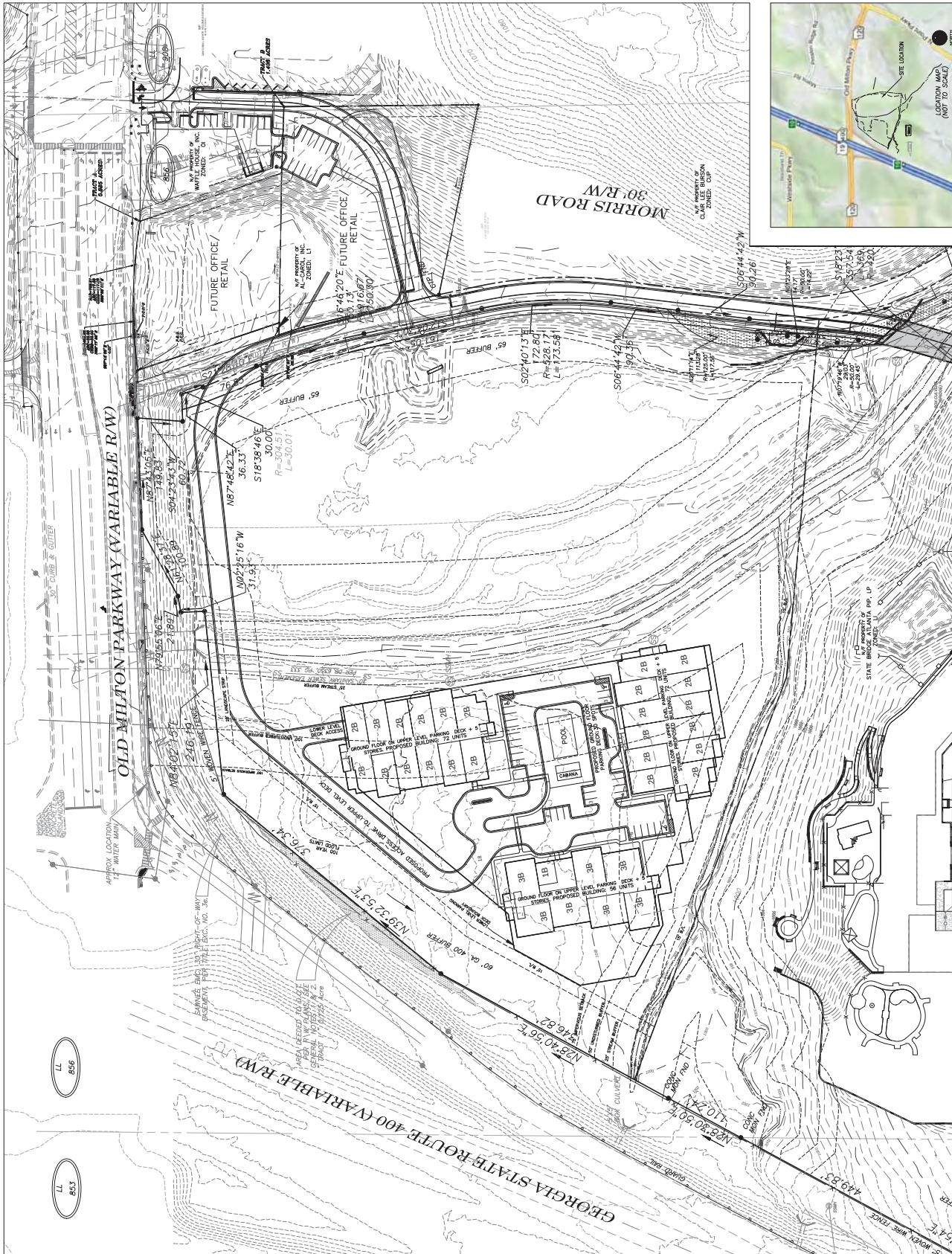
SITE DATA:

[illegible]

Site Plan Check List

[illegible]

PARKING DECK LOWER LEVEL
SCALE: 1"=100'



AEC

CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE
50 Warm Springs Circle
Roswell • Georgia • 30075
404/412-1100



PRELIMINARY SITE PLAN

INSPIRED LIVING PH II

ALPHARETTA, FULTON COUNTY GEORGIA

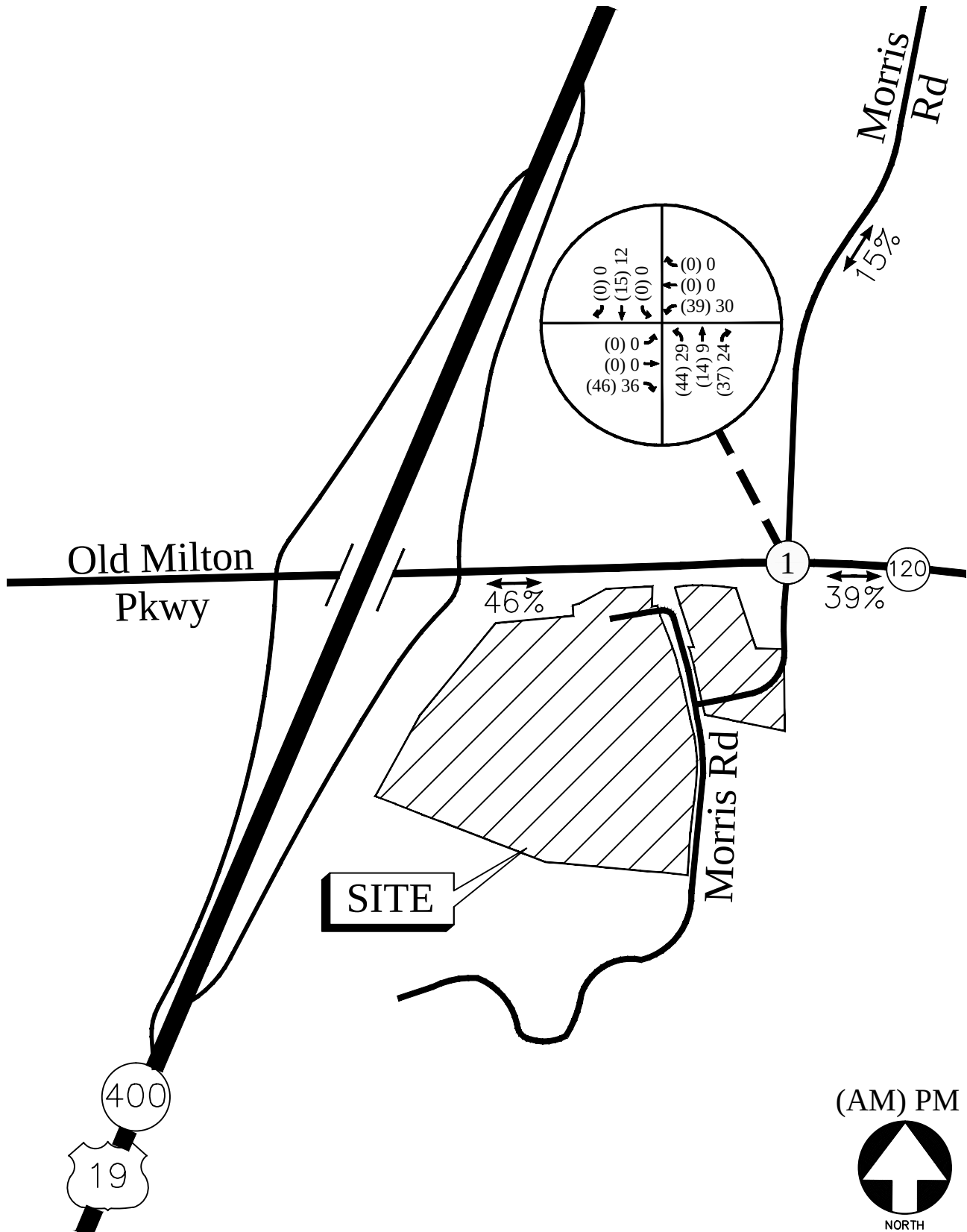
PROJECT INFORMATION

PROJECT NO. 17-401210

DATE 12-27-17

SCALE 1 = 50'

DESIGN/DRAWN: 000000/000000



OUTER LEG TRIP DISTRIBUTION AND SITE-GENERATED
PEAK HOUR VOLUMES

FIGURE 5
A&R Engineering Inc.

6.0 FUTURE TRAFFIC ANALYSIS

The future traffic operations are analyzed for the “No-Build” and “Build” conditions. This provides a basis of reference for determining both the contribution of the site to overall traffic conditions and the additional improvements needed to provide sufficient site access and capacity for passing traffic.

Improvements that are identified as “System Improvements” address deficiencies that are found within the existing road network prior to any impacts from the proposed development’s added traffic. Improvements that are identified as “Site Mitigation Improvements” address further impacts that are a result of the proposed development’s added traffic. Note that survey and construction drawings would be needed to verify the feasibility and extent of additional right-of-way required for any recommended improvements.

6.1 Future “No-Build” Conditions

The “No-Build” (or background) conditions provide an assessment of how traffic will operate in the study horizon year without the study site being developed as proposed, with projected increases in through traffic volumes due to normal annual growth. The Future “No-Build” volumes consist of the existing traffic volumes (Figure 2) plus increases for annual growth of through traffic.

6.1.1 Annual Traffic Growth

In order to evaluate future traffic operations in this area, a projection of normal traffic growth was applied to the existing volumes. The Georgia Department of Transportation recorded average daily traffic volumes at several locations in the vicinity of the site. Reviewing the growth over the last five years revealed growth of approximately 2% in the area. This growth factor was applied to the existing traffic volumes between collector and arterial roadways in order to estimate the future year traffic volumes prior to the addition of site-generated traffic. The resulting Future “No-Build” volumes on the roadway are shown in Figure 6.

6.1.2 Future “No-Build” Traffic Operations

The future “No-Build” traffic operations were analyzed using the volumes in Figure 6 and the results are shown in Table 5 and Table 6 below. The results of the analyses, including the recommended system improvements, are discussed in detail in section 6.1.3.

TABLE 5 — FUTURE “NO-BUILD” INTERSECTION OPERATIONS					
Intersection		No-Build Condition: LOS (Delay)			
		NO IMPROVEMENTS		SYSTEM IMPROVEMENTS	
		AM Peak	PM Peak	AM Peak	PM Peak
1	SR 120 @ Morris Road	<u>E (67.7)</u>	<u>F (272.2)</u>	<u>D (48.4)</u>	<u>F (107.5)</u>
	-Eastbound Approach	C (29.6)	C (25.1)	C (30.4)	D (37.4)
	-Westbound Approach	F (85.9)	F (280.5)	E (59.5)	F (148.8)
	-Northbound Approach	E (59.9)	E (59.2)	F (81.8)	E (78.4)
	-Southbound Approach	F (226.1)	F (805.1)	F (111.6)	F (176.9)

TABLE 6 – FUTURE “NO-BUILD” 95TH PERCENTILE QUEUES

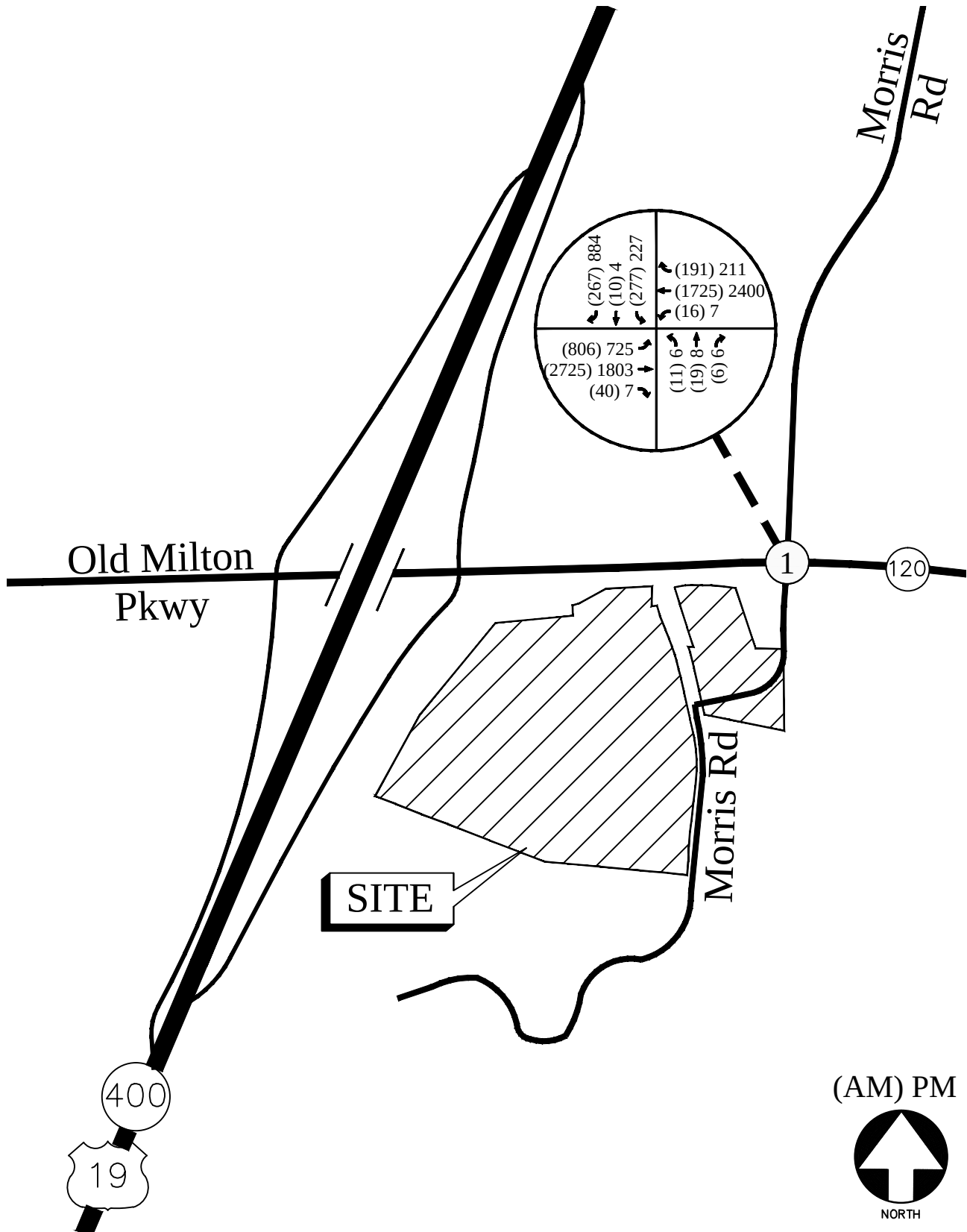
Intersection		Available Storage	No-Build Condition: Queue Length (feet)			
			NO IMPROVEMENTS		SYSTEM IMPROVEMENTS	
			AM Peak	PM Peak	AM Peak	PM Peak
1	SR 120 @ Morris Road					
	-Eastbound Left	342'	389	315	389	463
	-Eastbound Through/Right	-	887	416	887	416
	-Westbound Left	250'	40	27	18	11
	-Westbound Through/Right	-	932	1,516	-	-
	-(Westbound Through)	-	-	-	(741)	(1,199)
	-(Westbound Right)	(150')	-	-	(52)	(92)
	-Northbound Approach	-	29	21	-	-
	-(Northbound Left)	-	-	-	(31)	(21)
	-(Northbound Through/Right)	(75')	-	-	(49)	(30)
	-Southbound Left	150'	654	511	597	457
	-Southbound Through	-	27	14	27	14
	-Southbound Right	582'	25	1,356	228	1,592

6.1.3 Recommendations for System Improvements

A summary of the system improvements, which address deficiencies that are found within the existing road network for the “No-Build” conditions, is provided below. These are recommended for the local municipality to use in planning future transportation projects.

Summary of Recommended System Improvements

- Extend the outside eastbound left turn lane using the concrete median on SR 120 (Old Milton Parkway).
- Restripe the northbound approach to operate as a dedicated left turn lane and a shared through/right turn lane.
- Install a dedicated westbound turn lane on SR 120 (Old Milton Parkway) for traffic going northbound on Morris Road.
- Extend the proposed southbound left turn lane as far as it can go and install a protected + permissive left turn phase.
- Correct the westbound left turn lane offset to allow for replacement of the existing protected left turn phase with protected + permissive left turn phase.
- Install permissive + overlap phasing for the southbound right turn lane.



FUTURE (NO-BUILD) PEAK HOUR VOLUMES

FIGURE 6

A&R Engineering Inc.

6.2 Future “Build” Conditions

The “Build” or development conditions include the estimated background traffic from the “No-Build” conditions plus the added traffic from the proposed development. In order to evaluate future traffic operations in this area, the additional traffic volumes from the site (Figure 5) were added to base traffic volumes (Figure 6) to calculate the future traffic volumes after the construction of the development. These total future traffic volumes (Figure 7) were used to evaluate the “Build” condition, which includes the projected site traffic. The results of the “Build” operations analyses with the assumed site access configuration are shown in Table 7 and Table 8.

6.2.1 Site Access Configuration

The following access configuration was utilized when modeling the proposed site driveway intersections:

- Site Driveway #1: Full-access driveway via Morris Road, extended south from SR 120 (Old Milton Parkway) as part of the Inspired Living Phase I development
 - As part of the site plan, the site access will extend north from the new intersection created when Morris Road was extended south to the Inspired Living Phase I development.
 - No auxiliary lanes are recommended for entering or exiting traffic.

6.2.2 Future “Build” Traffic Operations

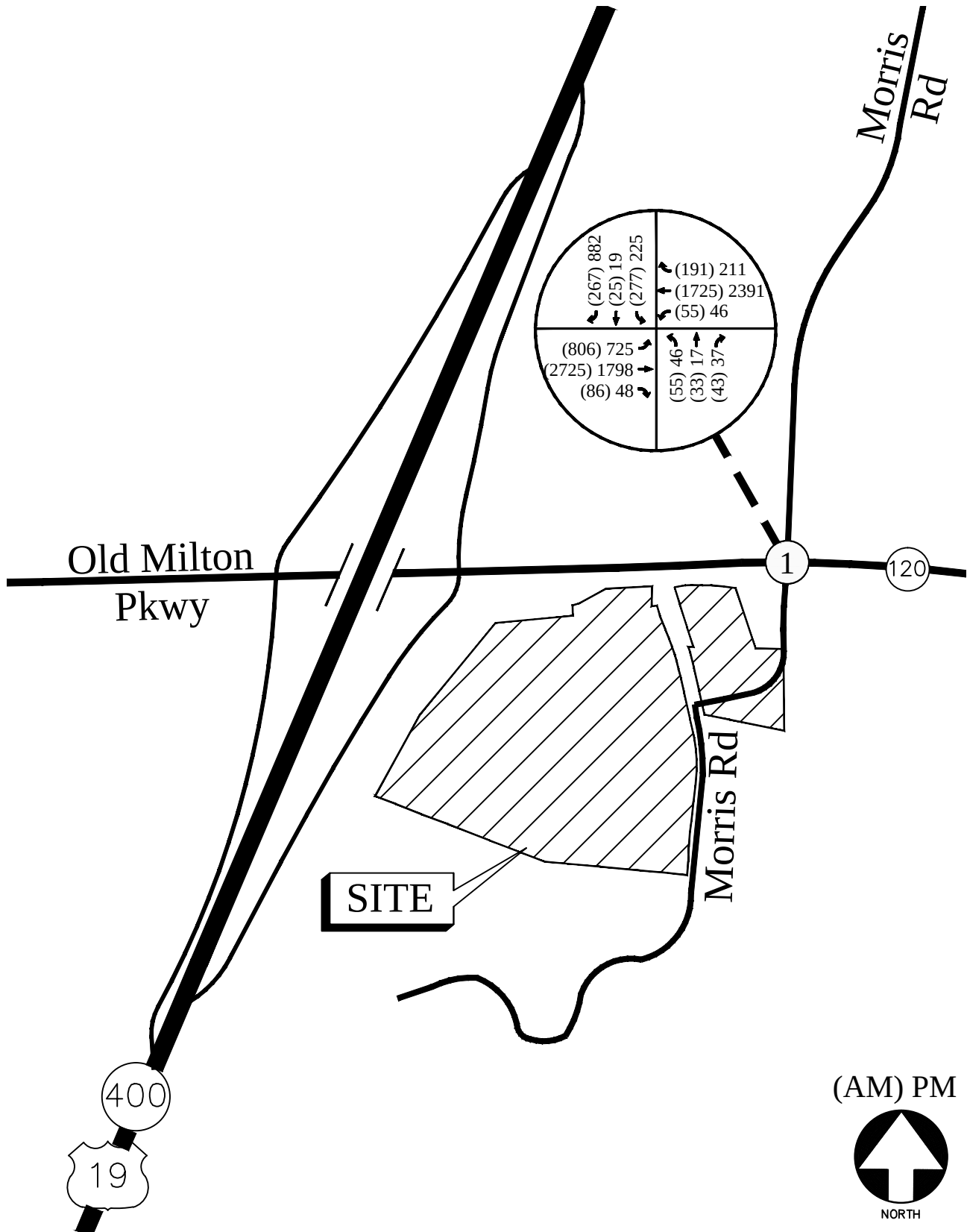
The “Build” conditions are evaluated to determine effectiveness of the recommended system and site mitigation improvements. Recommendations on traffic control and lane geometry are shown graphically in Figure 8. The results of the analyses, including the recommended improvements, are discussed in detail in Section 6.2.3.

TABLE 7 — FUTURE “BUILD” INTERSECTION OPERATIONS					
Intersection		Build Condition: LOS (Delay)			
		NO IMPROVEMENTS		WITH SYSTEM AND SITE IMPROVEMENTS	
		AM Peak	PM Peak	AM Peak	PM Peak
1	<u>SR 120 @ Morris Road</u>	<u>E (73.5)</u>	<u>F (250.6)</u>	<u>E (57.4)</u>	<u>F (107.2)</u>
	-Eastbound Approach	C (3.0)	C (29.6)	C (34.7)	D (49.3)
	-Westbound Approach	E (76.7)	F (232.6)	D (51.3)	F (97.2)
	-Northbound Approach	E (62.7)	E (61.2)	F (184.9)	F (122.6)
	-Southbound Approach	F (278.6)	F (798.5)	F (167.0)	F (255.5)

TABLE 8 – FUTURE “BUILD” INTERSECTION 95 TH PERCENTILE QUEUES						
Intersection		Available Storage	Build Condition: queue length (feet)			
			NO IMPROVEMENTS		WITH SYSTEM AND SITE IMPROVEMENTS	
			AM Peak	PM Peak	AM Peak	PM Peak
1	SR 120 @ Morris Road					
	-Eastbound Left	342'	389	315	389	463
	-Eastbound Through/Right	-	948	438	948	438
	-Westbound Left	250'	111	103	47	42
	-Westbound Through/Right	-	932	1,508	-	-
	-(Westbound Through)	-	-	-	(741)	(1,192)
	-(Westbound Right)	(150')	-	-	(52)	(92)
	-Northbound Approach	-	83	56	-	-
	-(Northbound Left)	-	-	-	(152)	(121)
	-(Northbound Through/Right)	(75')	-	-	(130)	(52)
	-Southbound Left	150'	684	523	628	455
	-Southbound Through	-	52	70	52	40
	-Southbound Right	582'	25	1,352	228	1,576

6.2.3 Recommendations for Site Mitigation Improvements

Improvements that are identified as mitigation improvements address deficiencies that are caused by site traffic and can be identified as related to the proposed development. As operations would not be impacted beyond the Existing conditions, no further improvements are recommended at the study intersection.



FUTURE (BUILD) PEAK HOUR VOLUMES

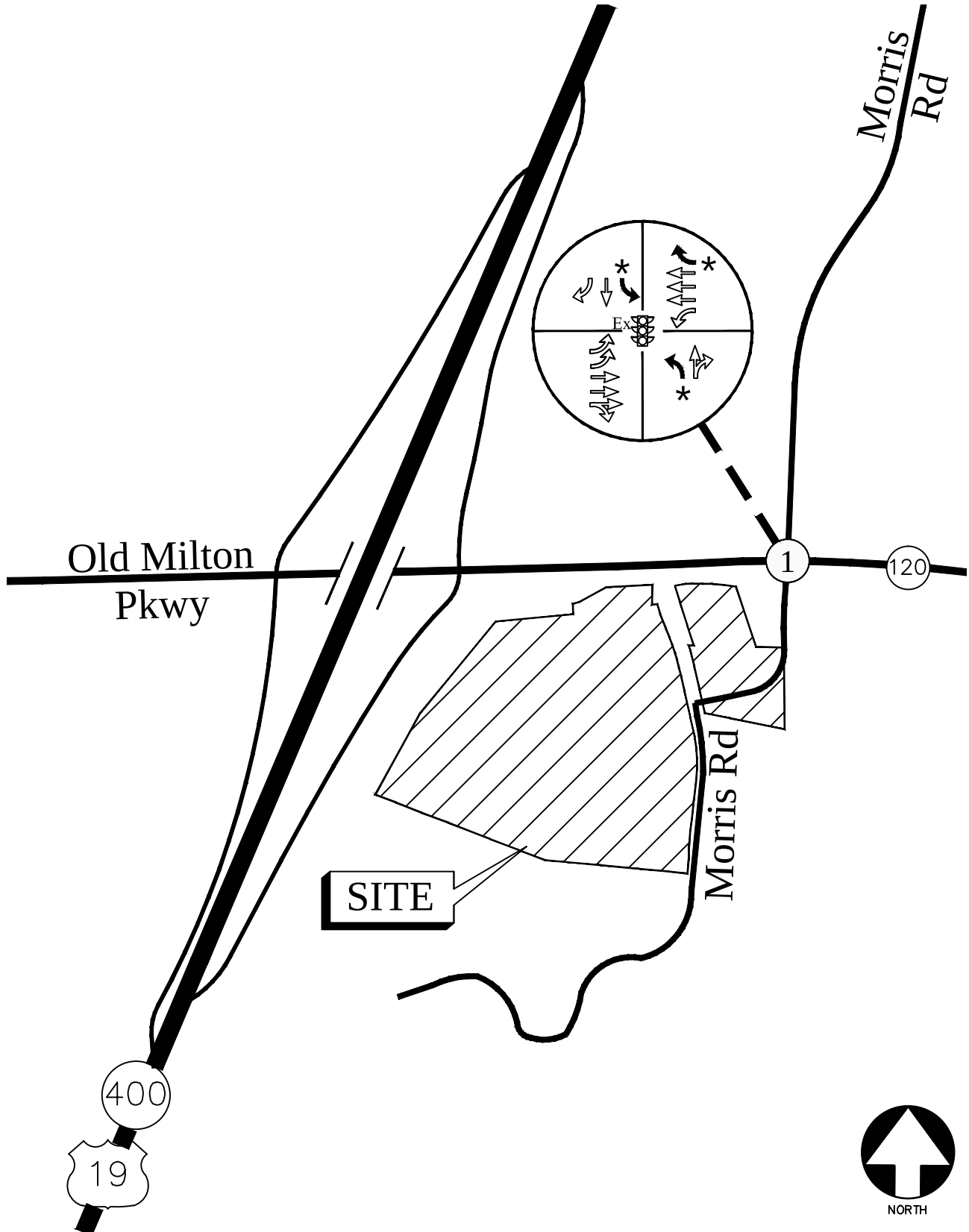
FIGURE 7

A&R Engineering Inc.

3/15/18

LEGEND

- | | |
|-------------------------|-------------------------|
| Existing Lane Geometry | Proposed Lane Geometry |
| Existing Traffic Signal | Proposed Traffic Signal |
| | System Improvement |



FUTURE TRAFFIC CONTROL AND LANE GEOMETRY

FIGURE 8

A&R Engineering Inc.

7.0 CONCLUSIONS AND RECOMMENDATIONS

Traffic impacts were evaluated for the added traffic from the proposed Inspired Living Phase II mixed-use development located south of SR 120 (Old Milton Parkway) between US 19/GA 400 and Morris Road in Alpharetta, Georgia. The proposed development will consist of 200 multifamily units as well as retail/office space.

The development is proposed to have access via Morris Road extended south from SR 120 (Old Milton Parkway) as part of the Inspired Living Phase I development. Existing and future operations after completion of the project were analyzed at the intersections of:

- SR 120 (Old Milton Parkway) at Morris Road

The analysis included the evaluation of Future operations for “No-Build” and “Build” conditions, both of which account for increases in annual growth of through traffic. The results of the analysis are listed below:

7.1 System Recommendations and Improvements

A summary of the system improvements, which address deficiencies that are found within the existing road network for the “No-Build” conditions, is provided below. These are recommended for the local municipality to use in planning future transportation projects.

Summary of Recommended System Improvements

- Extend the outside eastbound left turn lane using the concrete median on SR 120 (Old Milton Parkway).
- Restripe the northbound approach to operate as a dedicated left turn lane and a shared through/right turn lane.
- Install a dedicated westbound turn lane on SR 120 (Old Milton Parkway) for traffic going northbound on Morris Road.
- Extend the proposed southbound left turn lane as far as it can go and install a protected + permissive left turn phase.
- Correct the westbound left turn lane offset to allow for replacement of the existing protected left turn phase with protected + permissive left turn phase.
- Install permissive + overlap phasing for the southbound right turn lane.

7.2 Site Access Configuration

The following access configuration was utilized when modeling the proposed site driveway intersections:

- Site Driveway #1: Full-access driveway via Morris Road, extended south from SR 120 (Old Milton Parkway) as part of the Inspired Living Phase I development
 - As part of the site plan, the site access will extend north from the new intersection created when Morris Road was extended south to the Inspired Living Phase I development.
 - No auxiliary lanes are recommended for entering or exiting traffic.

7.3 Site Mitigation Improvements

Improvements that are identified as mitigation improvements address deficiencies that are caused by site traffic and can be identified as related to the proposed development. As operations would not be impacted beyond the Existing conditions, no further improvements are recommended at the study intersection.

Appendix

Existing Intersection Traffic Counts	
Linear Regression of Daily Traffic.....	
Existing Intersection Analysis.....	
Future “No-Build” Intersection Analysis	
Future “No-Build” Intersection Analysis (With Improvements)	
Future “Build” Intersection Analysis	
Future “Build” Intersection Analysis (With Improvements)	
Traffic Volume Worksheets	

3/15/18

EXISTING INTERSECTION TRAFFIC COUNTS

3/15/18

A & R Engineering, Inc.

2160 Kingston Court, Suite 'O',
Marietta, GA 30067

TMC Data
SR 120 (Old Milton Parkway) at Morris Rd
and Inspire Living Driveway
07 - 09 AM - 04 - 06 PM

File Name : 20180030
Site Code : 20180030
Start Date : 2/27/2018
Page No : 1

Groups Printed- Unshifted

	Inspire Living Driveway Northbound				Morris Road Southbound				SR 120 (Old Milton Parkway) Eastbound				SR 120 (Old Milton Parkway) Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	4	2	2	8	42	1	100	143	110	510	7	627	5	310	7	322	1100
07:15 AM	5	2	4	11	68	1	59	128	150	509	11	670	2	378	31	411	1220
07:30 AM	4	8	1	13	43	3	48	94	162	564	14	740	1	403	62	466	1313
07:45 AM	5	9	3	17	64	2	50	116	182	534	6	722	5	366	41	412	1267
Total	18	21	10	49	217	7	257	481	604	2117	38	2759	13	1457	141	1611	4900
08:00 AM	5	8	1	14	59	1	37	97	224	622	16	862	2	347	48	397	1370
08:15 AM	3	2	1	6	83	3	53	139	173	705	9	887	1	411	46	458	1490
08:30 AM	2	6	3	11	65	4	86	155	192	674	7	873	7	454	50	511	1550
08:45 AM	1	2	1	4	59	2	81	142	186	618	6	810	5	446	40	491	1447
Total	11	18	6	35	266	10	257	533	775	2619	38	3432	15	1658	184	1857	5857
*** BREAK ***																	
04:00 PM	2	1	1	4	37	1	149	187	105	416	2	523	2	540	41	583	1297
04:15 PM	1	1	0	2	43	1	156	200	117	445	3	565	4	568	38	610	1377
04:30 PM	1	3	2	6	38	2	148	188	131	435	3	569	2	522	45	569	1332
04:45 PM	2	3	2	7	50	1	140	191	135	410	1	546	1	543	42	586	1330
Total	6	8	5	19	168	5	593	766	488	1706	9	2203	9	2173	166	2348	5336
05:00 PM	1	2	1	4	35	2	164	201	126	416	3	545	1	632	49	682	1432
05:15 PM	3	1	2	6	68	0	249	317	149	481	2	632	2	535	55	592	1547
05:30 PM	1	3	1	5	56	1	225	282	225	424	1	650	2	573	51	626	1563
05:45 PM	1	2	2	5	59	1	212	272	197	412	1	610	2	567	48	617	1504
Total	6	8	6	20	218	4	850	1072	697	1733	7	2437	7	2307	203	2517	6046
Grand Total	41	55	27	123	869	26	1957	2852	2564	8175	92	10831	44	7595	694	8333	22139
Apprch %	33.3	44.7	22		30.5	0.9	68.6		23.7	75.5	0.8		0.5	91.1	8.3		
Total %	0.2	0.2	0.1	0.6	3.9	0.1	8.8	12.9	11.6	36.9	0.4	48.9	0.2	34.3	3.1	37.6	

3/15/18

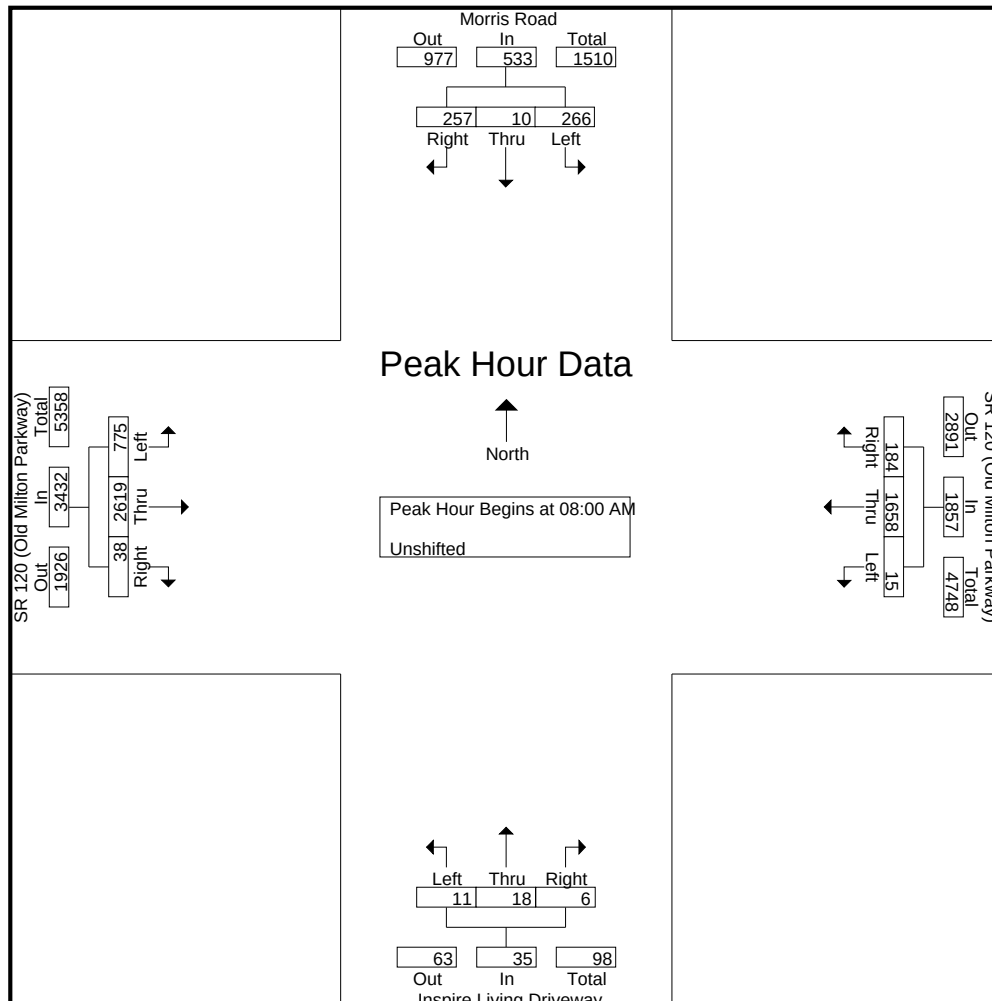
A & R Engineering, Inc.

2160 Kingston Court, Suite 'O',
Marietta, GA 30067

TMC Data
SR 120 (Old Milton Parkway) at Morris Rd
and Inspire Living Driveway
07 - 09 AM - 04 - 06 PM

File Name : 20180030
Site Code : 20180030
Start Date : 2/27/2018
Page No : 2

	Inspire Living Driveway Northbound				Morris Road Southbound				SR 120 (Old Milton Parkway) Eastbound				SR 120 (Old Milton Parkway) Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 08:00 AM																	
08:00 AM	5	8	1	14	59	1	37	97	224	622	16	862	2	347	48	397	1370
08:15 AM	3	2	1	6	83	3	53	139	173	705	9	887	1	411	46	458	1490
08:30 AM	2	6	3	11	65	4	86	155	192	674	7	873	7	454	50	511	1550
08:45 AM	1	2	1	4	59	2	81	142	186	618	6	810	5	446	40	491	1447
Total Volume	11	18	6	35	266	10	257	533	775	2619	38	3432	15	1658	184	1857	5857
% App. Total	31.4	51.4	17.1		49.9	1.9	48.2		22.6	76.3	1.1		0.8	89.3	9.9		
PHF	.550	.563	.500	.625	.801	.625	.747	.860	.865	.929	.594	.967	.536	.913	.920	.909	.945



3/15/18

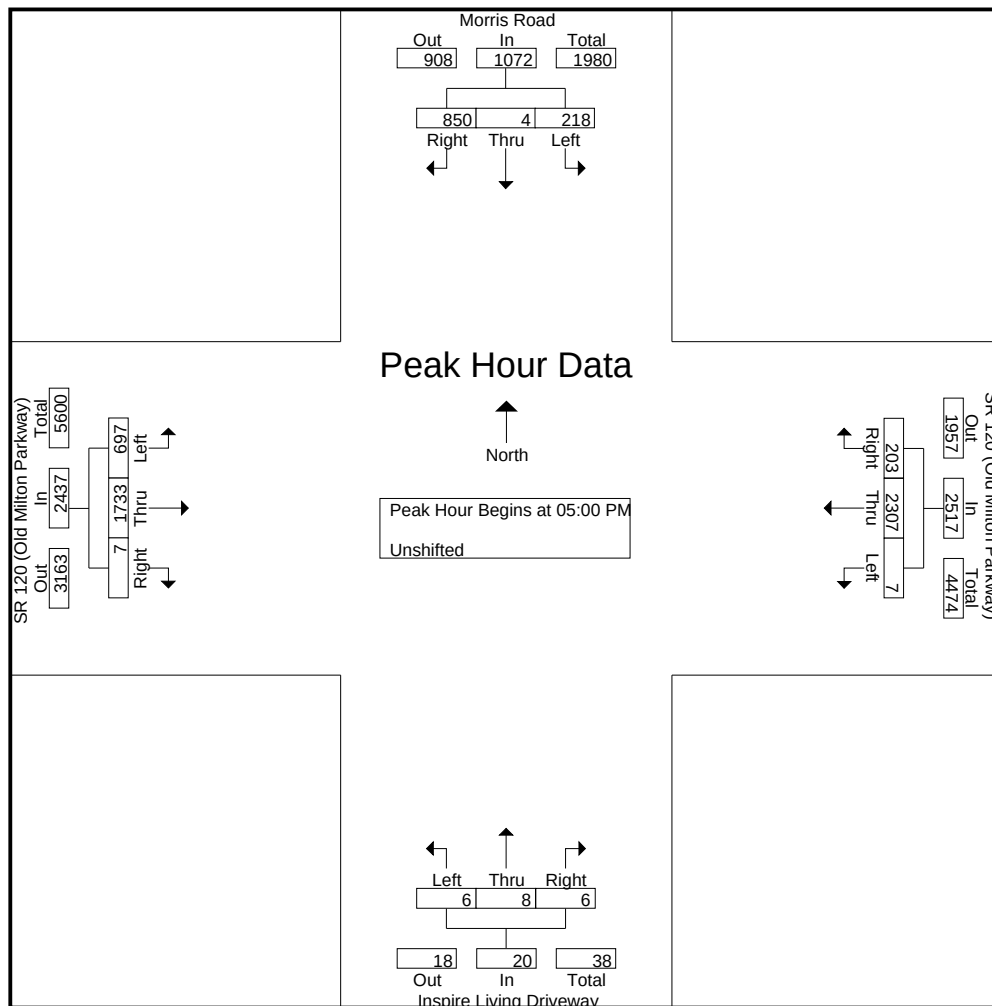
A & R Engineering, Inc.

2160 Kingston Court, Suite 'O',
Marietta, GA 30067

TMC Data
SR 120 (Old Milton Parkway) at Morris Rd
and Inspire Living Driveway
07 - 09 AM - 04 - 06 PM

File Name : 20180030
Site Code : 20180030
Start Date : 2/27/2018
Page No : 3

	Inspire Living Driveway Northbound				Morris Road Southbound				SR 120 (Old Milton Parkway) Eastbound				SR 120 (Old Milton Parkway) Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:00 PM																	
05:00 PM	1	2	1	4	35	2	164	201	126	416	3	545	1	632	49	682	1432
05:15 PM	3	1	2	6	68	0	249	317	149	481	2	632	2	535	55	592	1547
05:30 PM	1	3	1	5	56	1	225	282	225	424	1	650	2	573	51	626	1563
05:45 PM	1	2	2	5	59	1	212	272	197	412	1	610	2	567	48	617	1504
Total Volume	6	8	6	20	218	4	850	1072	697	1733	7	2437	7	2307	203	2517	6046
% App. Total	30	40	30		20.3	0.4	79.3		28.6	71.1	0.3		0.3	91.7	8.1		
PHF	.500	.667	.750	.833	.801	.500	.853	.845	.774	.901	.583	.937	.875	.913	.923	.923	.967

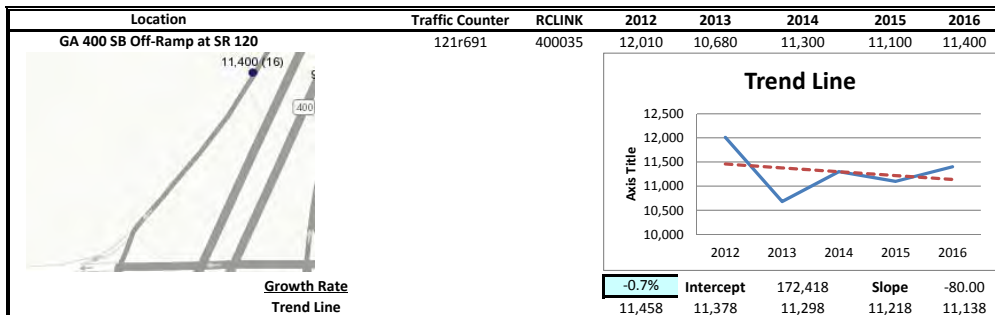
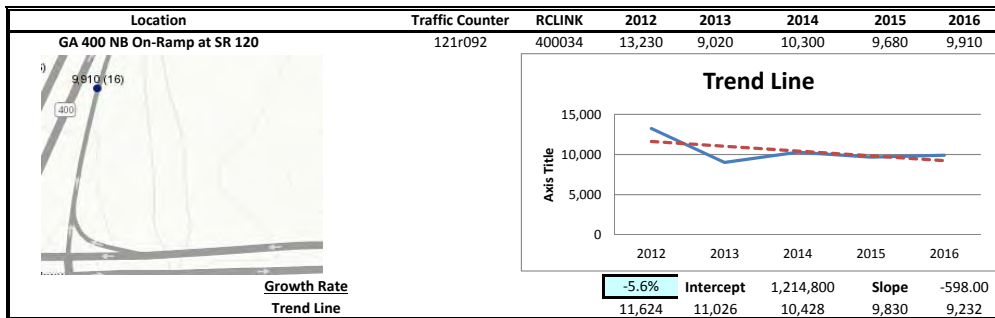
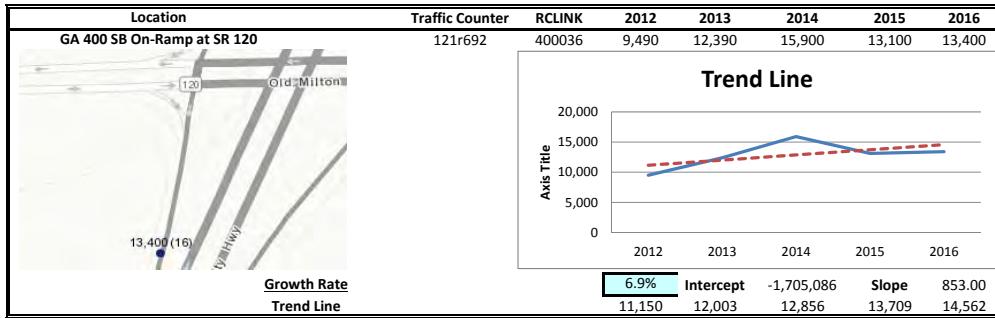
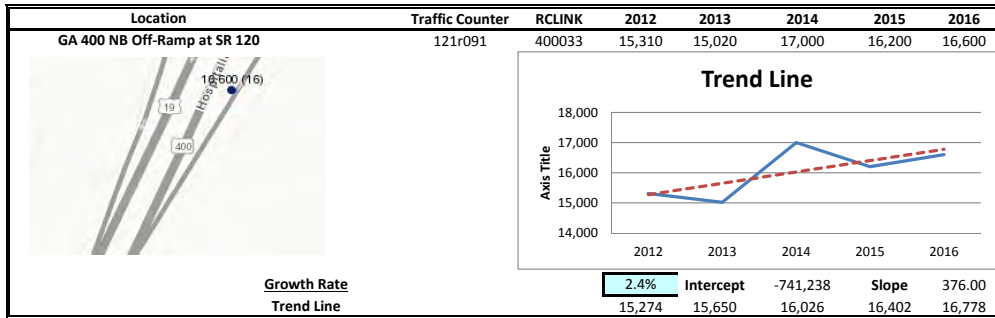
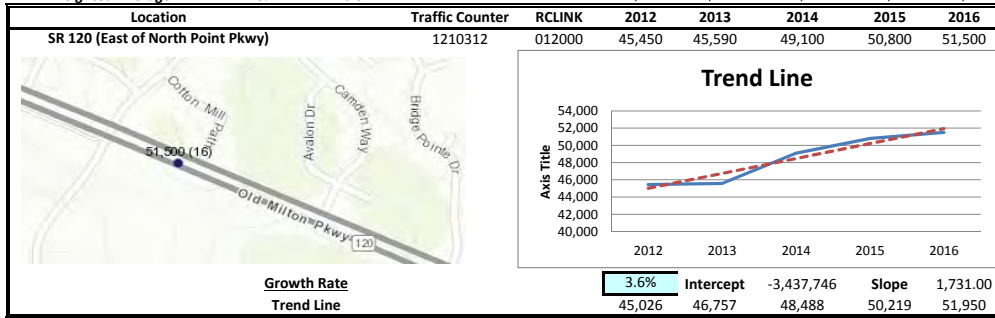


3/15/18

LINEAR REGRESSION OF DAILY TRAFFIC

3/15/18

Location	Growth Rate	R Squared	Station ID	Route	2012	2013	2014	2015	2016
SR 120 (East of North Point Pkwy)	3.6%	0.92	1210312	012000	45,450	45,590	49,100	50,800	51,500
GA 400 NB Off-Ramp at SR 120	2.4%	0.50	121r091	400033	15,310	15,020	17,000	16,200	16,600
GA 400 SB On-Ramp at SR 120	6.9%	0.34	121r692	400036	9,490	12,390	15,900	13,100	13,400
GA 400 NB On-Ramp at SR 120	-5.6%	0.33	121r092	400034	13,230	9,020	10,300	9,680	9,910
GA 400 SB Off-Ramp at SR 120	-0.7%	0.07	121r691	400035	12,010	10,680	11,300	11,100	11,400
Weighted Average	2.3%	0.57	Sum of Count Stations =		95,490	92,700	103,600	100,880	102,810



3/15/18

EXISTING INTERSECTION ANALYSIS

3/15/18

Timings

Existing AM

1: Morris Rd & SR 120 (Old Milton Pkwy)

03/13/2018



Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT	SBR	Ø5	Ø9
Lane Configurations	←←	↑↑↓	←	↑↑↓		↑↓		↑	←		
Traffic Volume (vph)	775	2619	15	1658	11	18	266	10	257		
Future Volume (vph)	775	2619	15	1658	11	18	266	10	257		
Lane Group Flow (vph)	901	2880	28	2022	0	64	0	349	343		
Turn Type	Prot	NA	Prot	NA	Perm	NA	Perm	NA	Perm		
Protected Phases	5 9	2	1	6		8		4		5	9
Permitted Phases					8		4		4		
Detector Phase	5 9	2	1	6	8	8	4	4	4		
Switch Phase											
Minimum Initial (s)		15.0	6.0	15.0	8.0	8.0	8.0	8.0	8.0	6.0	4.0
Minimum Split (s)		38.5	12.5	41.5	42.0	42.0	42.0	42.0	42.0	13.0	12.5
Total Split (s)		115.0	15.0	70.0	30.0	30.0	30.0	30.0	30.0	35.0	25.0
Total Split (%)		71.9%	9.4%	43.8%	18.8%	18.8%	18.8%	18.8%	18.8%	22%	16%
Yellow Time (s)		4.5	4.5	4.5	4.0	4.0	4.0	4.0	4.0	4.0	4.5
All-Red Time (s)		2.0	2.0	2.0	3.0	3.0	3.0	3.0	3.0	3.0	2.0
Lost Time Adjust (s)		0.0	0.0	0.0		0.0		0.0	0.0		
Total Lost Time (s)		6.5	6.5	6.5		7.0		7.0	7.0		
Lead/Lag		Lead	Lag	Lag						Lead	
Lead-Lag Optimize?											
Recall Mode		C-Max	None	C-Max	None	None	None	None	None	None	Max
v/c Ratio	0.94	0.79	0.33	1.00		0.23		1.90	0.73		
Control Delay	57.4	18.2	83.9	65.5		51.4		457.3	22.8		
Queue Delay	0.0	0.0	0.0	0.0		0.0		0.0	0.0		
Total Delay	57.4	18.2	83.9	65.5		51.4		457.3	22.8		
Queue Length 50th (ft)	310	771	29	~809		25		~557	56		
Queue Length 95th (ft)	346	828	38	#901		28		#466	82		
Internal Link Dist (ft)		854		874		424		646			
Turn Bay Length (ft)	215		200								
Base Capacity (vph)	986	3629	94	2032		284		184	470		
Starvation Cap Reductn	0	0	0	0		0		0	0		
Spillback Cap Reductn	0	0	0	0		0		0	0		
Storage Cap Reductn	0	0	0	0		0		0	0		
Reduced v/c Ratio	0.91	0.79	0.30	1.00		0.23		1.90	0.73		

Intersection Summary

Cycle Length: 160

Actuated Cycle Length: 160

Offset: 135 (84%), Referenced to phase 2:EBT and 6:WBT, Start of Green

Natural Cycle: 150

Control Type: Actuated-Coordinated

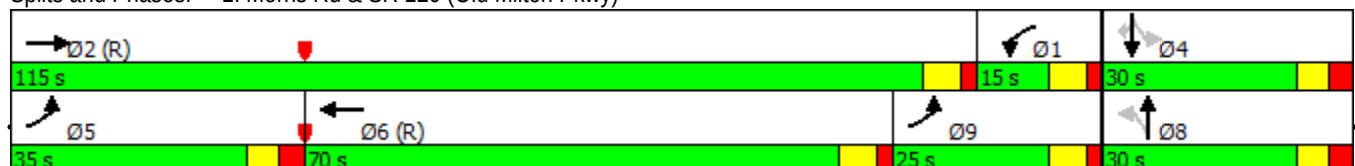
~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 1: Morris Rd & SR 120 (Old Milton Pkwy)



3/15/18

HCM Signalized Intersection Capacity Analysis

Existing AM

1: Morris Rd & SR 120 (Old Milton Pkwy)

03/13/2018



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	775	2619	38	15	1658	184	11	18	6	266	10	257
Future Volume (vph)	775	2619	38	15	1658	184	11	18	6	266	10	257
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	7.0	6.5		6.5	6.5			7.0			7.0	7.0
Lane Util. Factor	0.97	0.91		1.00	0.91			0.95			1.00	1.00
Frt	1.00	1.00		1.00	0.99			0.97			1.00	0.85
Flt Protected	0.95	1.00		0.95	1.00			0.98			0.95	1.00
Satd. Flow (prot)	3433	5068		1770	5010			3387			1778	1583
Flt Permitted	0.95	1.00		0.95	1.00			0.55			0.69	1.00
Satd. Flow (perm)	3433	5068		1770	5010			1905			1279	1583
Peak-hour factor, PHF	0.86	0.93	0.59	0.54	0.91	0.92	0.55	0.56	0.50	0.80	0.62	0.75
Adj. Flow (vph)	901	2816	64	28	1822	200	20	32	12	332	16	343
RTOR Reduction (vph)	0	2	0	0	9	0	0	10	0	0	0	243
Lane Group Flow (vph)	901	2878	0	28	2013	0	0	54	0	0	349	100
Turn Type	Prot	NA		Prot	NA		Perm	NA		Perm	NA	Perm
Protected Phases	5 9	2		1	6			8			4	
Permitted Phases							8			4		4
Actuated Green, G (s)	47.9	111.9		5.1	62.1			23.0			23.0	23.0
Effective Green, g (s)	47.9	111.9		5.1	62.1			23.0			23.0	23.0
Actuated g/C Ratio	0.30	0.70		0.03	0.39			0.14			0.14	0.14
Clearance Time (s)		6.5		6.5	6.5			7.0			7.0	7.0
Vehicle Extension (s)		3.0		3.0	3.0			3.0			3.0	3.0
Lane Grp Cap (vph)	1027	3544		56	1944			273			183	227
v/s Ratio Prot	c0.26	c0.57		0.02	c0.40							
v/s Ratio Perm								0.03			c0.27	0.06
v/c Ratio	0.88	0.81		0.50	1.04			0.20			1.91	0.44
Uniform Delay, d1	53.3	16.7		76.2	49.0			60.4			68.5	62.6
Progression Factor	1.00	1.00		1.00	1.00			1.00			1.00	1.00
Incremental Delay, d2	8.6	2.1		6.9	30.3			0.4			427.9	1.4
Delay (s)	61.8	18.9		83.1	79.3			60.7			496.4	64.0
Level of Service	E	B		F	E			E			F	E
Approach Delay (s)		29.1			79.3			60.7			282.1	
Approach LOS		C			E			E			F	

Intersection Summary

HCM 2000 Control Delay	71.6	HCM 2000 Level of Service	E
HCM 2000 Volume to Capacity ratio	1.14		
Actuated Cycle Length (s)	160.0	Sum of lost time (s)	27.0
Intersection Capacity Utilization	97.3%	ICU Level of Service	F
Analysis Period (min)	15		

c Critical Lane Group

3/15/18

Timings

Existing PM

1: Morris Rd & SR 120 (Old Milton Pkwy)

03/13/2018



Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT	SBR	Ø5	Ø9
Lane Configurations	←←	↑↑↑	←	↑↑↑		↑↑		↑	←		
Traffic Volume (vph)	697	1733	7	2307	6	8	218	4	850		
Future Volume (vph)	697	1733	7	2307	6	8	218	4	850		
Lane Group Flow (vph)	905	1938	8	2756	0	32	0	281	1000		
Turn Type	Prot	NA	Prot	NA	Perm	NA	Perm	NA	Perm		
Protected Phases	5 9	2	1	6		8		4		5	9
Permitted Phases					8		4		4		
Detector Phase	5 9	2	1	6	8	8	4	4	4		
Switch Phase											
Minimum Initial (s)		15.0	6.0	15.0	8.0	8.0	8.0	8.0	8.0	6.0	4.0
Minimum Split (s)		38.5	12.5	41.5	42.0	42.0	42.0	42.0	42.0	13.0	12.5
Total Split (s)		102.0	15.0	67.0	43.0	43.0	43.0	43.0	43.0	30.0	20.0
Total Split (%)		63.8%	9.4%	41.9%	26.9%	26.9%	26.9%	26.9%	26.9%	19%	13%
Yellow Time (s)		4.5	4.5	4.5	4.0	4.0	4.0	4.0	4.0	4.0	4.5
All-Red Time (s)		2.0	2.0	2.0	3.0	3.0	3.0	3.0	3.0	3.0	2.0
Lost Time Adjust (s)		0.0	0.0	0.0		0.0		0.0	0.0		
Total Lost Time (s)		6.5	6.5	6.5		7.0		7.0	7.0		
Lead/Lag		Lead	Lag	Lag						Lead	
Lead-Lag Optimize?											
Recall Mode		C-Max	None	C-Max	None	None	None	None	None	None	Max
v/c Ratio	1.17	0.57	0.11	1.45		0.05		0.95	1.55		
Control Delay	130.3	15.3	76.3	240.5		39.3		101.1	278.8		
Queue Delay	0.0	0.0	0.0	0.0		0.0		0.0	0.0		
Total Delay	130.3	15.3	76.3	240.5		39.3		101.1	278.8		
Queue Length 50th (ft)	~410	346	8	~1437		10		293	~1155		
Queue Length 95th (ft)	#381	512	27	#1512		18		200	#1287		
Internal Link Dist (ft)		854		874		424		646			
Turn Bay Length (ft)	215		200								
Base Capacity (vph)	772	3413	94	1905		622		296	646		
Starvation Cap Reductn	0	0	0	0		0		0	0		
Spillback Cap Reductn	0	0	0	0		0		0	0		
Storage Cap Reductn	0	0	0	0		0		0	0		
Reduced v/c Ratio	1.17	0.57	0.09	1.45		0.05		0.95	1.55		

Intersection Summary

Cycle Length: 160

Actuated Cycle Length: 160

Offset: 10 (6%), Referenced to phase 2:EBT and 6:WBT, Start of Green

Natural Cycle: 150

Control Type: Actuated-Coordinated

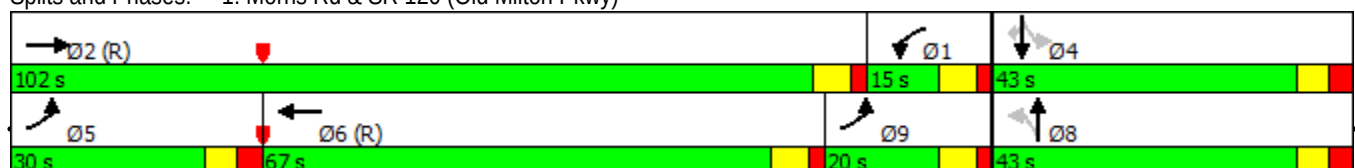
~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 1: Morris Rd & SR 120 (Old Milton Pkwy)



3/15/18

HCM Signalized Intersection Capacity Analysis

Existing PM

1: Morris Rd & SR 120 (Old Milton Pkwy)

03/13/2018



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↔↔	↑↑↓		↔	↑↑↓			↔↔			↔	↔
Traffic Volume (vph)	697	1733	7	7	2307	203	6	8	6	218	4	850
Future Volume (vph)	697	1733	7	7	2307	203	6	8	6	218	4	850
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	7.0	6.5		6.5	6.5			7.0			7.0	7.0
Lane Util. Factor	0.97	0.91		1.00	0.91			0.95			1.00	1.00
Frt	1.00	1.00		1.00	0.99			0.96			1.00	0.85
Flt Protected	0.95	1.00		0.95	1.00			0.98			0.95	1.00
Satd. Flow (prot)	3433	5081		1770	5024			3344			1776	1583
Flt Permitted	0.95	1.00		0.95	1.00			0.81			0.71	1.00
Satd. Flow (perm)	3433	5081		1770	5024			2743			1318	1583
Peak-hour factor, PHF	0.77	0.90	0.58	0.88	0.91	0.92	0.50	0.67	0.75	0.80	0.50	0.85
Adj. Flow (vph)	905	1926	12	8	2535	221	12	12	8	272	8	1000
RTOR Reduction (vph)	0	0	0	0	7	0	0	6	0	0	0	290
Lane Group Flow (vph)	905	1938	0	8	2749	0	0	26	0	0	281	710
Turn Type	Prot	NA		Prot	NA		Perm	NA		Perm	NA	Perm
Protected Phases	5 9	2		1	6			8			4	
Permitted Phases							8			4		4
Actuated Green, G (s)	41.7	102.3		1.7	55.3			36.0			36.0	36.0
Effective Green, g (s)	41.7	102.3		1.7	55.3			36.0			36.0	36.0
Actuated g/C Ratio	0.26	0.64		0.01	0.35			0.22			0.22	0.22
Clearance Time (s)		6.5		6.5	6.5			7.0			7.0	7.0
Vehicle Extension (s)		3.0		3.0	3.0			3.0			3.0	3.0
Lane Grp Cap (vph)	894	3248		18	1736			617			296	356
v/s Ratio Prot	c0.26	0.38		0.00	c0.55							
v/s Ratio Perm								0.01			0.21	c0.45
v/c Ratio	1.01	0.60		0.44	1.58			0.04			0.95	1.99
Uniform Delay, d1	59.1	16.8		78.7	52.4			48.5			61.1	62.0
Progression Factor	1.00	1.00		1.00	1.00			1.00			1.00	1.00
Incremental Delay, d2	33.2	0.8		16.5	265.5			0.0			38.4	457.6
Delay (s)	92.3	17.6		95.2	317.8			48.5			99.5	519.6
Level of Service	F	B		F	F			D			F	F
Approach Delay (s)		41.4			317.2			48.5			427.4	
Approach LOS		D			F			D			F	

Intersection Summary

HCM 2000 Control Delay	223.1	HCM 2000 Level of Service	F
HCM 2000 Volume to Capacity ratio	1.52		
Actuated Cycle Length (s)	160.0	Sum of lost time (s)	27.0
Intersection Capacity Utilization	125.5%	ICU Level of Service	H
Analysis Period (min)	15		

c Critical Lane Group

3/15/18

**FUTURE “NO-BUILD” INTERSECTION
ANALYSIS**

3/15/18

Timings

Future No-Build AM

1: Morris Rd & SR 120 (Old Milton Pkwy)

03/13/2018



Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT	SBR	Ø5	Ø9
Lane Configurations	↔↔	↔↔↔	↔	↔↔↔		↔↔	↔	↔	↔		
Traffic Volume (vph)	806	2725	16	1725	11	19	277	10	267		
Future Volume (vph)	806	2725	16	1725	11	19	277	10	267		
Lane Group Flow (vph)	896	2967	30	2063	0	66	326	16	351		
Turn Type	Prot	NA	Prot	NA	Perm	NA	Perm	NA	Perm		
Protected Phases	5 9	2	1	6		8		4		5	9
Permitted Phases					8		4		4		
Detector Phase	5 9	2	1	6	8	8	4	4	4		
Switch Phase											
Minimum Initial (s)		15.0	6.0	15.0	8.0	8.0	8.0	8.0	8.0	6.0	4.0
Minimum Split (s)		38.5	12.5	41.5	42.0	42.0	42.0	42.0	42.0	13.0	12.5
Total Split (s)		115.0	15.0	70.0	30.0	30.0	30.0	30.0	30.0	35.0	25.0
Total Split (%)		71.9%	9.4%	43.8%	18.8%	18.8%	18.8%	18.8%	18.8%	22%	16%
Yellow Time (s)		4.5	4.5	4.5	4.0	4.0	4.0	4.0	4.0	4.0	4.5
All-Red Time (s)		2.0	2.0	2.0	3.0	3.0	3.0	3.0	3.0	3.0	2.0
Lost Time Adjust (s)		0.0	0.0	0.0		0.0	0.0	0.0	0.0		
Total Lost Time (s)		6.5	6.5	6.5		7.0	7.0	7.0	7.0		
Lead/Lag		Lead	Lag	Lag						Lead	
Lead-Lag Optimize?											
Recall Mode		C-Max	None	C-Max	None	None	None	None	None	None	Max
v/c Ratio	0.93	0.82	0.35	1.01		0.15	1.72	0.06	0.66		
Control Delay	57.0	19.2	85.0	69.5		49.9	381.2	60.0	12.3		
Queue Delay	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0		
Total Delay	57.0	19.2	85.0	69.5		49.9	381.2	60.0	12.3		
Queue Length 50th (ft)	308	827	31	~842		26	~500	15	0		
Queue Length 95th (ft)	#389	887	40	#932		29	#654	27	25		
Internal Link Dist (ft)		854		874		424		646			
Turn Bay Length (ft)	215		200				150				
Base Capacity (vph)	986	3629	94	2036		440	190	267	528		
Starvation Cap Reductn	0	0	0	0		0	0	0	0		
Spillback Cap Reductn	0	0	0	0		0	0	0	0		
Storage Cap Reductn	0	0	0	0		0	0	0	0		
Reduced v/c Ratio	0.91	0.82	0.32	1.01		0.15	1.72	0.06	0.66		

Intersection Summary

Cycle Length: 160

Actuated Cycle Length: 160

Offset: 135 (84%), Referenced to phase 2:EBT and 6:WBT, Start of Green

Natural Cycle: 150

Control Type: Actuated-Coordinated

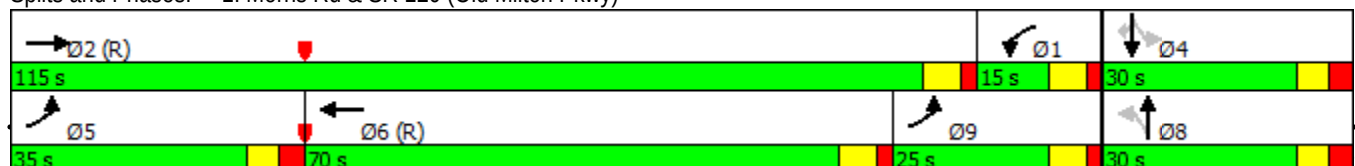
~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 1: Morris Rd & SR 120 (Old Milton Pkwy)



3/15/18

HCM Signalized Intersection Capacity Analysis

Future No-Build AM

1: Morris Rd & SR 120 (Old Milton Pkwy)

03/13/2018



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	806	2725	40	16	1725	191	11	19	6	277	10	267
Future Volume (vph)	806	2725	40	16	1725	191	11	19	6	277	10	267
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	7.0	6.5		6.5	6.5			7.0		7.0	7.0	7.0
Lane Util. Factor	0.97	0.91		1.00	0.91			0.95		1.00	1.00	1.00
Frt	1.00	1.00		1.00	0.98			0.97		1.00	1.00	0.85
Flt Protected	0.95	1.00		0.95	1.00			0.99		0.95	1.00	1.00
Satd. Flow (prot)	3433	5068		1770	5008			3391		1770	1863	1583
Flt Permitted	0.95	1.00		0.95	1.00			0.87		0.71	1.00	1.00
Satd. Flow (perm)	3433	5068		1770	5008			2992		1326	1863	1583
Peak-hour factor, PHF	0.90	0.94	0.59	0.54	0.93	0.92	0.55	0.56	0.50	0.85	0.62	0.76
Adj. Flow (vph)	896	2899	68	30	1855	208	20	34	12	326	16	351
RTOR Reduction (vph)	0	2	0	0	9	0	0	10	0	0	0	301
Lane Group Flow (vph)	896	2965	0	30	2054	0	0	56	0	326	16	50
Turn Type	Prot	NA		Prot	NA		Perm	NA		Perm	NA	Perm
Protected Phases	5 9	2		1	6			8			4	
Permitted Phases							8			4		4
Actuated Green, G (s)	47.8	111.9		5.1	62.2			23.0		23.0	23.0	23.0
Effective Green, g (s)	47.8	111.9		5.1	62.2			23.0		23.0	23.0	23.0
Actuated g/C Ratio	0.30	0.70		0.03	0.39			0.14		0.14	0.14	0.14
Clearance Time (s)		6.5		6.5	6.5			7.0		7.0	7.0	7.0
Vehicle Extension (s)		3.0		3.0	3.0			3.0		3.0	3.0	3.0
Lane Grp Cap (vph)	1025	3544		56	1946			430		190	267	227
v/s Ratio Prot	c0.26	c0.59		0.02	c0.41						0.01	
v/s Ratio Perm								0.02		c0.25		0.03
v/c Ratio	0.87	0.84		0.54	1.06			0.13		1.72	0.06	0.22
Uniform Delay, d1	53.2	17.4		76.3	48.9			59.8		68.5	59.2	60.6
Progression Factor	1.00	1.00		1.00	1.00			1.00		1.00	1.00	1.00
Incremental Delay, d2	8.4	2.5		9.5	37.0			0.1		343.4	0.1	0.5
Delay (s)	61.7	19.9		85.8	85.9			59.9		411.9	59.3	61.1
Level of Service	E	B		F	F			E		F	E	E
Approach Delay (s)		29.6			85.9			59.9			226.1	
Approach LOS		C			F			E			F	

Intersection Summary

HCM 2000 Control Delay	67.7	HCM 2000 Level of Service	E
HCM 2000 Volume to Capacity ratio	1.12		
Actuated Cycle Length (s)	160.0	Sum of lost time (s)	27.0
Intersection Capacity Utilization	99.7%	ICU Level of Service	F
Analysis Period (min)	15		

c Critical Lane Group

3/15/18

Timings

Future No-Build PM

1: Morris Rd & SR 120 (Old Milton Pkwy)

03/13/2018



Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT	SBR	Ø5	Ø9
Lane Configurations	↔↔	↑↑↓	↔	↑↑↓		↔	↔	↑	↔		
Traffic Volume (vph)	725	1803	7	2400	6	8	227	4	884		
Future Volume (vph)	725	1803	7	2400	6	8	227	4	884		
Lane Group Flow (vph)	906	1993	8	2810	0	32	277	8	1028		
Turn Type	Prot	NA	Prot	NA	Perm	NA	Perm	NA	Perm		
Protected Phases	5 9	2	1	6		8		4		5	9
Permitted Phases					8		4		4		
Detector Phase	5 9	2	1	6	8	8	4	4	4		
Switch Phase											
Minimum Initial (s)		15.0	6.0	15.0	8.0	8.0	8.0	8.0	8.0	6.0	4.0
Minimum Split (s)		38.5	12.5	41.5	42.0	42.0	42.0	42.0	42.0	13.0	12.5
Total Split (s)		115.0	15.0	70.0	30.0	30.0	30.0	30.0	30.0	35.0	25.0
Total Split (%)		71.9%	9.4%	43.8%	18.8%	18.8%	18.8%	18.8%	18.8%	22%	16%
Yellow Time (s)		4.5	4.5	4.5	4.0	4.0	4.0	4.0	4.0	4.0	4.5
All-Red Time (s)		2.0	2.0	2.0	3.0	3.0	3.0	3.0	3.0	3.0	2.0
Lost Time Adjust (s)		0.0	0.0	0.0		0.0	0.0	0.0	0.0		
Total Lost Time (s)		6.5	6.5	6.5		7.0	7.0	7.0	7.0		
Lead/Lag		Lead	Lag	Lag						Lead	
Lead-Lag Optimize?											
Recall Mode		C-Max	None	C-Max	None	None	None	None	None	None	Max
v/c Ratio	0.94	0.52	0.11	1.38		0.07	1.41	0.03	1.75		
Control Delay	57.7	9.1	76.3	212.5		48.0	259.8	59.5	364.7		
Queue Delay	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0		
Total Delay	57.7	9.1	76.3	212.5		48.0	259.8	59.5	364.7		
Queue Length 50th (ft)	312	254	8	~1442		11	~387	7	~1200		
Queue Length 95th (ft)	315	416	27	#1516		21	#511	14	#1356		
Internal Link Dist (ft)		854		874		424		646			
Turn Bay Length (ft)	215		200				150				
Base Capacity (vph)	986	3826	94	2031		433	196	267	588		
Starvation Cap Reductn	0	0	0	0		0	0	0	0		
Spillback Cap Reductn	0	0	0	0		0	0	0	0		
Storage Cap Reductn	0	0	0	0		0	0	0	0		
Reduced v/c Ratio	0.92	0.52	0.09	1.38		0.07	1.41	0.03	1.75		

Intersection Summary

Cycle Length: 160

Actuated Cycle Length: 160

Offset: 10 (6%), Referenced to phase 2:EBT and 6:WBT, Start of Green

Natural Cycle: 150

Control Type: Actuated-Coordinated

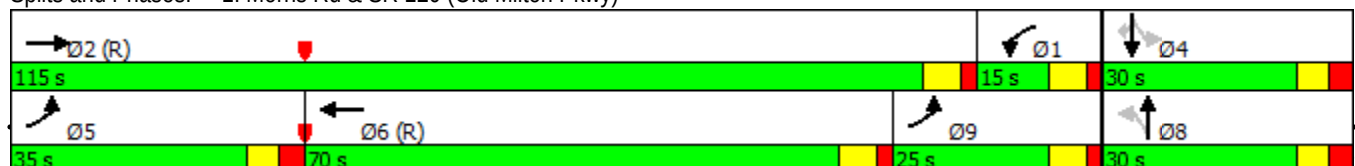
~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 1: Morris Rd & SR 120 (Old Milton Pkwy)



3/15/18

HCM Signalized Intersection Capacity Analysis

Future No-Build PM

1: Morris Rd & SR 120 (Old Milton Pkwy)

03/13/2018



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↔↔	↕↕↕		↔	↕↕↕			↕↕		↔	↕	↕
Traffic Volume (vph)	725	1803	7	7	2400	211	6	8	6	227	4	884
Future Volume (vph)	725	1803	7	7	2400	211	6	8	6	227	4	884
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	7.0	6.5		6.5	6.5			7.0		7.0	7.0	7.0
Lane Util. Factor	0.97	0.91		1.00	0.91			0.95		1.00	1.00	1.00
Frt	1.00	1.00		1.00	0.99			0.96		1.00	1.00	0.85
Flt Protected	0.95	1.00		0.95	1.00			0.98		0.95	1.00	1.00
Satd. Flow (prot)	3433	5081		1770	5023			3344		1770	1863	1583
Flt Permitted	0.95	1.00		0.95	1.00			0.87		0.74	1.00	1.00
Satd. Flow (perm)	3433	5081		1770	5023			2970		1369	1863	1583
Peak-hour factor, PHF	0.80	0.91	0.58	0.88	0.93	0.92	0.50	0.67	0.75	0.82	0.50	0.86
Adj. Flow (vph)	906	1981	12	8	2581	229	12	12	8	277	8	1028
RTOR Reduction (vph)	0	0	0	0	7	0	0	7	0	0	0	361
Lane Group Flow (vph)	906	1993	0	8	2803	0	0	25	0	277	8	667
Turn Type	Prot	NA		Prot	NA		Perm	NA		Perm	NA	Perm
Protected Phases	5 9	2		1	6			8			4	
Permitted Phases							8			4		4
Actuated Green, G (s)	50.7	115.3		1.7	59.3			23.0		23.0	23.0	23.0
Effective Green, g (s)	50.7	115.3		1.7	59.3			23.0		23.0	23.0	23.0
Actuated g/C Ratio	0.32	0.72		0.01	0.37			0.14		0.14	0.14	0.14
Clearance Time (s)		6.5		6.5	6.5			7.0		7.0	7.0	7.0
Vehicle Extension (s)		3.0		3.0	3.0			3.0		3.0	3.0	3.0
Lane Grp Cap (vph)	1087	3661		18	1861			426		196	267	227
v/s Ratio Prot	c0.26	0.39		0.00	c0.56						0.00	
v/s Ratio Perm								0.01		0.20		c0.42
v/c Ratio	0.83	0.54		0.44	1.51			0.06		1.41	0.03	2.94
Uniform Delay, d1	50.7	10.3		78.7	50.4			59.2		68.5	58.9	68.5
Progression Factor	1.00	1.00		1.00	1.00			1.00		1.00	1.00	1.00
Incremental Delay, d2	5.6	0.6		16.5	230.6			0.1		213.3	0.0	883.4
Delay (s)	56.3	10.9		95.2	281.0			59.2		281.8	59.0	951.9
Level of Service	E	B		F	F			E		F	E	F
Approach Delay (s)		25.1			280.5			59.2			805.1	
Approach LOS		C			F			E			F	

Intersection Summary

HCM 2000 Control Delay	272.2	HCM 2000 Level of Service	F
HCM 2000 Volume to Capacity ratio	1.50		
Actuated Cycle Length (s)	160.0	Sum of lost time (s)	27.0
Intersection Capacity Utilization	129.6%	ICU Level of Service	H
Analysis Period (min)	15		

c Critical Lane Group

3/15/18

**FUTURE “NO-BUILD” INTERSECTION
ANALYSIS (WITH IMPROVEMENTS)**

3/15/18

Timings

Future No-Build AM - Improved

1: Morris Rd & SR 120 (Old Milton Pkwy)

03/14/2018



Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT	SBR	Ø5	Ø9
Lane Configurations	↔↔	↕↕↕	↔	↕↕↕	↔	↔	↕	↔	↕	↔		
Traffic Volume (vph)	806	2725	16	1725	191	11	19	277	10	267		
Future Volume (vph)	806	2725	16	1725	191	11	19	277	10	267		
Lane Group Flow (vph)	896	2967	30	1855	208	20	46	326	16	351		
Turn Type	Prot	NA	pm+pt	NA	Perm	Perm	NA	pm+pt	NA	pm+ov		
Protected Phases	5 9	2	1	6			8	7	4	5 9	5	9
Permitted Phases			6		6	8		4		4		
Detector Phase	5 9	2	1	6	6	8	8	7	4	5 9		
Switch Phase												
Minimum Initial (s)		15.0	6.0	15.0	15.0	8.0	8.0	5.0	8.0		6.0	4.0
Minimum Split (s)		38.5	12.5	41.5	41.5	42.0	42.0	9.5	42.0		13.0	12.5
Total Split (s)		115.0	15.0	70.0	70.0	15.0	15.0	15.0	30.0		35.0	25.0
Total Split (%)		71.9%	9.4%	43.8%	43.8%	9.4%	9.4%	9.4%	18.8%		22%	16%
Yellow Time (s)		4.5	4.5	4.5	4.5	4.0	4.0	3.5	4.0		4.0	4.5
All-Red Time (s)		2.0	2.0	2.0	2.0	3.0	3.0	1.0	3.0		3.0	2.0
Lost Time Adjust (s)		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			
Total Lost Time (s)		6.5	6.5	6.5	6.5	7.0	7.0	4.5	7.0			
Lead/Lag		Lead	Lag	Lag	Lag	Lead	Lead	Lag			Lead	
Lead-Lag Optimize?												
Recall Mode		C-Max	None	C-Max	C-Max	None	None	None	None		None	Max
v/c Ratio	0.93	0.82	0.23	0.91	0.27	0.29	0.47	1.30	0.06	0.43		
Control Delay	55.8	19.2	32.0	52.4	4.4	84.4	78.3	211.3	60.0	24.2		
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		
Total Delay	55.8	19.2	32.0	52.4	4.4	84.4	78.3	211.3	60.0	24.2		
Queue Length 50th (ft)	308	827	14	672	0	21	39	~443	15	206		
Queue Length 95th (ft)	#389	887	18	741	52	31	49	#597	27	228		
Internal Link Dist (ft)		854		874			424		646			
Turn Bay Length (ft)	215		200		150			250				
Base Capacity (vph)	986	3629	143	2048	763	69	97	251	267	832		
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0		
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0		
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0		
Reduced v/c Ratio	0.91	0.82	0.21	0.91	0.27	0.29	0.47	1.30	0.06	0.42		

Intersection Summary

Cycle Length: 160

Actuated Cycle Length: 160

Offset: 135 (84%), Referenced to phase 2:EBT and 6:WBTL, Start of Green

Natural Cycle: 150

Control Type: Actuated-Coordinated

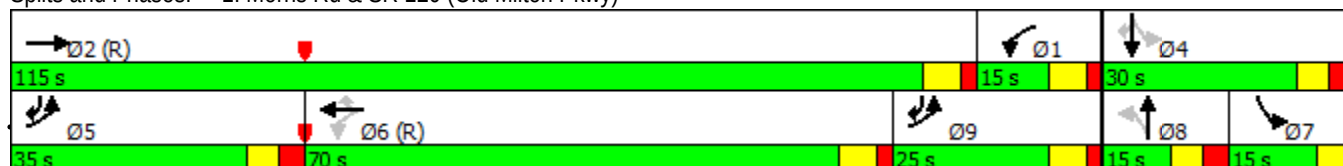
~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 1: Morris Rd & SR 120 (Old Milton Pkwy)



3/15/18

HCM Signalized Intersection Capacity Analysis

Future No-Build AM - Improved

1: Morris Rd & SR 120 (Old Milton Pkwy)

03/14/2018



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	806	2725	40	16	1725	191	11	19	6	277	10	267
Future Volume (vph)	806	2725	40	16	1725	191	11	19	6	277	10	267
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	7.0	6.5		6.5	6.5	6.5	7.0	7.0		4.5	7.0	7.0
Lane Util. Factor	0.97	0.91		1.00	0.91	1.00	1.00	1.00		1.00	1.00	1.00
Frt	1.00	1.00		1.00	1.00	0.85	1.00	0.96		1.00	1.00	0.85
Flt Protected	0.95	1.00		0.95	1.00	1.00	0.95	1.00		0.95	1.00	1.00
Satd. Flow (prot)	3433	5068		1770	5085	1583	1770	1790		1770	1863	1583
Flt Permitted	0.95	1.00		0.07	1.00	1.00	0.75	1.00		0.73	1.00	1.00
Satd. Flow (perm)	3433	5068		123	5085	1583	1392	1790		1354	1863	1583
Peak-hour factor, PHF	0.90	0.94	0.59	0.54	0.93	0.92	0.55	0.56	0.50	0.85	0.62	0.76
Adj. Flow (vph)	896	2899	68	30	1855	208	20	34	12	326	16	351
RTOR Reduction (vph)	0	2	0	0	0	129	0	8	0	0	0	13
Lane Group Flow (vph)	896	2965	0	30	1855	79	20	38	0	326	16	338
Turn Type	Prot	NA		pm+pt	NA	Perm	Perm	NA		pm+pt	NA	pm+ov
Protected Phases	5 9	2		1	6			8		7	4	5 9
Permitted Phases				6		6	8			4		4
Actuated Green, G (s)	48.1	110.5		65.6	60.5	60.5	6.4	6.4		26.9	24.4	72.5
Effective Green, g (s)	48.1	110.5		65.6	60.5	60.5	6.4	6.4		26.9	24.4	72.5
Actuated g/C Ratio	0.30	0.69		0.41	0.38	0.38	0.04	0.04		0.17	0.15	0.45
Clearance Time (s)		6.5		6.5	6.5	6.5	7.0	7.0		4.5	7.0	
Vehicle Extension (s)		3.0		3.0	3.0	3.0	3.0	3.0		3.0	3.0	
Lane Grp Cap (vph)	1032	3500		102	1922	598	55	71		262	284	786
v/s Ratio Prot	c0.26	c0.59		0.01	c0.36			0.02		c0.10	0.01	0.13
v/s Ratio Perm				0.11		0.05	0.01			c0.10		0.08
v/c Ratio	0.87	0.85		0.29	0.97	0.13	0.36	0.54		1.24	0.06	0.43
Uniform Delay, d1	53.0	18.5		58.3	48.7	32.6	74.8	75.4		64.2	58.0	29.7
Progression Factor	1.00	1.00		1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00
Incremental Delay, d2	7.9	2.7		1.6	13.8	0.5	4.1	7.7		137.8	0.1	0.4
Delay (s)	60.8	21.2		59.9	62.5	33.0	78.9	83.0		202.0	58.0	30.1
Level of Service	E	C		E	E	C	E	F		F	E	C
Approach Delay (s)		30.4			59.5			81.8			111.6	
Approach LOS		C			E			F			F	

Intersection Summary

HCM 2000 Control Delay	48.4	HCM 2000 Level of Service	D
HCM 2000 Volume to Capacity ratio	1.06		
Actuated Cycle Length (s)	160.0	Sum of lost time (s)	31.5
Intersection Capacity Utilization	97.2%	ICU Level of Service	F
Analysis Period (min)	15		

c Critical Lane Group

3/15/18

Timings

Future No-Build PM - Improved

1: Morris Rd & SR 120 (Old Milton Pkwy)

03/14/2018



Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT	SBR	Ø5	Ø9
Lane Configurations												
Traffic Volume (vph)	725	1803	7	2400	211	6	8	227	4	884		
Future Volume (vph)	725	1803	7	2400	211	6	8	227	4	884		
Lane Group Flow (vph)	906	1993	8	2581	229	12	20	277	8	982		
Turn Type	Prot	NA	pm+pt	NA	Perm	Perm	NA	pm+pt	NA	pm+ov		
Protected Phases	5 9	2	1	6			8	7	4	5 9	5	9
Permitted Phases			6		6	8		4		4		
Detector Phase	5 9	2	1	6	6	8	8	7	4	5 9		
Switch Phase												
Minimum Initial (s)		15.0	6.0	15.0	15.0	8.0	8.0	5.0	8.0		6.0	4.0
Minimum Split (s)		38.5	12.5	41.5	41.5	42.0	42.0	9.5	42.0		13.0	12.5
Total Split (s)		115.0	15.0	80.0	80.0	15.0	15.0	15.0	30.0		30.0	20.0
Total Split (%)		71.9%	9.4%	50.0%	50.0%	9.4%	9.4%	9.4%	18.8%		19%	13%
Yellow Time (s)		4.5	4.5	4.5	4.5	4.0	4.0	3.5	4.0		4.0	4.5
All-Red Time (s)		2.0	2.0	2.0	2.0	3.0	3.0	1.0	3.0		3.0	2.0
Lost Time Adjust (s)		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			
Total Lost Time (s)		6.5	6.5	6.5	6.5	7.0	7.0	4.5	7.0			
Lead/Lag		Lead	Lag	Lag	Lag	Lead	Lead	Lag			Lead	
Lead-Lag Optimize?						Yes	Yes	Yes				
Recall Mode		C-Max	None	C-Max	C-Max	None	None	None	None		None	Max
v/c Ratio	1.17	0.52	0.05	1.11	0.28	0.16	0.21	1.07	0.03	1.34		
Control Delay	134.2	9.1	17.1	94.9	8.4	77.7	56.4	135.2	59.5	195.3		
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		
Total Delay	134.2	9.1	17.1	94.9	8.4	77.7	56.4	135.2	59.5	195.3		
Queue Length 50th (ft)	~453	254	4	~1121	36	12	12	~334	7	~1324		
Queue Length 95th (ft)	#463	416	11	#1199	92	21	30	#457	14	#1592		
Internal Link Dist (ft)		854		874			424		646			
Turn Bay Length (ft)	215		200		150			250				
Base Capacity (vph)	772	3826	175	2335	817	77	95	260	267	735		
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0		
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0		
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0		
Reduced v/c Ratio	1.17	0.52	0.05	1.11	0.28	0.16	0.21	1.07	0.03	1.34		

Intersection Summary

Cycle Length: 160

Actuated Cycle Length: 160

Offset: 10 (6%), Referenced to phase 2:EBT and 6:WBTL, Start of Green

Natural Cycle: 150

Control Type: Actuated-Coordinated

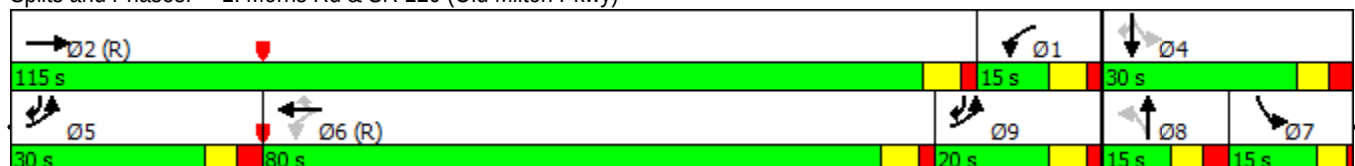
~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 1: Morris Rd & SR 120 (Old Milton Pkwy)



3/15/18

HCM Signalized Intersection Capacity Analysis

Future No-Build PM - Improved

1: Morris Rd & SR 120 (Old Milton Pkwy)

03/14/2018



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↔↔	↔↔↔		↔	↔↔↔	↔	↔	↔		↔	↔	↔
Traffic Volume (vph)	725	1803	7	7	2400	211	6	8	6	227	4	884
Future Volume (vph)	725	1803	7	7	2400	211	6	8	6	227	4	884
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	7.0	6.5		6.5	6.5	6.5	7.0	7.0		4.5	7.0	7.0
Lane Util. Factor	0.97	0.91		1.00	0.91	1.00	1.00	1.00		1.00	1.00	1.00
Frt	1.00	1.00		1.00	1.00	0.85	1.00	0.94		1.00	1.00	0.85
Flt Protected	0.95	1.00		0.95	1.00	1.00	0.95	1.00		0.95	1.00	1.00
Satd. Flow (prot)	3433	5081		1770	5085	1583	1770	1751		1770	1863	1583
Flt Permitted	0.95	1.00		0.10	1.00	1.00	0.83	1.00		0.74	1.00	1.00
Satd. Flow (perm)	3433	5081		178	5085	1583	1552	1751		1386	1863	1583
Peak-hour factor, PHF	0.80	0.91	0.58	0.88	0.93	0.92	0.50	0.67	0.75	0.82	0.50	0.90
Adj. Flow (vph)	906	1981	12	8	2581	229	12	12	8	277	8	982
RTOR Reduction (vph)	0	0	0	0	0	99	0	8	0	0	0	14
Lane Group Flow (vph)	906	1993	0	8	2581	130	12	12	0	277	8	968
Turn Type	Prot	NA		pm+pt	NA	Perm	Perm	NA		pm+pt	NA	pm+ov
Protected Phases	5 9	2		1	6			8		7	4	5 9
Permitted Phases				6		6	8			4		4
Actuated Green, G (s)	41.7	112.5		67.2	65.5	65.5	4.8	4.8		28.3	25.8	67.5
Effective Green, g (s)	41.7	112.5		67.2	65.5	65.5	4.8	4.8		28.3	25.8	67.5
Actuated g/C Ratio	0.26	0.70		0.42	0.41	0.41	0.03	0.03		0.18	0.16	0.42
Clearance Time (s)		6.5		6.5	6.5	6.5	7.0	7.0		4.5	7.0	
Vehicle Extension (s)		3.0		3.0	3.0	3.0	3.0	3.0		3.0	3.0	
Lane Grp Cap (vph)	894	3572		91	2081	648	46	52		284	300	737
v/s Ratio Prot	0.26	0.39		0.00	c0.51			0.01		0.10	0.00	c0.34
v/s Ratio Perm				0.04		0.08	0.01			0.07		0.27
v/c Ratio	1.01	0.56		0.09	1.24	0.20	0.26	0.24		0.98	0.03	1.31
Uniform Delay, d1	59.1	11.6		28.2	47.2	30.4	75.9	75.8		63.2	56.5	46.2
Progression Factor	1.00	1.00		1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00
Incremental Delay, d2	33.5	0.6		0.4	112.4	0.7	3.0	2.3		46.2	0.0	150.7
Delay (s)	92.6	12.2		28.6	159.7	31.1	78.9	78.1		109.4	56.6	197.0
Level of Service	F	B		C	F	C	E	E		F	E	F
Approach Delay (s)		37.4			148.8			78.4			176.9	
Approach LOS		D			F			E			F	

Intersection Summary

HCM 2000 Control Delay	107.5	HCM 2000 Level of Service	F
HCM 2000 Volume to Capacity ratio	1.39		
Actuated Cycle Length (s)	160.0	Sum of lost time (s)	31.5
Intersection Capacity Utilization	124.9%	ICU Level of Service	H
Analysis Period (min)	15		

c Critical Lane Group

3/15/18

FUTURE “BUILD” INTERSECTION ANALYSIS

3/15/18

Timings

Future Build AM

1: Morris Rd & SR 120 (Old Milton Pkwy)

03/13/2018



Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT	SBR	Ø5	Ø9
Lane Configurations	↔↔	↕↕↕	↔	↕↕↕		↕↕	↔	↕	↔		
Traffic Volume (vph)	806	2725	55	1725	55	33	277	25	267		
Future Volume (vph)	806	2725	55	1725	55	33	277	25	267		
Lane Group Flow (vph)	896	3045	102	2063	0	187	326	40	351		
Turn Type	Prot	NA	Prot	NA	Perm	NA	Perm	NA	Perm		
Protected Phases	5 9	2	1	6		8		4		5	9
Permitted Phases					8		4		4		
Detector Phase	5 9	2	1	6	8	8	4	4	4		
Switch Phase											
Minimum Initial (s)		15.0	6.0	15.0	8.0	8.0	8.0	8.0	8.0	6.0	4.0
Minimum Split (s)		38.5	12.5	41.5	42.0	42.0	42.0	42.0	42.0	13.0	12.5
Total Split (s)		115.0	15.0	70.0	30.0	30.0	30.0	30.0	30.0	35.0	25.0
Total Split (%)		71.9%	9.4%	43.8%	18.8%	18.8%	18.8%	18.8%	18.8%	22%	16%
Yellow Time (s)		4.5	4.5	4.5	4.0	4.0	4.0	4.0	4.0	4.0	4.5
All-Red Time (s)		2.0	2.0	2.0	3.0	3.0	3.0	3.0	3.0	3.0	2.0
Lost Time Adjust (s)		0.0	0.0	0.0		0.0	0.0	0.0	0.0		
Total Lost Time (s)		6.5	6.5	6.5		7.0	7.0	7.0	7.0		
Lead/Lag		Lead	Lag	Lag						Lead	
Lead-Lag Optimize?											
Recall Mode		C-Max	None	C-Max	None	None	None	None	None	None	Max
v/c Ratio	0.93	0.89	1.09	1.01		0.43	2.00	0.15	0.66		
Control Delay	57.0	25.1	184.1	69.5		51.3	503.2	61.7	12.3		
Queue Delay	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0		
Total Delay	57.0	25.1	184.1	69.5		51.3	503.2	61.7	12.3		
Queue Length 50th (ft)	308	884	~119	~842		73	~530	37	0		
Queue Length 95th (ft)	#389	948	#111	#932		83	#684	52	25		
Internal Link Dist (ft)		854		874		424		646			
Turn Bay Length (ft)	215		200				150				
Base Capacity (vph)	986	3428	94	2036		430	163	267	528		
Starvation Cap Reductn	0	0	0	0		0	0	0	0		
Spillback Cap Reductn	0	0	0	0		0	0	0	0		
Storage Cap Reductn	0	0	0	0		0	0	0	0		
Reduced v/c Ratio	0.91	0.89	1.09	1.01		0.43	2.00	0.15	0.66		

Intersection Summary

Cycle Length: 160

Actuated Cycle Length: 160

Offset: 135 (84%), Referenced to phase 2:EBT and 6:WBT, Start of Green

Natural Cycle: 150

Control Type: Actuated-Coordinated

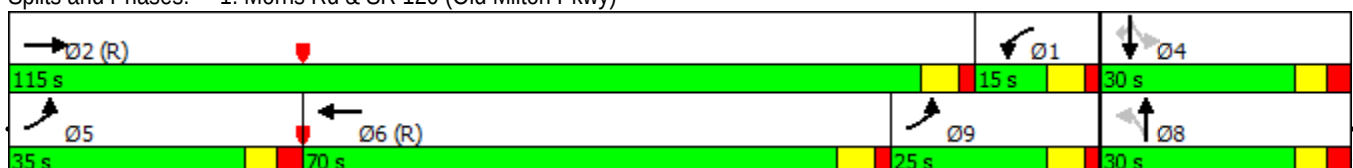
~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 1: Morris Rd & SR 120 (Old Milton Pkwy)



3/15/18

HCM Signalized Intersection Capacity Analysis

Future Build AM

1: Morris Rd & SR 120 (Old Milton Pkwy)

03/13/2018



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	806	2725	86	55	1725	191	55	33	43	277	25	267
Future Volume (vph)	806	2725	86	55	1725	191	55	33	43	277	25	267
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	7.0	6.5		6.5	6.5			7.0		7.0	7.0	7.0
Lane Util. Factor	0.97	0.91		1.00	0.91			0.95		1.00	1.00	1.00
Frt	1.00	0.99		1.00	0.98			0.95		1.00	1.00	0.85
Flt Protected	0.95	1.00		0.95	1.00			0.98		0.95	1.00	1.00
Satd. Flow (prot)	3433	5049		1770	5008			3296		1770	1863	1583
Flt Permitted	0.95	1.00		0.95	1.00			0.81		0.61	1.00	1.00
Satd. Flow (perm)	3433	5049		1770	5008			2740		1134	1863	1583
Peak-hour factor, PHF	0.90	0.94	0.59	0.54	0.93	0.92	0.70	0.70	0.70	0.85	0.62	0.76
Adj. Flow (vph)	896	2899	146	102	1855	208	79	47	61	326	40	351
RTOR Reduction (vph)	0	4	0	0	8	0	0	37	0	0	0	301
Lane Group Flow (vph)	896	3041	0	102	2055	0	0	150	0	326	40	50
Turn Type	Prot	NA		Prot	NA		Perm	NA		Perm	NA	Perm
Protected Phases	5 9	2		1	6			8			4	
Permitted Phases							8			4		4
Actuated Green, G (s)	45.2	108.5		8.5	64.8			23.0		23.0	23.0	23.0
Effective Green, g (s)	45.2	108.5		8.5	64.8			23.0		23.0	23.0	23.0
Actuated g/C Ratio	0.28	0.68		0.05	0.40			0.14		0.14	0.14	0.14
Clearance Time (s)		6.5		6.5	6.5			7.0		7.0	7.0	7.0
Vehicle Extension (s)		3.0		3.0	3.0			3.0		3.0	3.0	3.0
Lane Grp Cap (vph)	969	3423		94	2028			393		163	267	227
v/s Ratio Prot	c0.26	c0.60		0.06	c0.41						0.02	
v/s Ratio Perm								0.05		c0.29		0.03
v/c Ratio	0.92	0.89		1.09	1.01			0.38		2.00	0.15	0.22
Uniform Delay, d1	55.7	20.9		75.8	47.6			62.1		68.5	59.9	60.6
Progression Factor	1.00	1.00		1.00	1.00			1.00		1.00	1.00	1.00
Incremental Delay, d2	14.1	3.9		117.7	23.3			0.6		471.1	0.3	0.5
Delay (s)	69.8	24.7		193.5	70.9			62.7		539.6	60.2	61.1
Level of Service	E	C		F	E			E		F	E	E
Approach Delay (s)		35.0			76.7			62.7			278.6	
Approach LOS		C			E			E			F	

Intersection Summary

HCM 2000 Control Delay	73.5	HCM 2000 Level of Service	E
HCM 2000 Volume to Capacity ratio	1.18		
Actuated Cycle Length (s)	160.0	Sum of lost time (s)	27.0
Intersection Capacity Utilization	99.7%	ICU Level of Service	F
Analysis Period (min)	15		

c Critical Lane Group

3/15/18

Timings

Future Build PM

1: Morris Rd & SR 120 (Old Milton Pkwy)

03/13/2018



Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT	SBR	Ø5	Ø9
Lane Configurations	↔↔	↕↕↕	↔	↕↕↕		↕↕	↔	↕	↔		
Traffic Volume (vph)	725	1798	46	2391	46	17	225	19	882		
Future Volume (vph)	725	1798	46	2391	46	17	225	19	882		
Lane Group Flow (vph)	906	2059	52	2800	0	139	274	38	1026		
Turn Type	Prot	NA	Prot	NA	Perm	NA	Perm	NA	Perm		
Protected Phases	5 9	2	1	6		8		4		5	9
Permitted Phases					8		4		4		
Detector Phase	5 9	2	1	6	8	8	4	4	4		
Switch Phase											
Minimum Initial (s)		15.0	6.0	15.0	8.0	8.0	8.0	8.0	8.0	6.0	4.0
Minimum Split (s)		38.5	12.5	41.5	42.0	42.0	42.0	42.0	42.0	13.0	12.5
Total Split (s)		115.0	15.0	70.0	30.0	30.0	30.0	30.0	30.0	35.0	25.0
Total Split (%)		71.9%	9.4%	43.8%	18.8%	18.8%	18.8%	18.8%	18.8%	22%	16%
Yellow Time (s)		4.5	4.5	4.5	4.0	4.0	4.0	4.0	4.0	4.0	4.5
All-Red Time (s)		2.0	2.0	2.0	3.0	3.0	3.0	3.0	3.0	3.0	2.0
Lost Time Adjust (s)		0.0	0.0	0.0		0.0	0.0	0.0	0.0		
Total Lost Time (s)		6.5	6.5	6.5		7.0	7.0	7.0	7.0		
Lead/Lag		Lead	Lag	Lag						Lead	
Lead-Lag Optimize?											
Recall Mode		C-Max	None	C-Max	None	None	None	None	None	None	Max
v/c Ratio	0.94	0.58	0.58	1.38		0.32	1.55	0.14	1.74		
Control Delay	57.7	13.6	99.8	210.4		41.7	314.8	61.5	363.3		
Queue Delay	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0		
Total Delay	57.7	13.6	99.8	210.4		41.7	314.8	61.5	363.3		
Queue Length 50th (ft)	312	400	54	~1434		44	~401	35	~1196		
Queue Length 95th (ft)	315	438	#103	#1508		56	#523	40	#1352		
Internal Link Dist (ft)		854		874		424		646			
Turn Bay Length (ft)	215		200				150				
Base Capacity (vph)	986	3525	94	2031		428	177	267	588		
Starvation Cap Reductn	0	0	0	0		0	0	0	0		
Spillback Cap Reductn	0	0	0	0		0	0	0	0		
Storage Cap Reductn	0	0	0	0		0	0	0	0		
Reduced v/c Ratio	0.92	0.58	0.55	1.38		0.32	1.55	0.14	1.74		

Intersection Summary

Cycle Length: 160

Actuated Cycle Length: 160

Offset: 10 (6%), Referenced to phase 2:EBT and 6:WBT, Start of Green

Natural Cycle: 150

Control Type: Actuated-Coordinated

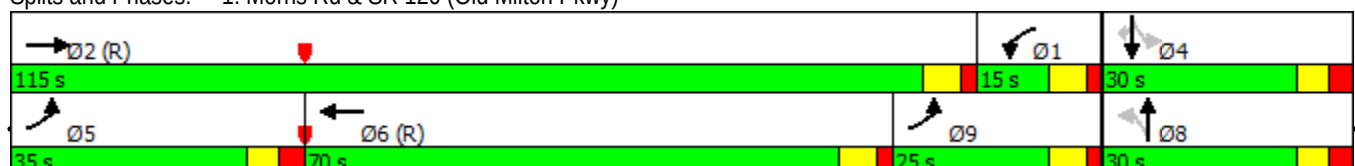
~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 1: Morris Rd & SR 120 (Old Milton Pkwy)



3/15/18

HCM Signalized Intersection Capacity Analysis

Future Build PM

1: Morris Rd & SR 120 (Old Milton Pkwy)

03/13/2018



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	725	1798	48	46	2391	211	46	17	37	225	19	882
Future Volume (vph)	725	1798	48	46	2391	211	46	17	37	225	19	882
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	7.0	6.5		6.5	6.5			7.0		7.0	7.0	7.0
Lane Util. Factor	0.97	0.91		1.00	0.91			0.95		1.00	1.00	1.00
Frt	1.00	0.99		1.00	0.99			0.95		1.00	1.00	0.85
Flt Protected	0.95	1.00		0.95	1.00			0.98		0.95	1.00	1.00
Satd. Flow (prot)	3433	5055		1770	5023			3274		1770	1863	1583
Flt Permitted	0.95	1.00		0.95	1.00			0.80		0.66	1.00	1.00
Satd. Flow (perm)	3433	5055		1770	5023			2691		1237	1863	1583
Peak-hour factor, PHF	0.80	0.91	0.58	0.88	0.93	0.92	0.70	0.70	0.75	0.82	0.50	0.86
Adj. Flow (vph)	906	1976	83	52	2571	229	66	24	49	274	38	1026
RTOR Reduction (vph)	0	3	0	0	7	0	0	42	0	0	0	361
Lane Group Flow (vph)	906	2056	0	52	2793	0	0	97	0	274	38	665
Turn Type	Prot	NA		Prot	NA		Perm	NA		Perm	NA	Perm
Protected Phases	5 9	2		1	6			8			4	
Permitted Phases							8			4		4
Actuated Green, G (s)	46.8	110.2		6.8	63.2			23.0		23.0	23.0	23.0
Effective Green, g (s)	46.8	110.2		6.8	63.2			23.0		23.0	23.0	23.0
Actuated g/C Ratio	0.29	0.69		0.04	0.40			0.14		0.14	0.14	0.14
Clearance Time (s)		6.5		6.5	6.5			7.0		7.0	7.0	7.0
Vehicle Extension (s)		3.0		3.0	3.0			3.0		3.0	3.0	3.0
Lane Grp Cap (vph)	1004	3481		75	1984			386		177	267	227
v/s Ratio Prot	c0.26	0.41		0.03	c0.56						0.02	
v/s Ratio Perm								0.04		0.22		c0.42
v/c Ratio	0.90	0.59		0.69	1.41			0.25		1.55	0.14	2.93
Uniform Delay, d1	54.4	13.1		75.6	48.4			60.9		68.5	59.9	68.5
Progression Factor	1.00	1.00		1.00	1.00			1.00		1.00	1.00	1.00
Incremental Delay, d2	11.1	0.7		24.2	186.7			0.3		272.6	0.2	879.5
Delay (s)	65.5	13.8		99.8	235.1			61.2		341.1	60.1	948.0
Level of Service	E	B		F	F			E		F	E	F
Approach Delay (s)		29.6			232.6			61.2			798.5	
Approach LOS		C			F			E			F	

Intersection Summary

HCM 2000 Control Delay	250.6	HCM 2000 Level of Service	F
HCM 2000 Volume to Capacity ratio	1.49		
Actuated Cycle Length (s)	160.0	Sum of lost time (s)	27.0
Intersection Capacity Utilization	129.3%	ICU Level of Service	H
Analysis Period (min)	15		

c Critical Lane Group

3/15/18

**FUTURE “BUILD” INTERSECTION ANALYSIS
(WITH IMPROVEMENTS)**

3/15/18

Timings

Future Build AM - Improved

1: Morris Rd & SR 120 (Old Milton Pkwy)

03/14/2018



Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT	SBR	Ø5	Ø9
Lane Configurations	↔↔	↕↕↕	↔	↕↕↕	↔	↔	↕	↔	↕	↔		
Traffic Volume (vph)	806	2725	55	1725	191	55	33	277	25	267		
Future Volume (vph)	806	2725	55	1725	191	55	33	277	25	267		
Lane Group Flow (vph)	896	3045	102	1855	208	79	108	326	40	351		
Turn Type	Prot	NA	pm+pt	NA	Perm	Perm	NA	pm+pt	NA	pm+ov		
Protected Phases	5 9	2	1	6			8	7	4	5 9	5	9
Permitted Phases			6		6	8		4		4		
Detector Phase	5 9	2	1	6	6	8	8	7	4	5 9		
Switch Phase												
Minimum Initial (s)		15.0	6.0	15.0	15.0	8.0	8.0	5.0	8.0		6.0	4.0
Minimum Split (s)		38.5	12.5	41.5	41.5	42.0	42.0	9.5	42.0		13.0	12.5
Total Split (s)		115.0	15.0	70.0	70.0	15.0	15.0	15.0	30.0		35.0	25.0
Total Split (%)		71.9%	9.4%	43.8%	43.8%	9.4%	9.4%	9.4%	18.8%		22%	16%
Yellow Time (s)		4.5	4.5	4.5	4.5	4.0	4.0	3.5	4.0		4.0	4.5
All-Red Time (s)		2.0	2.0	2.0	2.0	3.0	3.0	1.0	3.0		3.0	2.0
Lost Time Adjust (s)		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			
Total Lost Time (s)		6.5	6.5	6.5	6.5	7.0	7.0	4.5	7.0			
Lead/Lag		Lead	Lag	Lag	Lag	Lead	Lead	Lag			Lead	
Lead-Lag Optimize?												
Recall Mode		C-Max	None	C-Max	C-Max	None	None	None	None		None	Max
v/c Ratio	0.93	0.89	0.73	0.91	0.27	1.16	0.95	1.52	0.15	0.43		
Control Delay	55.8	25.1	79.7	52.4	4.4	220.9	122.7	301.1	61.7	24.2		
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		
Total Delay	55.8	25.1	79.7	52.4	4.4	220.9	122.7	301.1	61.7	24.2		
Queue Length 50th (ft)	308	884	49	672	0	~97	82	~474	37	206		
Queue Length 95th (ft)	#389	948	47	741	52	#152	#130	#628	52	228		
Internal Link Dist (ft)		854		874			424		646			
Turn Bay Length (ft)	215		200		150			250				
Base Capacity (vph)	986	3428	140	2048	763	68	114	214	267	832		
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0		
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0		
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0		
Reduced v/c Ratio	0.91	0.89	0.73	0.91	0.27	1.16	0.95	1.52	0.15	0.42		

Intersection Summary

Cycle Length: 160

Actuated Cycle Length: 160

Offset: 135 (84%), Referenced to phase 2:EBT and 6:WBT, Start of Green

Natural Cycle: 150

Control Type: Actuated-Coordinated

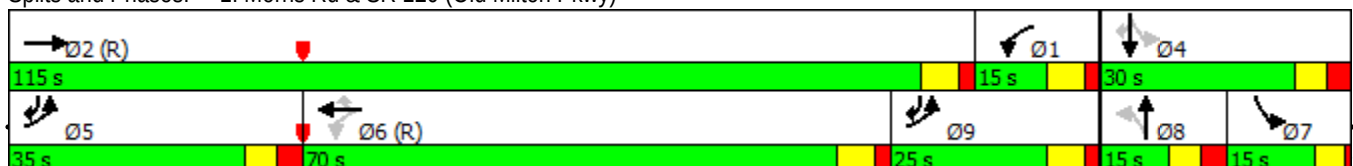
~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 1: Morris Rd & SR 120 (Old Milton Pkwy)



3/15/18

HCM Signalized Intersection Capacity Analysis

Future Build AM - Improved

1: Morris Rd & SR 120 (Old Milton Pkwy)

03/14/2018



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	806	2725	86	55	1725	191	55	33	43	277	25	267
Future Volume (vph)	806	2725	86	55	1725	191	55	33	43	277	25	267
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	7.0	6.5		6.5	6.5	6.5	7.0	7.0		4.5	7.0	7.0
Lane Util. Factor	0.97	0.91		1.00	0.91	1.00	1.00	1.00		1.00	1.00	1.00
Frt	1.00	0.99		1.00	1.00	0.85	1.00	0.92		1.00	1.00	0.85
Flt Protected	0.95	1.00		0.95	1.00	1.00	0.95	1.00		0.95	1.00	1.00
Satd. Flow (prot)	3433	5049		1770	5085	1583	1770	1705		1770	1863	1583
Flt Permitted	0.95	1.00		0.06	1.00	1.00	0.73	1.00		0.56	1.00	1.00
Satd. Flow (perm)	3433	5049		116	5085	1583	1362	1705		1050	1863	1583
Peak-hour factor, PHF	0.90	0.94	0.59	0.54	0.93	0.92	0.70	0.70	0.70	0.85	0.62	0.76
Adj. Flow (vph)	896	2899	146	102	1855	208	79	47	61	326	40	351
RTOR Reduction (vph)	0	4	0	0	0	124	0	29	0	0	0	14
Lane Group Flow (vph)	896	3041	0	102	1855	84	79	79	0	326	40	337
Turn Type	Prot	NA		pm+pt	NA	Perm	Perm	NA		pm+pt	NA	pm+ov
Protected Phases	5 9	2		1	6			8		7	4	5 9
Permitted Phases				6		6	8			4		4
Actuated Green, G (s)	45.5	108.5		73.0	64.5	64.5	8.0	8.0		25.5	23.0	68.5
Effective Green, g (s)	45.5	108.5		73.0	64.5	64.5	8.0	8.0		25.5	23.0	68.5
Actuated g/C Ratio	0.28	0.68		0.46	0.40	0.40	0.05	0.05		0.16	0.14	0.43
Clearance Time (s)		6.5		6.5	6.5	6.5	7.0	7.0		4.5	7.0	
Vehicle Extension (s)		3.0		3.0	3.0	3.0	3.0	3.0		3.0	3.0	
Lane Grp Cap (vph)	976	3423		140	2049	638	68	85		214	267	746
v/s Ratio Prot	c0.26	c0.60		0.04	0.36			0.05		c0.10	0.02	0.13
v/s Ratio Perm				0.29		0.05	0.06			c0.14		0.08
v/c Ratio	0.92	0.89		0.73	0.91	0.13	1.16	0.92		1.52	0.15	0.45
Uniform Delay, d1	55.4	20.9		63.0	44.9	30.1	76.0	75.7		66.6	59.9	32.4
Progression Factor	1.00	1.00		1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00
Incremental Delay, d2	13.1	3.9		17.2	7.2	0.4	159.5	72.2		257.9	0.3	0.4
Delay (s)	68.5	24.7		80.2	52.1	30.5	235.5	147.9		324.5	60.2	32.9
Level of Service	E	C		F	D	C	F	F		F	E	C
Approach Delay (s)		34.7			51.3			184.9			167.0	
Approach LOS		C			D			F			F	

Intersection Summary

HCM 2000 Control Delay	57.4	HCM 2000 Level of Service	E
HCM 2000 Volume to Capacity ratio	1.13		
Actuated Cycle Length (s)	160.0	Sum of lost time (s)	31.5
Intersection Capacity Utilization	98.2%	ICU Level of Service	F
Analysis Period (min)	15		

c Critical Lane Group

3/15/18

Timings

Future Build PM - Improved

1: Morris Rd & SR 120 (Old Milton Pkwy)

03/14/2018



Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT	SBR	Ø5	Ø9
Lane Configurations												
Traffic Volume (vph)	725	1798	46	2391	211	46	17	225	19	882		
Future Volume (vph)	725	1798	46	2391	211	46	17	225	19	882		
Lane Group Flow (vph)	906	2059	52	2571	229	66	73	274	38	1026		
Turn Type	Prot	NA	pm+pt	NA	Perm	Perm	NA	pm+pt	NA	pm+ov		
Protected Phases	5 9	2	1	6			8	7	4	5 9	5	9
Permitted Phases			6		6	8		4		4		
Detector Phase	5 9	2	1	6	6	8	8	7	4	5 9		
Switch Phase												
Minimum Initial (s)		15.0	6.0	15.0	15.0	8.0	8.0	5.0	8.0		6.0	4.0
Minimum Split (s)		38.5	12.5	41.5	41.5	42.0	42.0	9.5	42.0		13.0	12.5
Total Split (s)		115.0	15.0	80.0	80.0	15.0	15.0	15.0	30.0		30.0	20.0
Total Split (%)		71.9%	9.4%	50.0%	50.0%	9.4%	9.4%	9.4%	18.8%		19%	13%
Yellow Time (s)		4.5	4.5	4.5	4.5	4.0	4.0	3.5	4.0		4.0	4.5
All-Red Time (s)		2.0	2.0	2.0	2.0	3.0	3.0	1.0	3.0		3.0	2.0
Lost Time Adjust (s)		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			
Total Lost Time (s)		6.5	6.5	6.5	6.5	7.0	7.0	4.5	7.0			
Lead/Lag		Lead	Lag	Lag	Lag	Lead	Lead	Lag			Lead	
Lead-Lag Optimize?						Yes	Yes	Yes				
Recall Mode		C-Max	None	C-Max	C-Max	None	None	None	None		None	Max
v/c Ratio	1.17	0.58	0.32	1.10	0.28	0.97	0.57	1.14	0.14	1.40		
Control Delay	134.2	13.6	30.8	93.3	8.4	173.6	47.9	159.7	61.5	220.2		
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		
Total Delay	134.2	13.6	30.8	93.3	8.4	173.6	47.9	159.7	61.5	220.2		
Queue Length 50th (ft)	~453	400	23	~1113	36	70	26	~334	35	~1420		
Queue Length 95th (ft)	#463	438	42	#1192	92	#121	52	#455	40	#1576		
Internal Link Dist (ft)		854		874			424		646			
Turn Bay Length (ft)	215		200		150			250				
Base Capacity (vph)	772	3525	170	2335	817	68	129	240	267	735		
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0		
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0		
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0		
Reduced v/c Ratio	1.17	0.58	0.31	1.10	0.28	0.97	0.57	1.14	0.14	1.40		

Intersection Summary

Cycle Length: 160

Actuated Cycle Length: 160

Offset: 10 (6%), Referenced to phase 2:EBT and 6:WBTL, Start of Green

Natural Cycle: 150

Control Type: Actuated-Coordinated

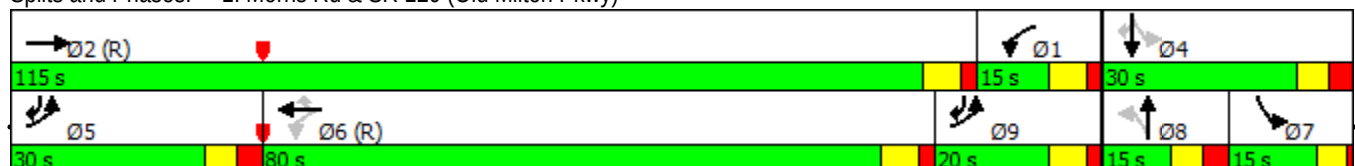
~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 1: Morris Rd & SR 120 (Old Milton Pkwy)



3/15/18

HCM Signalized Intersection Capacity Analysis

Future Build PM - Improved

1: Morris Rd & SR 120 (Old Milton Pkwy)

03/14/2018



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↔↔	↔↔↔		↔	↔↔↔	↔	↔	↔		↔	↔	↔
Traffic Volume (vph)	725	1798	48	46	2391	211	46	17	37	225	19	882
Future Volume (vph)	725	1798	48	46	2391	211	46	17	37	225	19	882
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	7.0	6.5		6.5	6.5	6.5	7.0	7.0		4.5	7.0	7.0
Lane Util. Factor	0.97	0.91		1.00	0.91	1.00	1.00	1.00		1.00	1.00	1.00
Frt	1.00	0.99		1.00	1.00	0.85	1.00	0.90		1.00	1.00	0.85
Flt Protected	0.95	1.00		0.95	1.00	1.00	0.95	1.00		0.95	1.00	1.00
Satd. Flow (prot)	3433	5055		1770	5085	1583	1770	1675		1770	1863	1583
Flt Permitted	0.95	1.00		0.09	1.00	1.00	0.73	1.00		0.71	1.00	1.00
Satd. Flow (perm)	3433	5055		166	5085	1583	1364	1675		1322	1863	1583
Peak-hour factor, PHF	0.80	0.91	0.58	0.88	0.93	0.92	0.70	0.70	0.75	0.82	0.50	0.86
Adj. Flow (vph)	906	1976	83	52	2571	229	66	24	49	274	38	1026
RTOR Reduction (vph)	0	3	0	0	0	92	0	46	0	0	0	15
Lane Group Flow (vph)	906	2056	0	52	2571	137	66	27	0	274	38	1011
Turn Type	Prot	NA		pm+pt	NA	Perm	Perm	NA		pm+pt	NA	pm+ov
Protected Phases	5 9	2		1	6			8		7	4	5 9
Permitted Phases				6		6	8			4		4
Actuated Green, G (s)	37.8	110.2		79.0	72.2	72.2	8.0	8.0		25.5	23.0	60.8
Effective Green, g (s)	37.8	110.2		79.0	72.2	72.2	8.0	8.0		25.5	23.0	60.8
Actuated g/C Ratio	0.24	0.69		0.49	0.45	0.45	0.05	0.05		0.16	0.14	0.38
Clearance Time (s)		6.5		6.5	6.5	6.5	7.0	7.0		4.5	7.0	
Vehicle Extension (s)		3.0		3.0	3.0	3.0	3.0	3.0		3.0	3.0	
Lane Grp Cap (vph)	811	3481		150	2294	714	68	83		240	267	670
v/s Ratio Prot	0.26	0.41		0.01	c0.51			0.02		0.07	0.02	c0.36
v/s Ratio Perm				0.16		0.09	0.05			0.11		0.28
v/c Ratio	1.12	0.59		0.35	1.12	0.19	0.97	0.33		1.14	0.14	1.51
Uniform Delay, d1	61.1	13.1		29.9	43.9	26.4	75.9	73.4		65.1	59.9	49.6
Progression Factor	1.00	1.00		1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00
Incremental Delay, d2	68.9	0.7		1.4	60.8	0.6	98.5	2.3		101.7	0.2	236.8
Delay (s)	130.0	13.8		31.3	104.7	27.0	174.4	75.7		166.7	60.1	286.4
Level of Service	F	B		C	F	C	F	E		F	E	F
Approach Delay (s)		49.3			97.2			122.6			255.5	
Approach LOS		D			F			F			F	

Intersection Summary

HCM 2000 Control Delay	107.2	HCM 2000 Level of Service	F
HCM 2000 Volume to Capacity ratio	1.42		
Actuated Cycle Length (s)	160.0	Sum of lost time (s)	31.5
Intersection Capacity Utilization	124.6%	ICU Level of Service	H
Analysis Period (min)	15		

c Critical Lane Group

3/15/18

T R A F F I C V O L U M E W O R K S H E E T S

18-029 Inspired Living - Alpharetta GA
Traffic Volumes
Future Conditions

A&R Engineering
March 2018

1. SR 120 @ Morris Road

A.M. Peak Hour

Condition	Morris Road Northbound				Morris Road Southbound				SR 120 (Old Milton Pkwy) Eastbound				SR 120 (Old Milton Pkwy) Westbound			
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing 2018 Volumes:	11	18	6	35	266	10	257	533	775	2619	38	3432	15	1658	184	1857
Growth Factor (%):	2	2	2		2	2	2		2	2	2		2	2	2	
No-Build 2020 Volumes:	11	19	6	36	277	10	267	554	806	2725	40	3571	16	1725	191	1932
Total New Site Trips:	44	14	37	95	0	15	0	15	0	0	46	46	39	0	0	39
Pass-by Trips:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Future 2020 Traffic Volumes:	55	33	43	131	277	25	267	569	806	2725	86	3617	55	1725	191	1971

P.M. Peak Hour

Condition	Morris Road Northbound				Morris Road Southbound				SR 120 (Old Milton Pkwy) Eastbound				SR 120 (Old Milton Pkwy) Westbound			
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing 2018 Volumes:	6	8	6	20	218	4	850	1072	697	1733	7	2437	7	2307	203	2517
Growth Factor (%):	2	2	2		2	2	2		2	2	2		2	2	2	
No-Build 2020 Volumes:	6	8	6	20	227	4	884	1115	725	1803	7	2535	7	2400	211	2618
Total New Site Trips:	29	9	24	62	0	12	0	12	0	0	36	36	30	0	0	30
Pass-by Trips:	11	0	7	18	-2	3	-2	-1	0	-5	5	0	9	-9	0	0
Future 2020 Traffic Volumes:	46	17	37	100	225	19	882	1126	725	1798	48	2571	46	2391	211	2648



50 Warm Springs Circle
Roswell, Georgia 30075
Phone: (770) 641-1942
Fax: (770) 998-6924
www.aecatl.com

Planning ■ Civil Engineering ■ Landscape Architecture
Water Resources ■ Property Services ■ Arborist Services

MEMORANDUM

TO: Michael Woodman (City of Alpharetta)
FROM: Steven L. Rowe, ASLA, CNU (AEC, Inc.)
DATE: March 15, 2018
RE: Atlanta Senior Care Services
Stream Buffer Encroachment Mitigation
Flood Plain Encroachment

Because of the difficulty to develop the site due to the streams, associated buffers and the flood plain, we are requesting a City Stream Buffer Encroachment as a part of the zoning request. Although the property cannot be developed without some encroachment into the City buffers, we are able to respect the State 25' Stream buffers in all areas except for the access into the site.

As a part of the City Stream Buffer Encroachment, we are proposing the following mitigating measures to offset the encroachment and enhance the experience of the streams on the property.

1. Stream Bank Stabilization:

There are many areas of the perennial and intermittent streams on the property that are eroding and need stabilization and restoration. We will work with our wetland and stream consultant to design the best way to achieve this using a number of strategies including bank stabilization (matting), live staking and channel establishment. This will need to be permitted with the Army Corp of Engineers and the State of Georgia EPD and will be a part of our overall permitting.

2. Privet Eradication:

Many areas of the stream bank and flood plain have been invaded by Chinese Privet, an exotic invasive species. This plant takes over an area and replicates faster than the native species and pushes the beneficial plants out. We will remove the privet in specific areas of the flood plain and replant the areas with native wetland plant species. This will jump start the re-establishment of the beneficial native species and bring the area back to biological harmony. Some of the plant species we intend to use are below:

<u>Trees</u>	<u>Shrubs</u>	<u>Herbaceous</u>
River Birch	Button Bush	Swamp Sunflower
Red Maple	Virginia Sweetspire	Soft Rush
Sycamore	Clethra	Arrowhead
Pond Pine	Inkberry Holly	Cardinal Flower

3. Integrated Trail System:

A natural trail system will be designed to take advantage and enjoy the natural beauty of the restored area. The trail will be designed to work around the existing trees and will include signage and areas for environmental learning that will highlight the restoration areas of the project. This trail can also be the first leg of the connection between the Alpha Loop on Old Milton Parkway and the Alpharetta Greenway to the south toward Big Creek. As a part of this connection, a Trail Head could be added in the area of Old Morris Road and would act as a pedestrian access to the development as well as the connection to the Greenway.

In addition to the Stream Buffer Encroachment, we will be working within the FEMA flood plain while not impacting the flood elevations. We will achieve this through modification of the flood plain location and the type of construction that will cantilever over the flood plain while not impacting the area of flood water impoundment.

We will verify compliance with the City Flood Ordinance in the final design through a Hydraulic Flood Model showing a “no rise” in the flood plain as well as a flood plain volumetric study confirming the proposed flood volume matches the existing flood volume.

END OF MEMORANDUM.

3.15.18

**Atlanta Senior Care
Inspiration Architecture**



3.15.18



3.15.18



3.15.18



17-12-28-01 Old Milton and GA 400 Arborist Report Alpharetta

Reference UDC
Alpharetta, Georgia



Location Map



North

All of the following information is based upon visual field observations and 25 years of practical horticultural experience. No scientific or lab tests have been performed. I certify that all information in this report is true and inclusive to the best of my knowledge and is prepared in good faith.

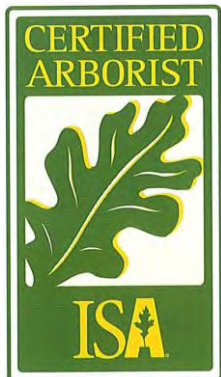
Outdoor Spaces, LLC

By Scott Hall, Owner

On Site Specimen Evaluation Date: January 09, 10, 11, 2018

Report Date: January 12, 2018

Revised Date:



Outdoor Spaces, LLC
Scott Hall, Owner
RLA, Certified Arborist
Certificate Number: SO-5434A
404-328-6561 Cell
678-965-4784 Fax
scottandcyrena@bellsouth.net

Warranty Disclaimer:

Although, this report will determine whether or not a tree is a specimen or “Tree of Quality”; it is provided as best judgment opinion. Ultimately, the governing body’s (City of Alpharetta) arborist or representative shall determine whether a tree is classified as a specimen/“Tree of Quality” or not.

All specimen/“Tree of Quality” tree locations shall be approximate. The provided tree locations shall NOT be GPS located and in no manner shall the provided tree location plan be used or represented as a tree survey. It is the sole responsibility of the OWNER to have all tagged specimen/“Tree of Quality” trees located by a Certified Land Surveyor.

No warranties express or implied are made with respect to the report of aforementioned specimen trees. It is understood the OWNER makes use of this report by the ARBORIST at OWNER’s sole risk and that the report is provided as best judgment opinion. In no manner does this report guarantee the life or imply any length of life span of the trees that are determined to be specimens.

Arborist Note:

Due to certain species and undesirable traits, some trees shall be considered in poor condition if the following is true. Numerous trees grown in a native setting may appear to grow as multi-trunk; however this is not desirable in most trees. Most trees that have multi-trunks at the base are usually created when two separate trees grow together or the tree branches off at an early age and they become Co-Dominate Leaders. Either scenario is an undesirable condition for most trees because they both create weak crotches, included bark and/or a prime place for debris and water to get trapped that will always cause decay. In this case these trees become a life safety issue and can not be considered specimen trees.

Some trees are an exception to this rule, such as, but not limited to:

Crape Myrtles, Birches, Wax Myrtles, Red Buds, Fringe Trees, Dogwoods, Hollies, Cedars, Sourwoods, Sweet Bay Magnolias, Red Bays and Live Oaks.

These are an exception because they naturally create sucker growth from the roots and/or trunk or do not typically have the life safety issues because they are not large growing trees.

Reference: Sinclair, Wayne A., 1936. Diseases of Trees and Shrubs / Wayne A. Sinclair and Howard H. Lyon.-2nd Ed. Published 2005

SECTION 3.2 - TREE CONSERVATION, LANDSCAPE, AND BUFFER REQUIREMENTS (Adopted 05-15-17)

3.2.2 Definitions.

For the purposes of this Section, unless the context indicates otherwise, the following terms shall have the meaning set forth below:

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

Caliper: A standard of trunk measurement for replacement trees. Caliper inches are measured at the height of 6 inches above the ground for trees up to and including 4 inch caliper and 12 inches above the ground for trees larger than 4 inch caliper.

Conifer Tree: Any tree with needle leaves and a woody cone fruit including, but not limited to, pine, juniper and cedar species.

Critical Root Zone (CRZ): The minimum area beneath a tree which must be left undisturbed in order to preserve a sufficient root mass to give a tree a reasonable chance of survival. The Critical Root Zone will typically be represented by a concentric circle centering on the tree's trunk with a radius equal in feet to one and three-tenths times the number of inches of the trunk diameter. EXAMPLE: The CRZ radius of a twenty (20) inch diameter tree is twenty-six (26) feet.

Dead Tree: Any standing tree which is no longer alive or has the ability to sustain itself through natural processes as determined by a qualified professional.

Diameter Breast-Height (DBH): The standard measure of tree size (for trees existing on a site). The tree trunk is measured at a height of 4 1/2 feet above the ground. If a tree splits into multiple trunks below 4 1/2 feet, the trunk is measured at its most narrow point beneath the split.

Guidance Document: A document maintained by the City of Alpharetta Arborist that includes clarifications to requirements with examples and additional technical standards about tree protection, tree planting, species selection, and other information relevant to the protection and replanting of trees in the City of Alpharetta. The document may be revised by the City Arborist as conditions and technical standards evolve.

Hardwood Tree: Any tree that is not coniferous (cone bearing). This definition is based on the colloquialism, and does not necessarily reflect any true qualities of the tree.

International Society of Arboriculture (ISA): A professional organization that promotes the professional practice of arboriculture, sets standards for obtaining professional credentials for arborist, and establishes best practices for tree care, pruning, and protection.

Landscape Tree: A tree or trees that were planted or retained on a developed or previously developed site.

Ornamental Tree: A tree that provides a visual impact in the landscape. The impact may be provided through form, bark, branching structure, leaf color, and / or flower color. Typically a small or medium size tree.

Overstory Tree: Those trees that compose the top layer or canopy of vegetation and will generally reach a mature height greater than 40 feet and typically have a spreading canopy.

Pine Tree: An evergreen coniferous tree that has clusters of needle-shaped leaves.

Pruning (Tree Pruning): To cut away dead, overgrown, or undesirable branches or stems. Pruning of trees to be done in compliance with standard arboricultural practices as outlined in ANSI A300 and shall maintain the trees natural form and structure.

Qualified Professional: An International Society of Arboriculture (ISA) Certified Arborist; an American Society of Consulting Arborists (ASCA) Registered Consulting Arborist, or a Registered Forester.

Shade Tree: Any tree that has a spreading canopy that provides partial to full shade to the ground with a minimum height of 20 feet.

Softwood Tree: Any coniferous (cone bearing) tree. This definition is based on the colloquialism, and does not necessarily reflect any true qualities of the tree.

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

Size Criteria:

Pine Trees: 30-inch diameter or larger for trees in the *Pinus* (Pine) genus.

Coniferous Trees: 20" diameter or larger for trees in the *cedrus* (deodar cedar), *Thuja* (Arborvitae), or other ecologically similar trees,

Overstory Trees: 30-inch diameter or larger for trees in the *Liquidambar* (Sweetgum) or *Liriodendron* (Tulip poplar) genus

- 20-inch diameter or larger for trees in the *Fagus* (Beech), *Nyssa* (Tupelo), *Diospyros* (Persimmon), *Sassafras* (Sassafras), or other ecologically similar trees,
- 20-inch diameter or larger for *Magnolia grandiflora* (Southern magnolia) and those cultivars that generally reach a mature height over 40'
- 24-inch (24") diameter or larger for trees in all other genera

Understory Trees: 8-inch (8") diameter or larger.

- 10-inch (10") diameter or larger for *Oxydendron arboretum* (Sourwood).

See additional requirements for Specimen Trees in The Guidance Document

Street/Streetscape Tree: Any tree located or proposed to be located along a public or private street. The actual location will be determined by the specific zoning district or overlay. In situations where there is limited planting space in the right of way and or safety concerns, street trees may be located at the back of the sidewalk or within the landscape strip on private property and the discretion of the Director.

Structural Root Plate: The zone of rapid root taper that provides the tree stability against wind throw. The radius of the structural root plate is equal to 0.5 feet per inch of DBH.

Tree: Any living, self-supporting woody or fibrous plant which normally obtains a diameter breast height of at least three (3) inches and typically has one (1) main stem or trunk and many branches.

Tree Care Plan: A plan developed to provide an impacted tree the best possible chance of survival. A tree care plan should be prepared by a qualified professional and conform to the requirements of ANSI A300 and the Guidance Document

Tree Grouping: A community of trees as determined by the Director to merit special consideration as an ecological feature based upon species composition, form, structure, age, and condition. Specimen trees and trees of quality may be included in tree groupings and every alternative should be evaluated to save these trees. Except as otherwise provided in Section 3.2., Tree Groupings will be treated as specimen trees for preservation credits and every alternative should be evaluated to save these trees.

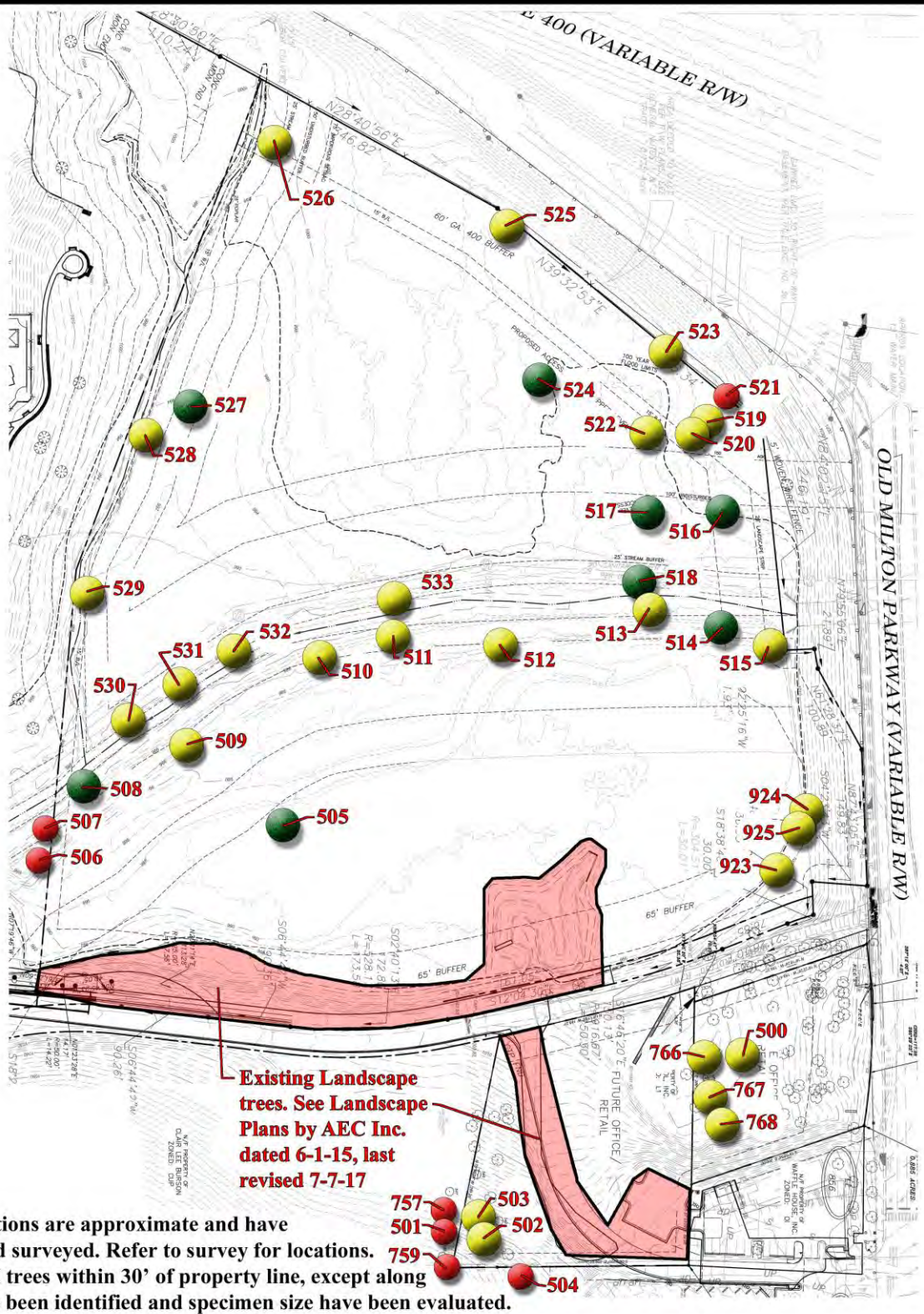
Tree of Quality: A tree that merits special consideration due to historical significance, ideal shape and structure, or uniqueness of the species as determined by the Director. Except as otherwise provided in Section 3.2., Trees of Quality will be treated as specimen trees for preservation credits and every alternative should be evaluated to save these trees.

Tree Planting List: List of preferred tree species for use in the City of Alpharetta. Species not included on this list may be approved at the discretion of the Director. The Tree Planting List is included in the Arborist Guidance Document.

Tree Protection Area: An area encompassing the critical root zone of a tree that shall remain in a previous state.

Tree Save Area: An area designated for the purpose of meeting tree density requirements, saving natural trees, and/or preserving natural buffers that shall remain in a previous state.

Understory Trees: Those trees that grow beneath the overstory, and will generally reach a mature height less than 40 feet. Understory trees may include coniferous trees that meet these same height characteristics.



Notes:

- All tree locations are approximate and have not been field surveyed. Refer to survey for locations.
- All 20" DBH trees within 30' of property line, except along GA 400, have been identified and specimen size have been evaluated.

- Boundary Tree
- Specimen
- Non-Specimen

Landscape Trees



North

Not To Scale

**Specimen
Location Plan**

Specimen Analysis

(General Observations: The site is at the beginning of the Pioneer Phase of Succession; Large portion of the site is wetlands with a stream branching through the center. The primary tree species are River Birch, Pine, Sycamore, Poplar, Maple and inferior species of Oaks. There are few understory trees such as Black Cherry and some Sourwoods. There are larger trees on the site, however most of them are infected with disease and insects such as Pine Borers and different trunk Cankers.)

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	City of Alpharetta's Assessment
768	30" Red Maple	Fair	Poor	No	2 Co-Dominate Leaders 30' high with one gone, weak crotches and included bark. Severe circling roots. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to condition tree is not a design consideration.	1-2	
767	36" Sweet Gum	Poor	Poor	No	2 Co-Dominate Leaders with weak crotches and included bark. Numerous main limbs gone/dead. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to condition tree is not a design consideration.	3	
139	30" Tulip Poplar	Poor	Poor	No	Several dead/ gone limbs. Due to condition tree is not a design consideration.	4	
500	30" Pine	Fair	Poor	No	2 Co-Dominate Leaders 60' up with included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to condition tree is not a design consideration.	5	
757	26" Tulip Poplar	Poor	Poor	No	Boundary Tree. Large wound exposing heartwood. Several main limbs gone/dead. Due to the location, this tree is a design consideration.	6	
501	23" Red Oak	Poor	Poor	No	Boundary Tree. Large trunk canker and trunk sounds hollow. Due to the location, this tree is a design consideration..	7	
759	29" Red Oak	Poor	Poor	No	Boundary Tree. Hollow trunk. Due to the location, this tree is a design consideration.	8	
502	26" Red Oak	Fair	Poor	No	Large trunk canker and trunk sounds hollow. Several main limbs dead/gone. Due to condition tree is not a design consideration.	9	
503	10" Sourwood	Fair	Poor	No	Large hollow cavity. Due to condition tree is not a design consideration.	10	
504	21" Tulip Poplar	Fair	Poor	No	Boundary Tree. 2 Co-Dominate Leaders 60' up with included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to the location, this tree is a design consideration.		

Specimen Analysis

(General Observations: The site is at the beginning of the Pioneer Phase of Succession; Large portion of the site is wetlands with a stream branching through the center. The primary tree species are River Birch, Pine, Sycamore, Poplar, Maple and inferior species of Oaks. There are few understory trees such as Black Cherry and some Sourwoods. There are larger trees on the site, however most of them are infected with disease and insects such as Pine Borers and different trunk Cankers.)

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	City of Alpharetta's Assessment
923	58" Red Maple	Poor	Poor	No	5 Co-Dominate Leaders with weak crotches and included bark. 1 Dead causing decay in trunk. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to condition tree is not a design consideration.	11	
924	32"(18"-16") Red Maple	Poor	Poor	No	2 Trees grown together creating 3 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to condition tree is not a design consideration.		
925	26"(12"-16") Red Maple	Poor	Poor	No	2 Co-Dominate Leaders with weak crotches and included bark. Severe trunk canker. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to condition tree is not a design consideration.	12	
505	28" River Birch	Good	Good	Yes	Due to condition, this tree should be taken into design consideration.		
506	24" Red Maple	Fair	Fair	No	Boundary Tree. 2 Co-Dominate Leaders with included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to the location, this tree is a design consideration.		
507	23" River Birch	Good	Good	No	Boundary Tree. Due to the location/condition, this tree is a design consideration.		
508	35" Sycamore	Good	Good	Yes	Due to condition, this tree should be taken into design consideration.		
509	29" River Birch	Poor	Poor	No	2 Of the main leaders grown together creating poor union and entry point for insects and disease. Due to condition tree is not a design consideration.	13	
510	46" Tulip Poplar	Poor	Poor	No	3 Co-Dominate Leaders with severe decay in crotch creating hollow trunk. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to condition tree is not a design consideration.	14	

Specimen Analysis

(General Observations: The site is at the beginning of the Pioneer Phase of Succession; Large portion of the site is wetlands with a stream branching through the center. The primary tree species are River Birch, Pine, Sycamore, Poplar, Maple and inferior species of Oaks. There are few understory trees such as Black Cherry and some Sourwoods. There are larger trees on the site, however most of them are infected with disease and insects such as Pine Borers and different trunk Cankers.)

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	City of Alpharetta's Assessment
511	34" Pine	Poor	Poor	No	3 Co-Dominate Leaders 30' up with weak crotches and included bark. Large cavity with decay. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to condition tree is not a design consideration.	15-16	
512	27" Red Maple	Poor	Poor	No	2 Co-Dominate Leaders with weak crotches and included bark. The main leaders grown together creating poor union and entry point for insects and disease. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to condition tree is not a design consideration.	17	
513	44"(28"-14") Tulip Poplar	Poor	Poor	No	2 Co-Dominate Leaders with weak crotches and included bark. Deep hollow cavity in trunk. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to condition tree is not a design consideration.	18	
514	25" Water Oak	Good	Good	Yes	Due to condition, this tree should be taken into design consideration.		
515	25" Red Maple	Fair	Poor	No	2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to condition tree is not a design consideration.		
516	29" Red Maple	Fair	Fair	Yes	Due to condition tree is not a design consideration.		
517	31" Water Oak	Fair	Good	Yes	Minor trunk gall. Due to condition tree is not a design consideration.		
518	29" Sycamore	Good	Good	Yes	Due to condition, this tree should be taken into design consideration.		
519	12" Sourwood	Poor	Poor	No	Trunk sounds hollow. Trunk has severe lean. Due to condition tree is not a design consideration.	19	
520	35" Tulip Poplar	Poor	Poor	No	2 Co-Dominate Leaders 15' up with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to condition tree is not a design consideration.	20	

Specimen Analysis

(General Observations: The site is at the beginning of the Pioneer Phase of Succession; Large portion of the site is wetlands with a stream branching through the center. The primary tree species are River Birch, Pine, Sycamore, Poplar, Maple and inferior species of Oaks. There are few understory trees such as Black Cherry and some Sourwoods. There are larger trees on the site, however most of them are infected with disease and insects such as Pine Borers and different trunk Cankers.)

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	City of Alpharetta's Assessment
521	25" Tulip Poplar	Poor	Poor	No	Boundary Tree. 2 Co-Dominate Leaders 30' up with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to the location, this tree is a design consideration.		
522	46"(26"-23") Water Oak	Poor	Poor	No	2 Trees grown together creating 2 Co-Dominate Leaders with weak crotches and included bark. One has severe decay caused by dead limb. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to condition tree is not a design consideration.	21	
523	26" Red Maple	Fair	Poor	No	2 Co-Dominate Leaders with 1 dead, weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to condition tree is not a design consideration.	22	
524	29" Willow Oak	Good	Good	Yes	Due to condition, this tree should be taken into design consideration.		
525	37" Red Maple	Poor	Poor	No	2 Co-Dominate Leaders with Sweet Gum growing in trunk, weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to condition tree is not a design consideration.	23-24	
526	30"(23"-16"-12") Red Maple	Poor	Poor	No	2 Trees grown together creating 3 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to condition tree is not a design consideration.	25	
527	27" Sycamore	Good	Good	Yes	Due to condition, this tree should be taken into design consideration.		
528	34" Tulip Poplar	Fair	Poor	No	2 Co-Dominate Leaders 60' up with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to condition tree is not a design consideration.	26	

Specimen Analysis

(General Observations: The site is at the beginning of the Pioneer Phase of Succession; Large portion of the site is wetlands with a stream branching through the center. The primary tree species are River Birch, Pine, Sycamore, Poplar, Maple and inferior species of Oaks. There are few understory trees such as Black Cherry and some Sourwoods. There are larger trees on the site, however most of them are infected with disease and insects such as Pine Borers and different trunk Cankers.)

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	City of Alpharetta's Assessment
529	28" Sycamore	Poor	Poor	No	Several main limbs dead/gone causing decay in trunk. Due to condition tree is not a design consideration.	27	
530	26" Sycamore	Fair	Poor	No	2 Co-Dominate Leaders 20' up with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to condition tree is not a design consideration.	28	
531	35" Tulip Poplar	Fair	Poor	No	2 Co-Dominate Leaders 80' up with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to condition tree is not a design consideration.	29	
532	28" Sycamore	Poor	Poor	No	Severe trunk canker. Central leader topped. Due to condition tree is not a design consideration.	30-31	
533	30" Pine	Poor	Poor	No	Symptoms of Pine Borers with numerous surrounding Pines dead. Due to the condition, this tree is a design consideration.	32	



Photo 1



Photo 2

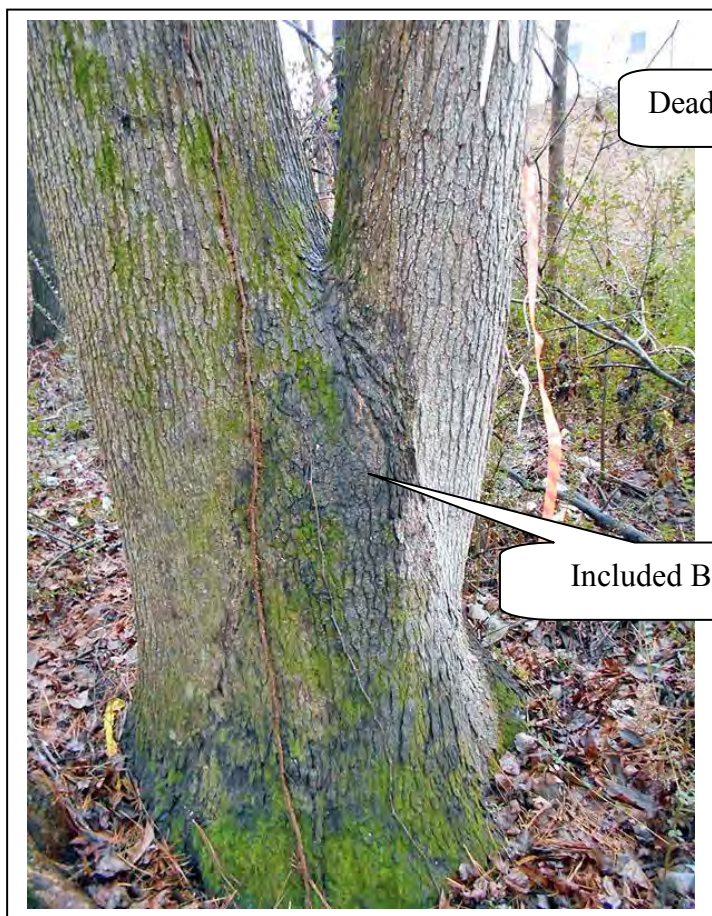


Photo 3

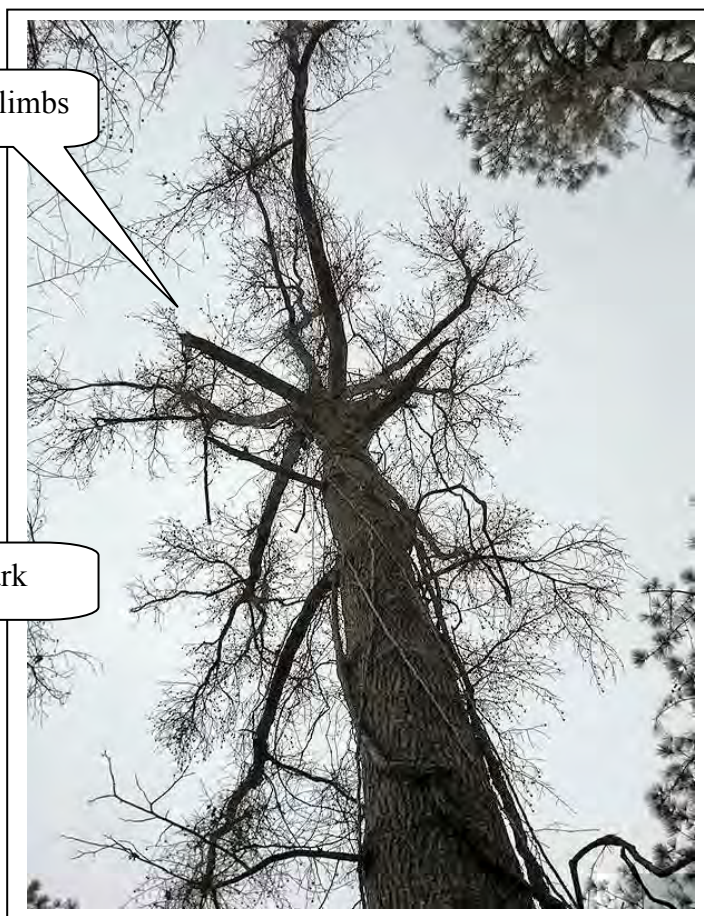
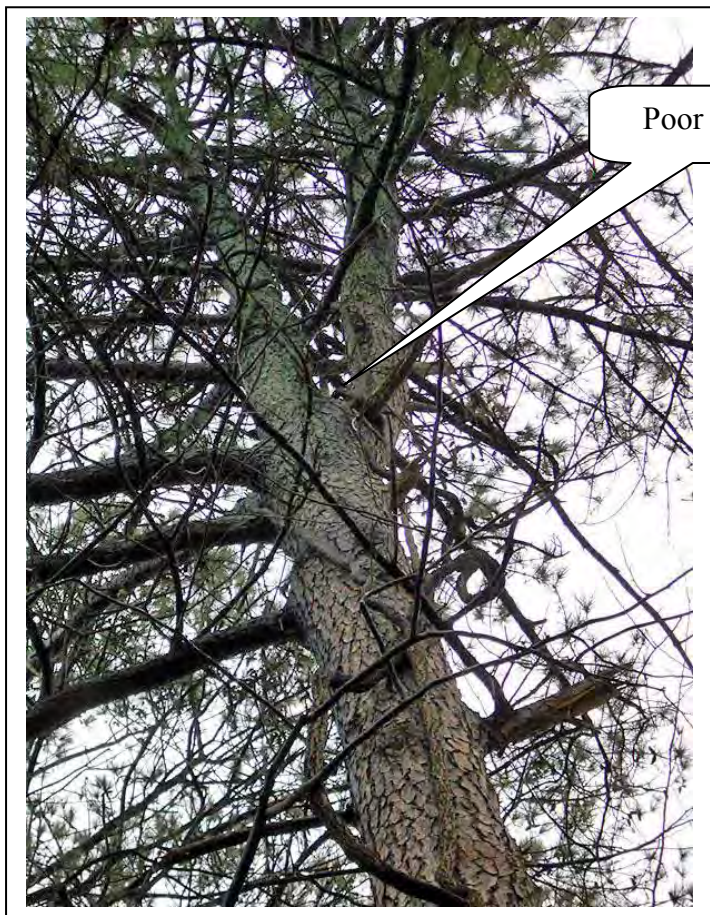


Photo 4



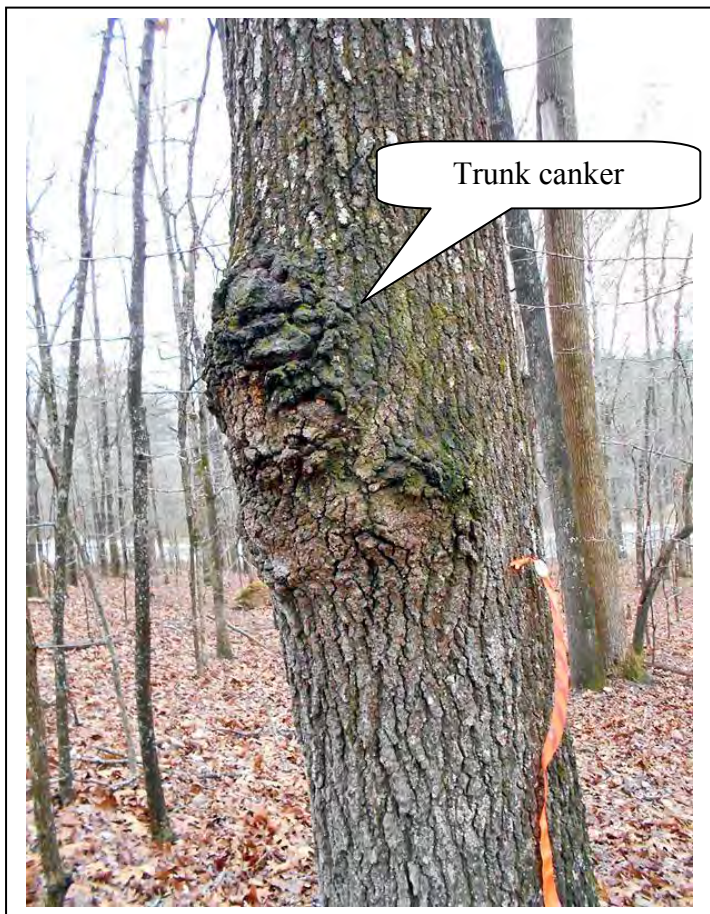
Poor union

Photo 5



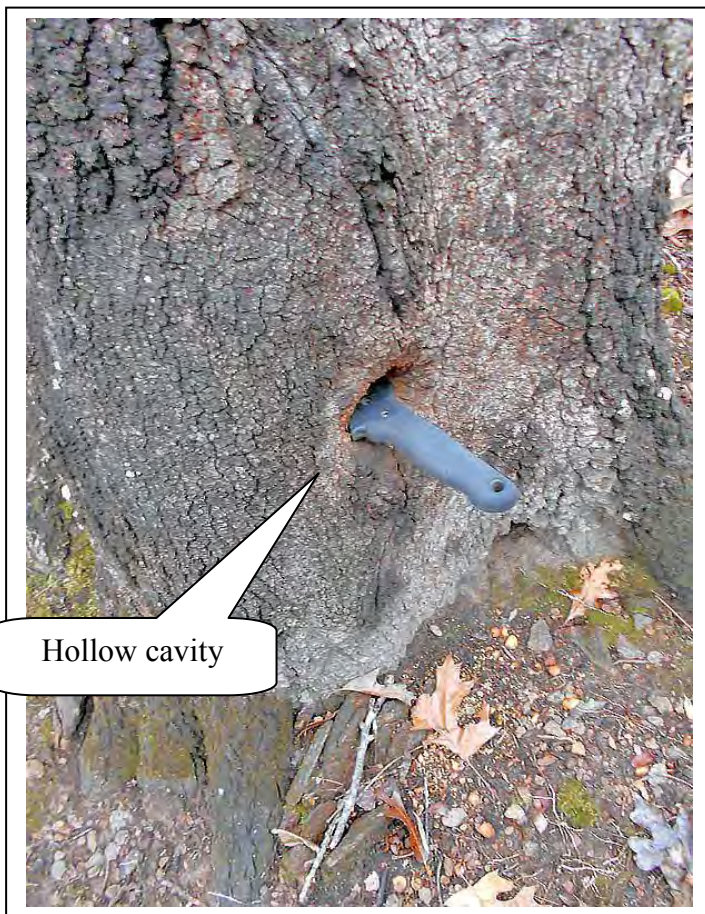
Exposed heartwood

Photo 6



Trunk canker

Photo 7



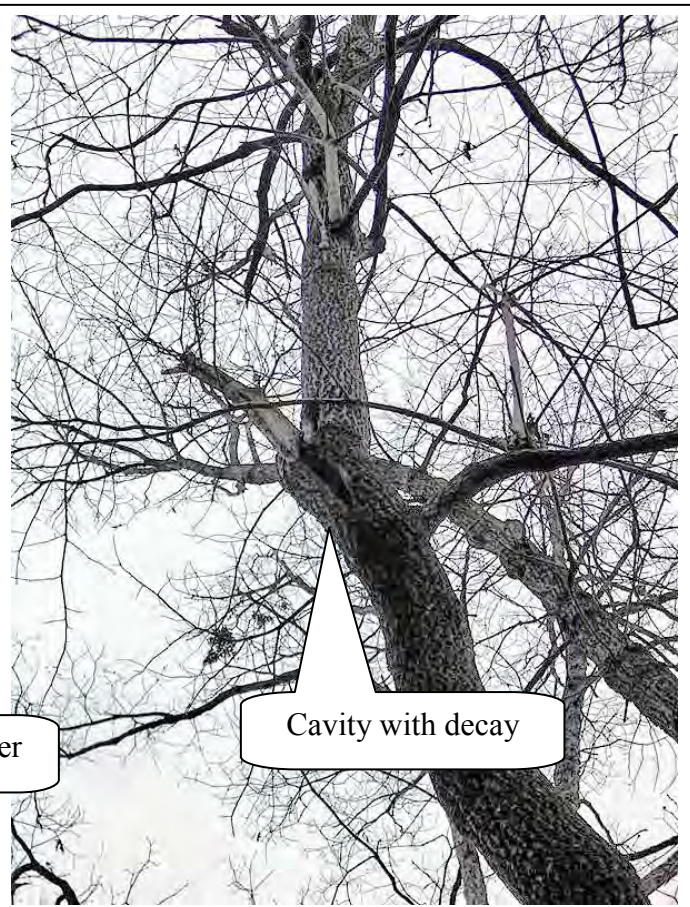
Hollow cavity

Photo 8



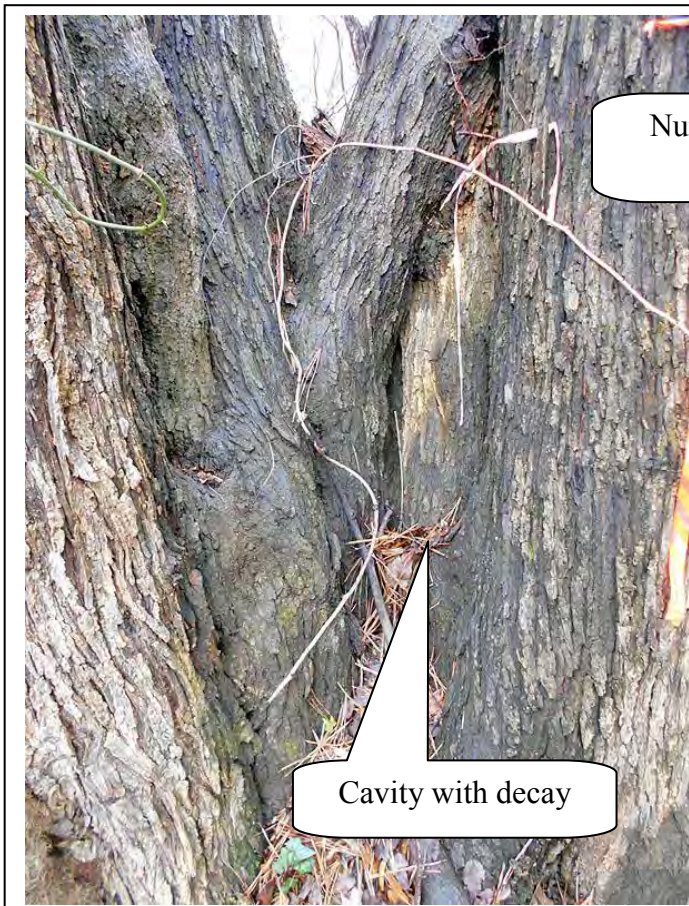
Trunk canker

Photo 9



Cavity with decay

Photo 10



Cavity with decay

Photo 11



Numerous trunk galls

Photo 12



Photo 13

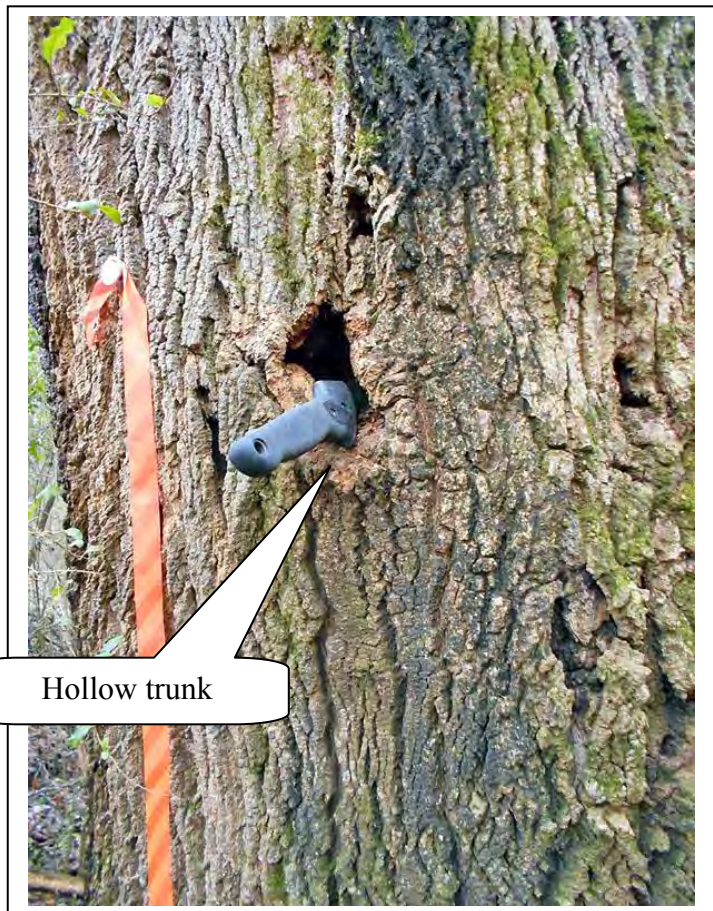


Photo 14



Photo 15



Photo 16



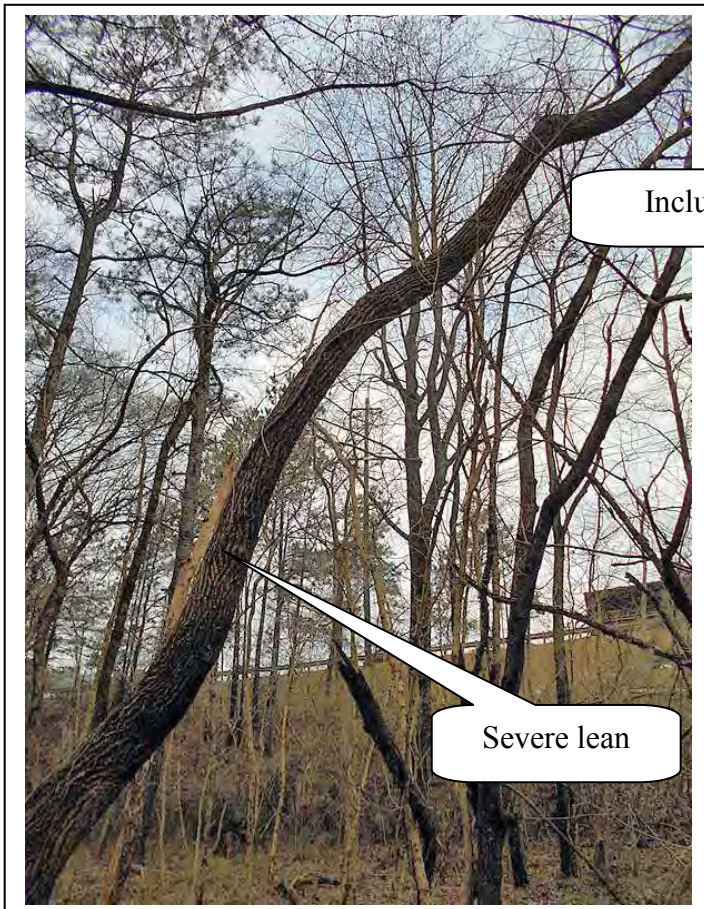
Leaders grown together

Photo 17



Hollow trunk

Photo 18



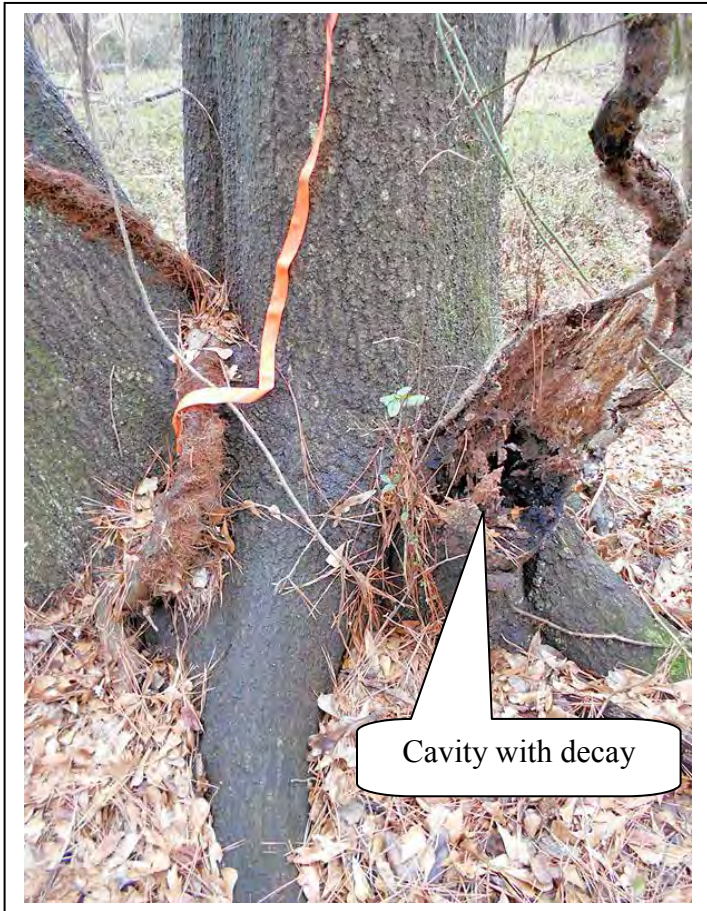
Severe lean

Photo 19



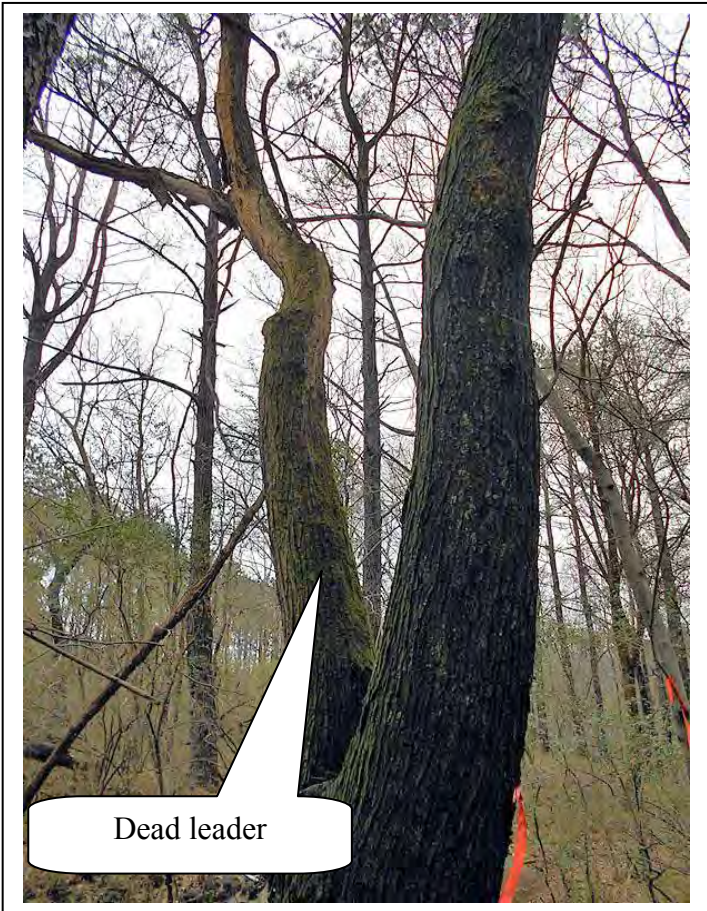
Included bark

Photo 20



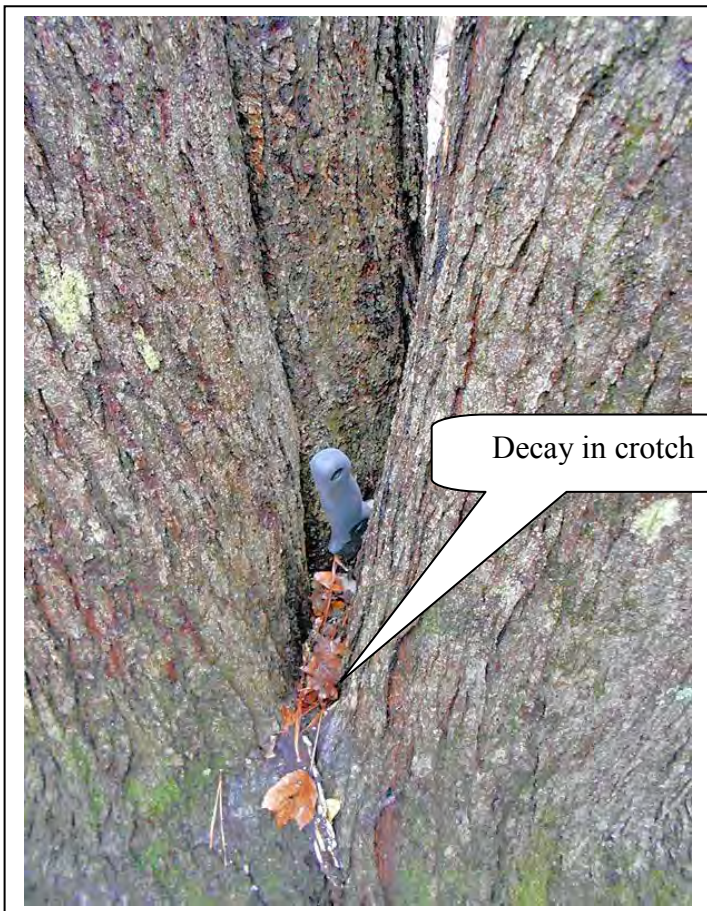
Cavity with decay

Photo 21



Dead leader

Photo 22



Decay in crotch

Photo 23



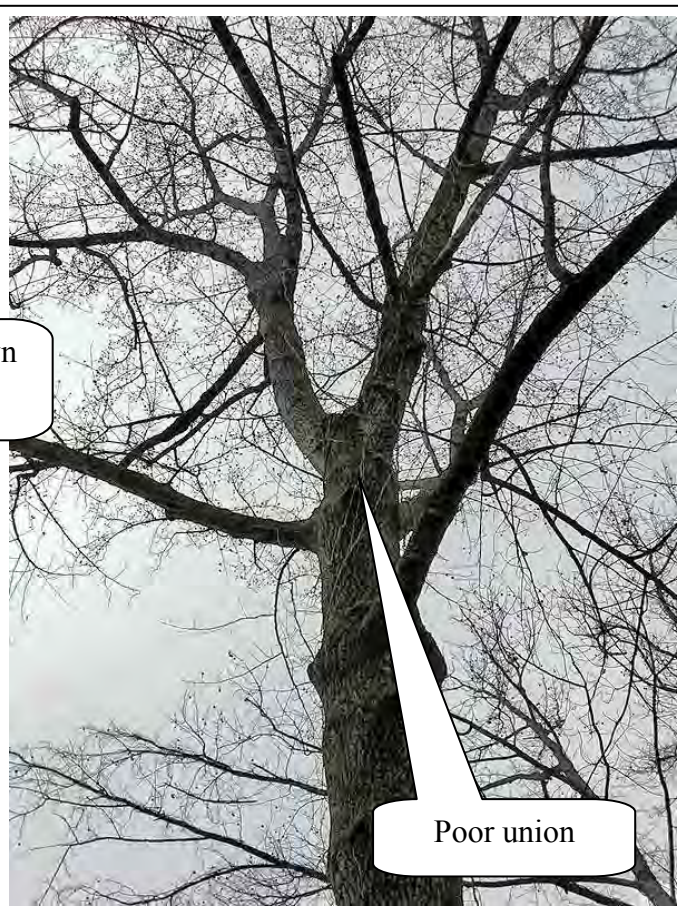
Sweet Gum
grown into
trunk of
Maple

Photo 24



2 Trees grown together

Photo 25



Poor union

Photo 26



Topped tree

Photo 27



Included Bark

Photo 28



Photo 29

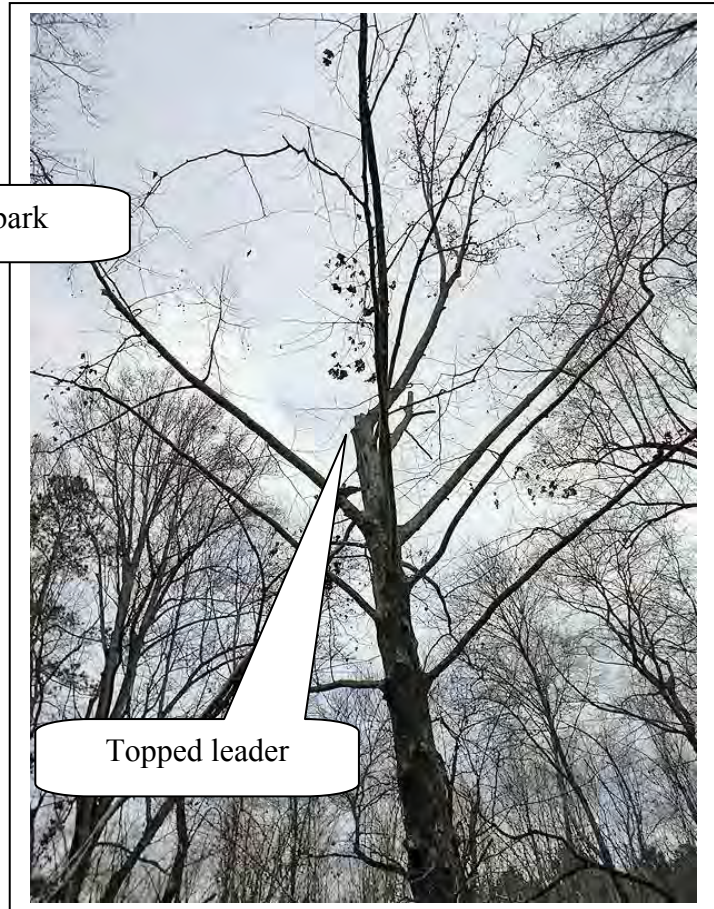


Photo 30

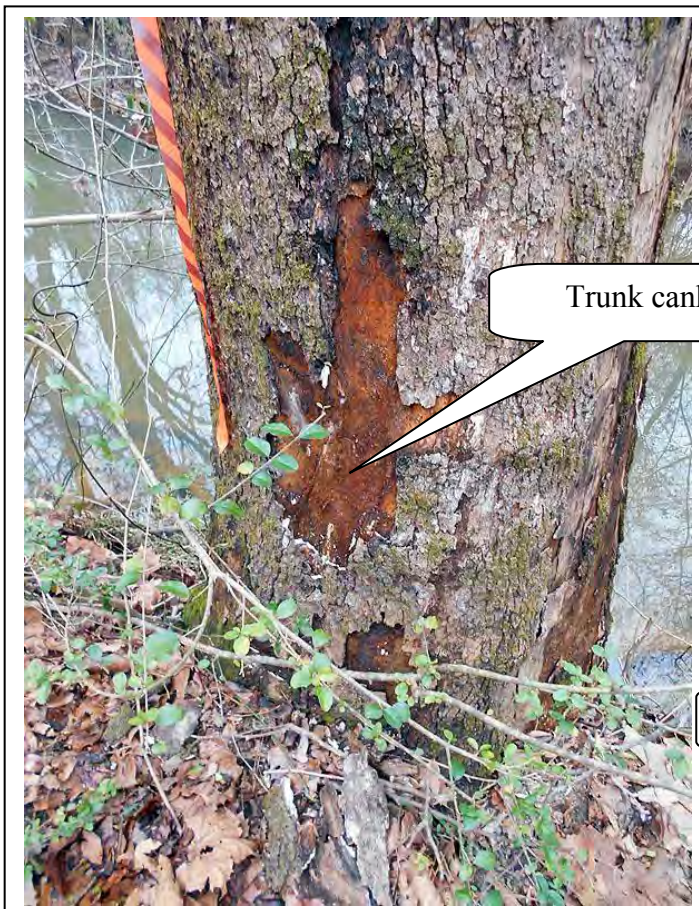


Photo 31

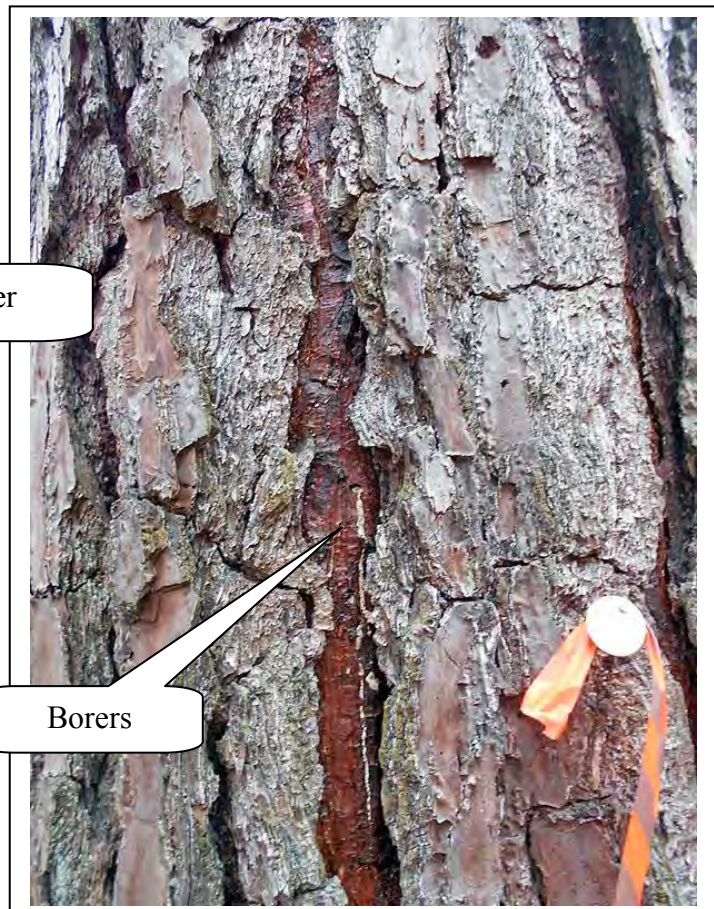


Photo 32

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

March 16, 2018

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

VIA ELECTRONIC MAIL

RE: Atlanta Senior care Services 2, LLC; CLUP 18-01, Z-18-01/, V-18-01
Revised Letter of Intent

Dear Mayor and Councilpersons:

The Applicant referenced above hereby amends its application and its Letter of Intent dated January 2, 2018, as follows:

First, by amending the Letter of Intent and all applicable pages of the Application to request a C-2 zoning classification rather than CUP. Wherever the word "CUP" appears, it shall be deleted, and the word "C-2" shall be substituted therefore (front page, Applicant Request and Intent, Planning Commission Review Criteria, any reference in any other document or exhibit filed with the Application).

Second, by amending the Letter of Intent and the Application to add/request a height variance to allow six stories of structure, being six stories, rather than 5.

Third, by withdrawing from the Application Variance Requests (and any reference in the Letter of Intent) Variances 1, 2, 3 and 5.

Fourth, by replacing the word "CUP" in the first line of the sixth Planning Commission Review Criteria response with the word "C-2".

Mayor and City Council
March 16, 2018
Page Two

Except as specifically amended by this correspondence, additional documentation filed herewith and Variance request, the original Application shall remain unchanged, and in full force and effect.

Sincerely,



Donald A. Rolader
Attorney for Applicant

cc: Cliff Davis
Steve Rowe

BOARD OF ZONING APPEALS REVIEW CRITERIA

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

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

The topography of the entire site is severe, there is substantial stream buffer and there is an old lake bed on the property. There is exceptionally little land on the site which is buildable. The terrain lies below Old Milton Parkway and would be barely visible, if at all, from Old Milton Parkway. Visibility from GA 400 would be extremely limited due to the tree buffer.

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

Restricting the height to a total of five stories would not permit the property to be developed, economically speaking, and would reduce the density well below that of other properties developed similarly. Restricting the height would not result in any corresponding benefit to the City or its citizens.

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

The peculiar conditions are the topography of the property, its elevation related to Old Milton Parkway and the existence of a lake bed and large amounts of stream buffer.

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.

Granting this Variance causes no detriment to the public good, nor does it impair the purpose and intent of the UDC. It permits the property to be developed at a much less intense level than it could be under the existing LI zoning.

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 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: Inspired Living- Phase II

Contact Name: Steven Rowe

Telephone: 770-641-1942

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.

We sent letters and a site plan to all of the surrounding neighbors and received not response to date.

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

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

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

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

Signature of Authorized Agent: _____

Date: 3/21/2018

Print Form

STATE BRIDGE ROAD ATLANTA L P
0 STATE BRIDGE RD
ALPHARETTA, GA 30009

TRIAD NEWCASTLE LLC
0 MORRIS RD
ALPHARETTA, GA 30009

QUIKTRIP CORPORATION
3190 OLD MILTON PKWY
ALPHARETTA, GA 30009

BURSON CLAIRE LEE
0 MORRIS RD
ALPHARETTA, GA 30009

MENDEL HERBERT A ET AL
0 STATE BRIDGE RD
ALPHARETTA, GA 30009

MENDEL HERBERT A ET AL
11505 MORRIS RD
ALPHARETTA, GA 30009

WAFFLE HOUSE INC
3319 OLD MILTON PKY
ALPHARETTA, GA 30009

SIEMENS REAL ESTATE INC
3333 OLD MILTON PKY
ALPHARETTA, GA 30009

SAMS REAL ESTATE HOLDINGS GEORGIA LLC
3325 OLD MILTON PKY
ALPHARETTA, GA 30009

BRE ESA P PORTFOLIO LLC
3329 OLD MILTON PKY
ALPHARETTA, GA 30009



50 Warm Springs Circle
Roswell, Georgia 30075-4937

Main: 770.641.1942
Fax: 770.998.6924

January 4, 2018

RE: **Public Hearing - Avanti PH II**

Dear Property Owner:

Atlanta Senior Care Services 2, LLC has filed a rezoning and variance application for the property located on Old Milton Parkway, 1st District, 2nd Section, LL 853, 856, parcel number 12-297008530351 for the purposes of developing attached residential condominiums with office and retail uses.

The site plan drawing is attached for your reference.

The current hearing dates for this application are as follows:

Planning Commission: March 1, 2018 at 6:30 p.m.

City Council: March 26, 2018 at 6:30 p.m.

The meetings are held at City Hall, 2 Park Plaza, Alpharetta, Georgia 30009.

If you need any further information or have any questions regarding the application please feel free to contact me at your convenience. I can be reached at (770) 641-1942 or slr@aecatl.com.

Sincerely,

AEC, Inc.

A handwritten signature in black ink, appearing to read 'SLR', is written over the printed name of Steven L. Rowe.

Steven L. Rowe, ASLA
Vice President

SLR/sch
Attachments

M:\2015 JOBS\15-3752 Avanti-Inspired Living\Phase 2 Planning\Re-Zoning\letterneighbor

March 21, 2018

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

RE: **Inspired Living- Phase II
Re-Zoning and Variance Application
Letter of Intent**

Dear Mayor and Councilpersons:

Atlanta Senior Care Services 2, LLC, the Applicant, seeks to rezone an approximately 17 ½ acre infill property at the southeast corner of Old Milton Parkway and Georgia 400 from Light Industrial (L-I) and Office Institutional (O-I) to Commercial (C-2). The Master Plan for the proposed community features a five-acre residential site to the west and a two-and-a-half-acre office/commercial site to the east, centered around a ten-acre area preserved for greenspace, meandering trails and water features. The property is currently vacant and is surrounded by existing creeks, floodplain and the City's Georgia 400 buffer.

The focus of the first phase will be toward the residential and greenspace/amenity components. This project will help meet the high, underserved demand for housing within walking distance to the shops, restaurants and other amenities of the Old Milton Corridor. While the development will not be Age Restricted, feasibility analysis has shown that demand will be highest among Empty Nesters, demonstrating compatibility with the newly opened senior housing facility adjacent to the south, and promoting the type of aging-in-place community encouraged in the City's Comprehensive Plan.

The design solution for the challenging site includes three (3) five story stacked-flat style condominium buildings, each served by a concealed structural parking deck on the first level. The footprint is compact and efficient while allowing ample space for an amenity-rich environment. A key distinguishing feature of the community will be the sprawling central greenspace, which will showcase the natural features of the site through preservation, revitalization and enhancement. Connectivity and walkability will be heavily emphasized given the project's location within the Old Milton Corridor and proximity to the proposed Alpha Loop Trail System and Big Creek Greenway.

To the east of the property are parcels zoned CUP that have been developed for retail and restaurant uses. To the north, across Old Milton Parkway, is vacant property zoned for Office Professional use, along with an existing Quick Trip convenience store zoned Commercial General and the Country Place condominium development zoned High Density Residential (R-10M). Adjacent to the South of this property is the newly opened *Inspired Living* senior housing facility developed by the Applicant's principals, and to the west is the Georgia 400 Highway.

Because of the development challenges created by the creeks and floodplain running across the property, variances are necessary to facilitate new development.

Based on several discussions with City Staff it has been determined that, although some variances will be required, C-2 is the most appropriate zoning designation for the intended use and for the site in general. The current Light Industrial zoning designation is no longer compatible with surrounding land use and allows for uses by right that could negatively impact surrounding property values.

The additional variances include an encroachment into the City's Stream Buffers and Impervious Setbacks and a height variance in the C-2 zoning to allow for a 6 stories for the residential buildings.

The variance to encroach into the City's stream buffer is required to minimally develop the remaining developable part of the property. The property is severely encumbered, with the significant GA 400 buffer to the west, and stream buffers on two separate creeks as well as a flood plain associated with each stream. The requested encroachment into the Stream Buffers/ Impervious setbacks is the minimum required in order to develop the site; we are still respecting and preserving the required GA 400 buffer and the 25' State buffer along the creeks. Additionally, we propose an offsetting and equivalent, permanent undisturbed buffer along the opposing side of the creek.

We thank you for your consideration in this matter and respectfully request that the rezoning to the C-2 designation with concurrent variances be granted as requested. If you have any questions or require further information please feel free to contact me at your convenience.

Sincerely,
AEC, Inc.



Steven L. Rowe, ASLA
Vice President

SLR/SCH/slr

Attachment "A"
Constitutional Assertions

The applicant respectfully submits that the failure to approve the conditional use and concurrent variance would be unconstitutional, illegal, null and void, constituting a taking of Applicant'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 Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary and capricious act by the Alpharetta City Council without any rational basis therefore constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and 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 Alpharetta City Council to approve the variance application for the Property in accordance with the zoning criteria as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of the 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. The application of the City of Alpharetta Unified Development Code, facially and as applied to the Property, which restricts the Property to any zoning classification, uses, or to any zoning classification other than the classification as proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant'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 Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

For all the foregoing reasons, it is submitted on behalf of the Applicant that the variance application of the applicant meets the requirements of the Alpharetta Unified Development Code. This notice is being given to comply with the provisions of O.C.G.A. § 36-33-5 to afford the City an opportunity to grant the requested variance. If action is not taken by the City Council to grant the variance within a reasonable time, a claim will be filed in the Superior Court of Fulton County demanding just and adequate compensation under Georgia law for the taking of the Property, diminution of value of the Property, attorney's fees and other damages in an amount no less than Ten Million Dollars (\$10,000,000) arising out of the unlawful deprivation of the Applicant's property rights.

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: Kace King (Atlanta Senior Care Services 2, LLC)

Telephone: 941-224-7168

Address: 8380 Bay Pines Blvd, 3rd Floor

Suite: _____

City: St. Petersburg

State: FL

Zip: 33709

Fax: _____

Mobile Tel: 941-224-7168

Email: kace_king@yahoo.com

Subject Property Information:

Address: Old Milton Parkway

Current Zoning: L-I

District: 1

Section: 2

Land Lot: 853, 856

Parcel ID: _____

Proposed Zoning: CUP C-2

Current Use: Vacant Land

This Application For (Check All That Apply):

☐ Conditional Use

☐ Master Plan Amendment

☒ Rezoning

☐ Master Plan Review

☒ Variance

☐ Public Hearing

☒ Comprehensive Plan Amendment

☐ Other (Specify): _____

APPLICANT REQUEST AND INTENT

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

The proposed use of the property will be For Sale attached residential.

Applicant's Request (Please itemize the proposal):

C-2

We are requesting a re-zoning of the property from L-I to CUP to allow for the development of the For Sale Residential attached units.

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

(please see Letter of Intent attached to this application)

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Kace King, on behalf of Atlanta Senior Care Services 2, LLC

Telephone: 941-224-7168

Address: 8380 Bay Pines Blvd.

Suite: _____

City St. Petersburg

State: FL

Zip: 33709

-

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 Comprehensive Plan Amendment

Identify Authorized Applicant:

Name of Authorized Applicant: Atlanta Senior Care Services 2, LLC

Telephone: 941-224-7168

Address: 8380 Bay Pines Blvd.

Suite: _____

City St. Petersburg

State: FL

Zip: 33709

-

So Sworn and Attested:

Owner Signature: _____

[Signature]

Date: _____

12/20/2017

Notary:

Notary Signature: _____

Mary E. Smith

Date: _____

12/20/2017



MARY E. SMITH
MY COMMISSION # FF 103526
EXPIRES: May 27, 2018
Bonded Thru Budget Notary Services

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: Atlanta Senior Care Services 2, LLC

Subject Public Hearing Case: Atlanta Senior Care Services 2, LLC application for Rezoning, Variance, and Comprehensive Plan Amendment

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: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: 

Date: 12/20/2017

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The property will be compatible with surrounding properties in both use and architecture. Given the site is located on a Corridor of Influence, the Design Review Board will ensure the development will be compatible and compliment the surrounding developments of Parkway 400, Avalon, Preston Ridge and Inspired Living development.

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

This development will increase the value of the surrounding properties based upon the intended use as a high end and amenity rich condominium development with an emphasis on outdoor living, abundant green space and connectivity to the City's proposed trail system.

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

Given the natural constraints of the current land (stream buffers, flood plain and access), the property cannot be economically developed as an industrial site (I Zoning). The proposed zoning allows for uses that are more flexible and fit better with the current development trends as this is an infill development property.

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

The proposed development would have a minimal increase to population (+/- 400 people) and only a slight increase to traffic as compared to a General Light Industrial Use. The developer has also invested significantly into the safe ingress and egress to the site by providing access at the existing traffic signal at Morris Road.

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

Because of the target market for this type of residential, we anticipate a minimal increase to the School Population. The surrounding infrastructure and utilities are well within their capacity to serve the proposed development.

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

The proposed ~~CUF~~^{C-2} is an appropriate Zoning in the Old Milton Corridor under the 2035 Comprehensive Plan which encourages both commercial and medium to high intensity residential development in this area and is consistent with what is envisioned in this area. The site is in a designated Corridor Character Area (Old Milton Corridor), and interchange of influence and the LCI study area (Tier 2/ Old Milton/ Avalon, Downtown and Windward). The development proposal aligns well with the City's Comprehensive Plan, promoting infill development and emphasizes connectivity, walkability and preservation of Green Space, all of which are features to this development.

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

With the success of several developments within the corridor, the proposed residential use is critical to serve the existing office, retail and restaurant businesses in the area.

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.

Variance Request 4: Encroachment into the City's Stream Buffer and Impervious Setback

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

This site is a smaller infill property and given the amount of limited developable area due to wetlands, streams and flood plain, the proposed encroachment is the only way to develop this property. Approximately 70% of the site is lost to stream buffers, impervious setbacks, flood plain and zoning buffers.

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

Yes, a strict implementation of the City's stream buffers would render a greater majority of the site as undevelopable and thus not economically viable.

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

Yes, the property is impacted by wetlands, streams, stream buffers and flood plain greatly limiting its developable area and is only approximately 30% or less useable. These conditions are unique to this site and would not necessarily apply to other sites within the area.

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

No, the granting of this variance will not cause any harm to the public good or impact the purpose of the zoning code. The purpose of the stream buffers and impervious setbacks is to improve the water quality of the stormwater runoff. The project will be designed to improve the storm water quality discharged from the site and will not have an impact to the downstream property owners or the City.

BOARD OF ZONING APPEALS REVIEW CRITERIA

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

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

The topography of the entire site is severe, there is substantial stream buffer and there is an old lake bed on the property. There is exceptionally little land on the site which is buildable. The terrain lies below Old Milton Parkway and would be barely visible, if at all, from Old Milton Parkway. Visibility from GA 400 would be extremely limited due to the tree buffer.

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

Restricting the height to a total of five stories would not permit the property to be developed, economically speaking, and would reduce the density well below that of other properties developed similarly. Restricting the height would not result in any corresponding benefit to the City or its citizens.

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

The peculiar conditions are the topography of the property, its elevation related to Old Milton Parkway and the existence of a lake bed and large amounts of stream buffer.

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.

Granting this Variance causes no detriment to the public good, nor does it impair the purpose and intent of the UDC. It permits the property to be developed at a much less intense level than it could be under the existing LI zoning.

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.



CITY COUNCIL MEETING STAFF REPORT

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

I. AGENDA ITEM TITLE: CU-18-01 V8P BAR/WINDWARD PROMENADE

PLANNING COMMISSION: APRIL 12, 2018

CITY COUNCIL: APRIL 30, 2018

II. RECOMMENDATION:

Approve CU-18-01 V8P Bar/Windward Promenade, subject to the following conditions:

1. 'Smoke Shop and Tobacco Store' shall be added as a conditional use at 875 North Main Street, Suite 356 and limited to no more than 1,600 square feet.
2. Conditional use approval shall be limited to V8P Bar; no additional 'Smoke Shop and Tobacco Store' businesses or subleasing shall be permitted within the approved space.
3. Hours of operation shall be limited to Monday – Saturday 10:00 AM – 10:00 PM and Sunday 12:00 PM – 6:00 PM.
4. The business shall not sell any tobacco products or drug-related paraphernalia.
5. Storefront glass shall be clear.
6. Window signage shall not exceed 10% of the total window area. No lighting window trim.

III. REPORT IN BRIEF:

The applicant, V8P Bar, is requesting a conditional use permit to allow a retail store that sells vape (tobacco alternative/e-cigarette) products in a 1,600 square foot suite within an existing shopping center. The proposed use is classified as 'Smoke Shop and Tobacco Store', which requires approval of a conditional use at the proposed location. The property is located at 875 North Main Street, Suite 356 in the Windward Promenade retail center.

DISCUSSION

The submitted request, if approved, will allow the applicant to operate a retail vape store in a 1,600 square foot suite within an existing retail center. The proposed use is classified as 'Smoke Shop and Tobacco Store'. The applicant's business includes retail sales of vapor devices, e-liquid and heating elements for vapor devices. According to the applicant, vaping is a healthier alternative to tobacco/cigarettes. The subject property is located at 875 North Main Street, Suite 356 in the Windward Promenade retail center.

The property is zoned C-1 (Neighborhood Commercial), which allows 'Smoke Shop and Tobacco Store' with approval of a conditional use permit. Surrounding properties are zoned C-1 to the north, east and west and O-I (Office-Institutional) subject to the Oxford Green Master Plan to the south. Lowes, Burger King IHOP and Rite Aid are located to the north, commercial buildings in the Windward Promenade retail center are located to the west, BP Gas Station is located to the east and Costco and Windward Pointe subdivision are located to the south. The nearest townhome unit in the Windward Pointe subdivision is approximately 470', as measured in a straight line, from the applicant's requested location.

The Windward Promenade retail center consists of three (3) commercial buildings totaling 48,185 square feet and occupied by a mix of retail, restaurant and office uses. The applicant's business is proposed to be located within a 1,600 square foot suite on the 2nd floor of the building nearest Windward Parkway. Other businesses within this building, include Taco Mac, Cold Stone Creamery, Jimmy John's, Healthy Massage and Quick Weight Loss Center, to name a few.

Unified Development Code (UDC) Section 1.4.2 defines 'Smoke Shop and Tobacco Store' as follows:

"Any premises dedicated to the display, sale, distribution, delivery, offering, furnishing, or marketing of tobacco, tobacco products, or tobacco instruments; provided, however, that any grocery store, supermarket, convenience store or similar retail use that only sells conventional cigars, cigarettes or tobacco as an ancillary sale shall not be defined as a "smoke shop and tobacco store".

There are no 'Smoke Shop and Tobacco Store' uses located in the Windward Promenade retail center. However, there are similar businesses in the area, including Cutter's Cigar & Spirits located at 4915 Windward Parkway and Big Bang Vape Co. located at 800 North Main Street.

V8P Bar has been in business since 2013, with locations in Buford, Cumming, Duluth and Norcross. The applicant's business is primarily retail sales of vape devices, e-liquid and other vape-related accessories. According to the applicant, V8P Bar will not sell tobacco, pipes, hookah, rolling papers or other products typically associated with head shops or tobacco shops. Hours of operation are Monday – Saturday 10:00 AM – 10:00 PM and Sunday 12:00 PM – 6:00 PM.

CONDITIONAL USE REVIEW CRITERIA

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

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

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

Response: Windward Promenade was developed in compliance with site access development standards for retail shopping centers. The proposed use should not have significant impacts on vehicular and pedestrian access.

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

Response: Windward Promenade shopping center is in compliance with regard to refuse areas, loading and service areas, off-street parking, and buffers and screening.

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

Response: The proposed use would be compatible with the surrounding retail uses and other locations for this business, which are similarly situated within retail shopping centers.

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

Response: Not applicable.

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

Response: The proposed use would be compatible with the surrounding retail uses and other locations for this business, which are similarly situated within retail shopping centers.

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

Response: The proposed use would be compatible with the surrounding retail uses and other locations for this business, which are similarly situated within retail shopping centers.

CONCURRENCES

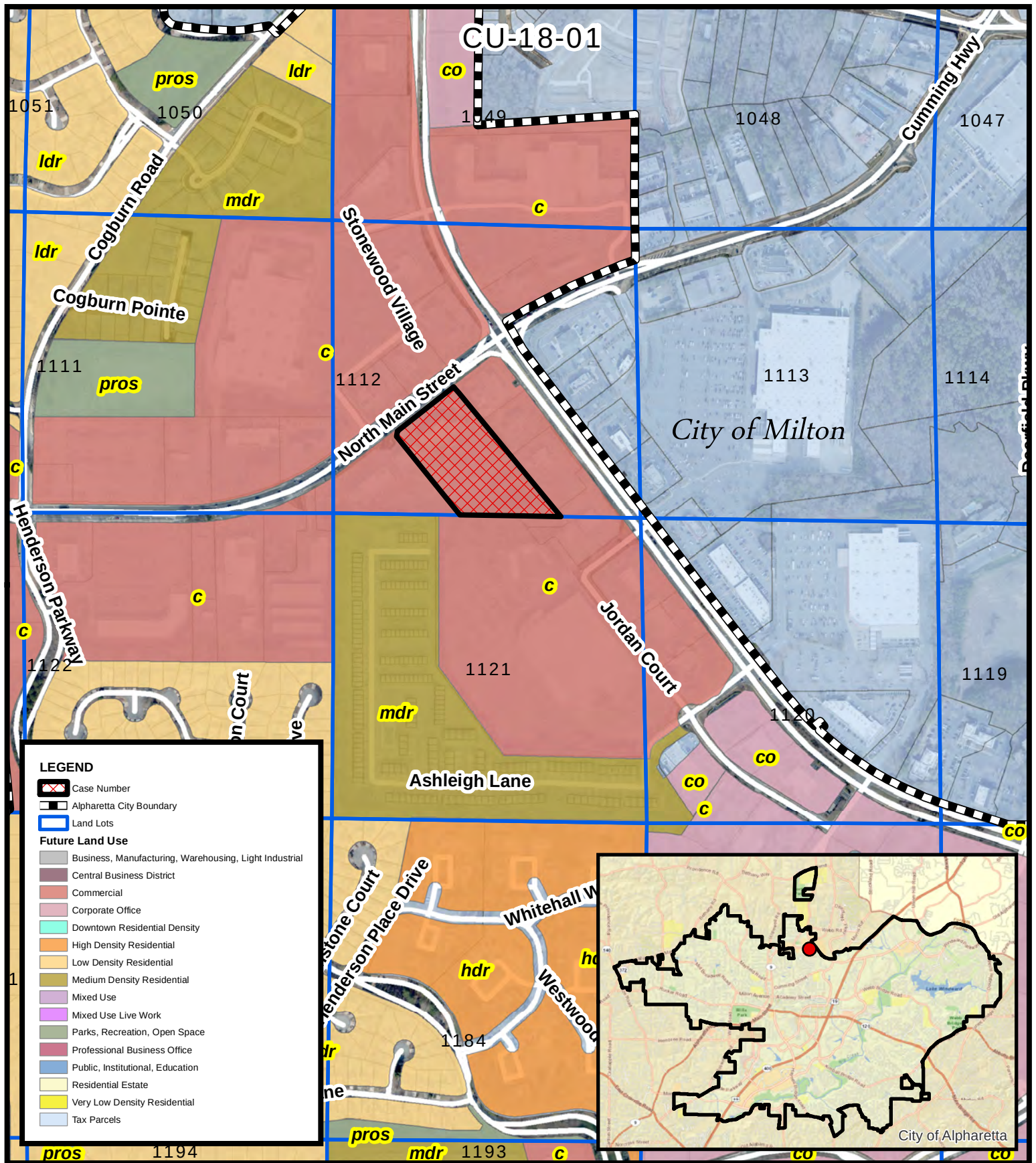
City Staff has reviewed the applicant's proposal and finds that it can generally support the request for conditional use. The request is not in conflict with the established standards. The proposed use would be compatible with the surrounding retail uses and other locations for this business, which are similarly situated within retail shopping centers. However, it is recommended that conditions be established as part of this application that regulate and limit any expansion of the business.

CITIZEN PARTICIPATION PLAN

The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.

IV. ATTACHMENTS:

- Site Plan

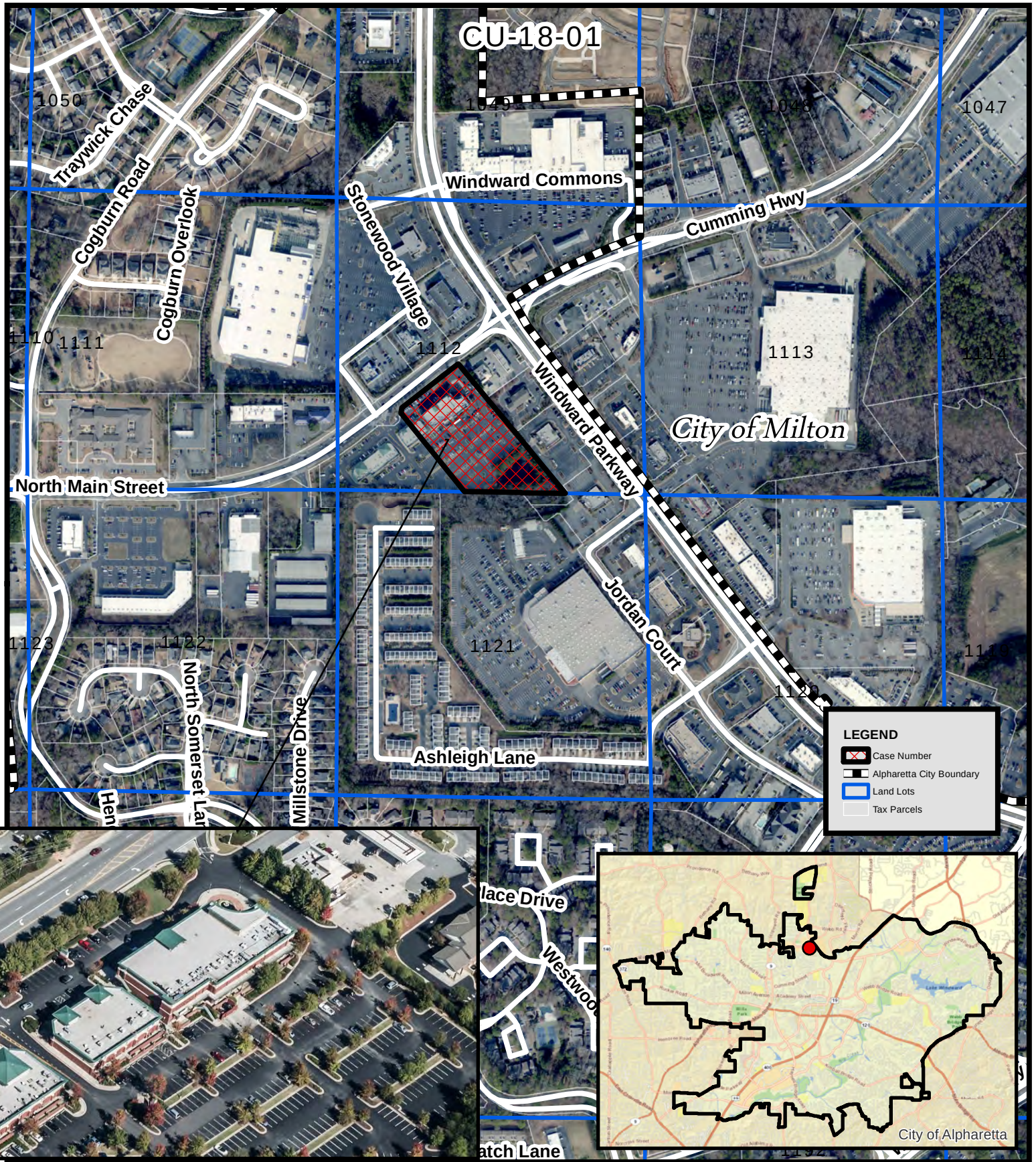


Future Land Use
Windward Promenade
875 North Main St

CU-18-01
D/LL: 2/2/1112
PC: 4/12/18
CC: 4/30/18



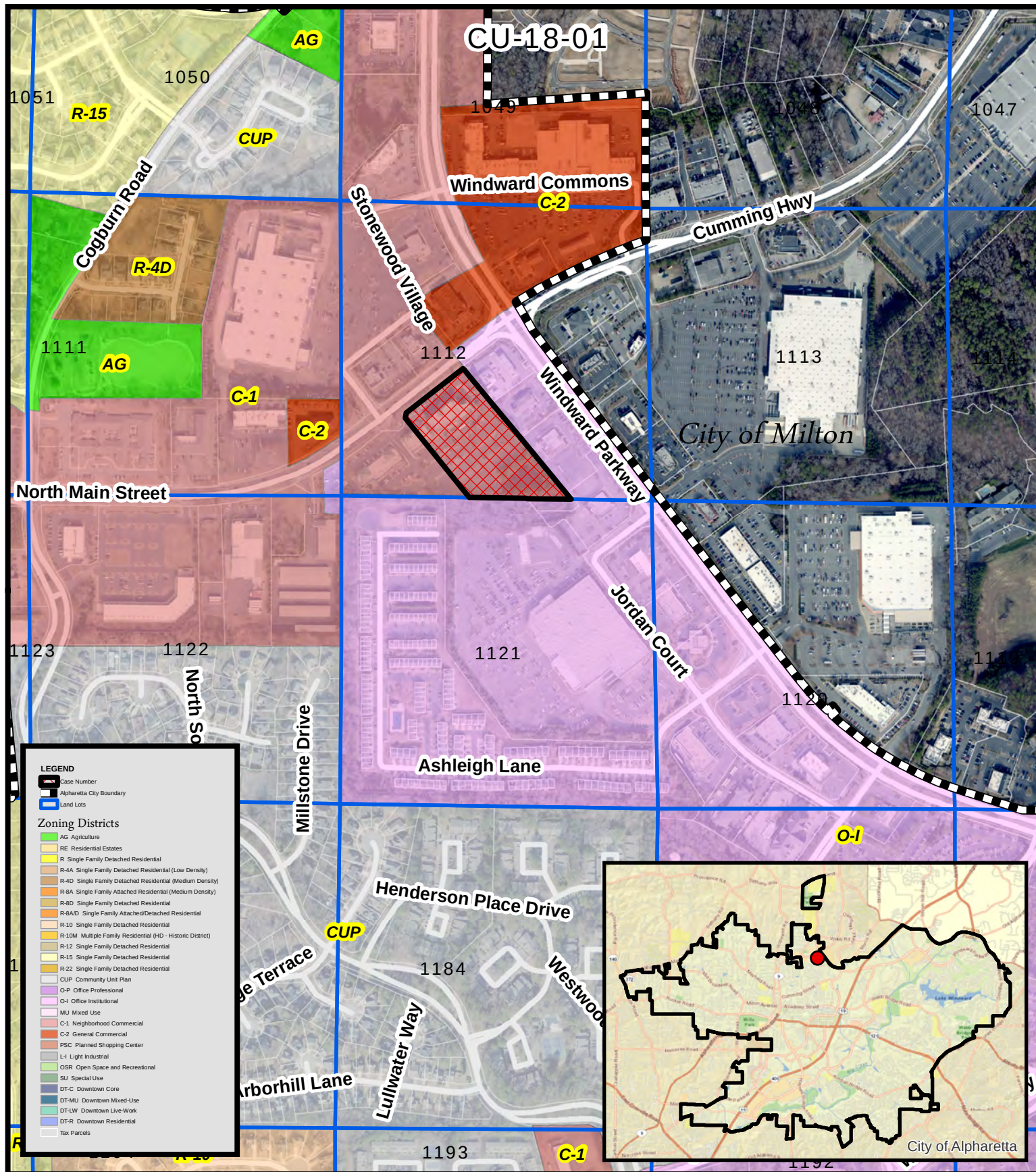
Location Map Provided by:
Community Development - GIS



Aerial Map
 Woodward Promenade
 875 North Main St

CU-18-01
 D/LL: 2/2/1112
 PC: 4/12/18
 CC: 4/30/18

Location Map Provided by:
 Community Development - GIS

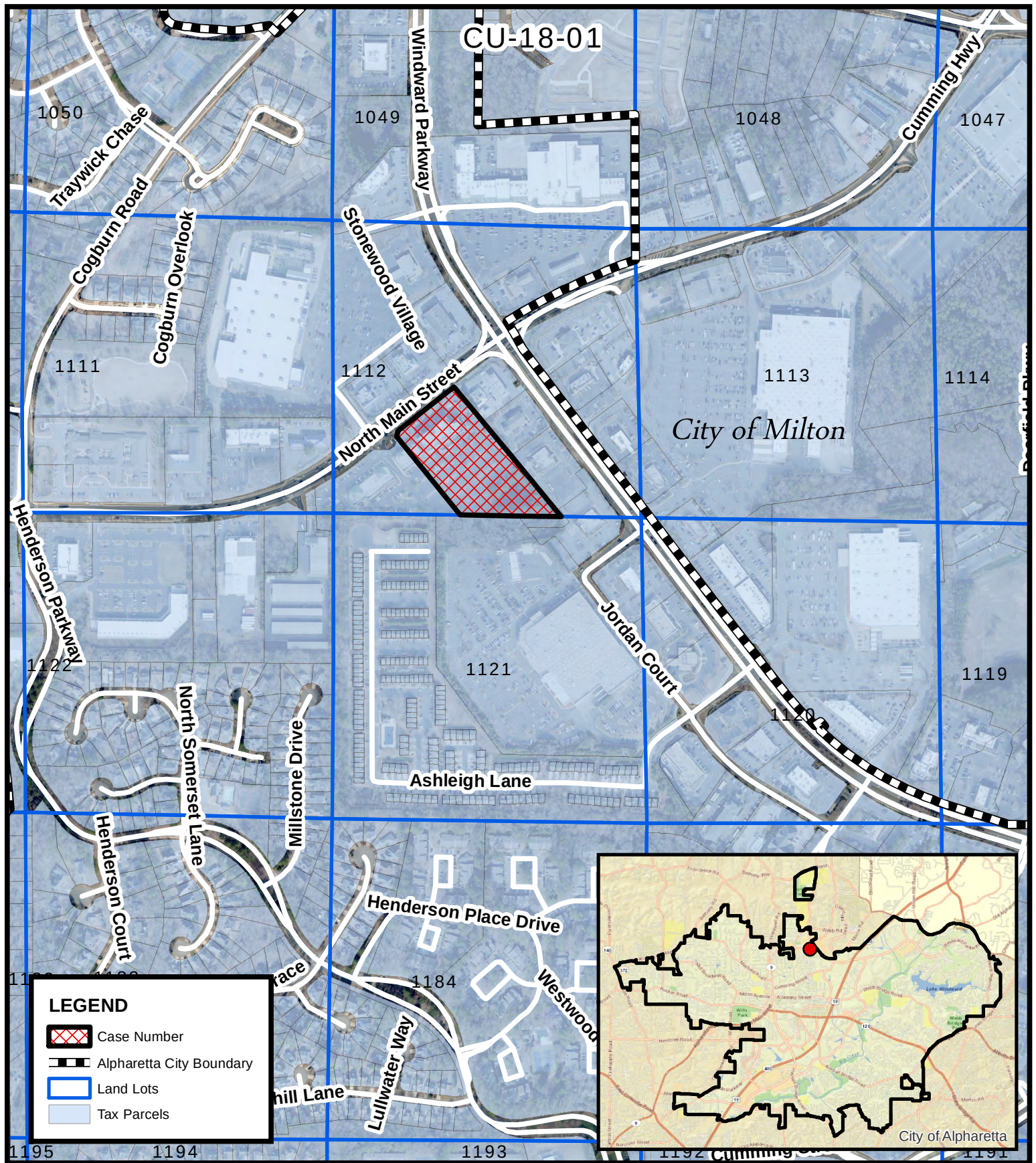


Zoning Map
Woodward Promenade
875 North Main St

CU-18-01
D/LL: 2/2/1112
PC: 4/12/18
CC: 4/30/18

Location Map Provided by:
Community Development - GIS





Location Map
Windward Promenade
875 North Main St

CU-18-01
D/LL: 2/2/1112
PC: 4/12/18
CC: 4/30/18

Location Map Provided by:
Community Development - GIS

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: Sheel Patel

Telephone: (678) 994-9663

Address: 326 Andridge CT

Suite: _____

City Suwanee

State: Ga

Zip: 30024

Fax: _____

Mobile Tel: (678) 994-9663

Email: vapebaralpharetta@gmail.com

Subject Property Information:

Address: 875 North Main Street Suite 356

Current Zoning: C-1



District: 2

Section: 2

Land Lot: 1112

Parcel ID: _____

Proposed Zoning: _____

Current Use: Retail Shopping Center

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 retail vapor shop specifically intended for the cessation of cigarettes, tobacco, and other harmful smoking products. The property will NOT be used to sell products typically sold in head shops or tobacco shops including but not limited to: tobacco, pipes, hookah, rolling papers. Products sold will be vapor devices, e-liquid, and heating elements for the vapor devices. This business works by informing consumers of the alternative nicotine products that drastically reduce the harmful side effects typically associated with cigarettes. A sign will be on the outside of the door (entrance) to the property stating: (No one under 18 allowed), in addition to signs inside stating: (No one under 18 allowed). All persons will be asked for identification upon entering the premises, and any persons under the age of 18 will be asked to leave or escorted out of the property. Our hours of operation will be from 10AM to 10PM Monday-Saturday, 12PM to 6PM Sunday. During the hours of operation, HVAC fans will be running constantly to dissipate any and all vapor within the property, vapor will not be visible or ingestible by anyone outside of the property.

Applicant's Request (Please itemize the proposal):

I request a conditional use permit for the intent of selling E-cigarettes (vapor devices), E-liquid, and E-cigarette heating elements with the understanding that NO tobacco, hookahs, pipes, rolling papers or other products associated with head shops or tobacco shops will be sold.

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

The intent is to provide E-cigarettes, E-liquid, and E-cigarette heating elements as a healthier alternative to tobacco/smoking products to any persons over the age of 18. There are no outdoor areas attached to suite 365. Lease agreement attached, prohibits sale of paraphernalia typically associated with head shops or tobacco shops, only allowing the sale of E-cigarettes, E-liquid, and E-cigarette heating elements. Lease agreement attached, also states landlord requires gross receipts every quarter for all goods, wares, merchandise sold to make sure no such tobacco/smoking products are sold. Signs will also be placed inside the property encouraging consumers to refrain from using vapor products outside of the property, or in the parking lot. Franchise agreement attached, prohibits the sales of tobacco/smoking products typically associated with tobacco or smoke shops with monthly meetings to check inventory and compliance. This business will not detract from the city of Alpharetta, nor will it burden its citizens but WILL promote their health and well-being.

2.1.18

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Windward Promenade, LLC Telephone: 770-955-7676
 Address: 3350 Riverwood Pkwy Suite: 450
 City: Atlanta State: GA Zip: 30339

Authorization:

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

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

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

Identify Authorized Applicant:

Name of Authorized Applicant: Sheel Patel Telephone: (678) 994-9663
 Address: 326 Andridge Ct Suite: _____
 City: Suwanee State: GA Zip: 30024

So Sworn and Attested:

Owner Signature: [Signature] Date: 1/30/18

Notary: _____
 Notary Signature: [Signature] Date: 1/30/18



2.1.18

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: Sheel Patel

Subject Public Hearing Case:

Campaign Contribution Information:

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

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

Name of Official: NA

Position:

Description of Contribution: NA

Value:

Description of Contribution: NA

Value:

Description of Contribution: NA

Value:

Description of Contribution: NA

Value:

Description of Contribution: NA

Value:

Campaign Contribution Information:

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

Signature:



Date:

02/01/18

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

It is a retail location that is complimentary with the other uses of the retail shopping center. Consumers can eat, shop, and then come to this business to shop for what they need all within the same plaza. The convenience will make the switch from cigarettes to E-cigarettes, and the cessation of all nicotine devices/products over time much easier.

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

There should be no additional impact on the surrounding properties of its use and value. Less cigarette filters will be found littered around the properties as consumers make their switch to E-cigarette devices.

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

NA

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

Minimal if any increase

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

NA

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

NA

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

NA

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.

2.1.18

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: _____

Contact Name: Sheel Patel

Telephone: (678) 994-9663

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.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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.

Call or text: (678) 994-9663

Email: V8pBarAlpharetta@gmail.com

*Mail: 326 Andridge CT
Suwanee, GA 30024*

NOTIFIED PROPERTY OWNERS

ALLEN MICHELLE

Or Current Property Owner

2607 ASHLEIGH LANE

ALPHARETTA GA 30004

ARC CAFEUSA001 LLC

Or Current Property Owner

2325 E CAMELBACK RD STE 1100

PHOENIX AZ 85016

BANGWAL HEAMWANT

Or Current Property Owner

2619 ASHLEIGH LANE

ALPHARETTA GA 30004

BROWN JOSEPHINE

Or Current Property Owner

2637 ASHLEIGH LN

ALPHARETTA GA 30004

CHANG KATHY CHUN ER

Or Current Property Owner

5180 COURTON ST

ALPHARETTA GA 30022

DIXON STACEYE M

Or Current Property Owner

2698 ASHLEIGH LN

ALPHARETTA GA 30004

FIDELITY BANK

Or Current Property Owner

3490 PIEDMONT RD NE STE 1550

ATLANTA GA 30305

FURR ALYSIA

Or Current Property Owner

2633 ASHLEIGH LANE

ALPHARETTA GA 30004

GILLHAM MITCHELL & STACY

Or Current Property Owner

2647 ASHLEIGH LN

ALPHARETTA GA 30004

HARRISSON TEODORICO J & BERTHA C

Or Current Property Owner

2601 ASHLEIGH LN

ALPHARETTA GA 30004

ANGLADE HERLANDY & ROSEMARY

Or Current Property Owner

435 PINE BOUGH CT

ALPHARETTA GA 30004

ARMOUR CHERYL L

Or Current Property Owner

2702 ASHLEIGH LN

ALPHARETTA GA 30004

BATTLE KENDRICK MARCEL

Or Current Property Owner

2611 ASHLEIGH LANE

ALPHARETTA GA 30004

CALDWELL HILARY

Or Current Property Owner

2643 ASHLEIGH LANE

ALPHARETTA GA 30004

COSTCO WHOLESALE CORPORATION

Or Current Property Owner

999 LAKE DR

ISSAQUAH WA 98027

DOSTER LARRY

Or Current Property Owner

375 FALLEN LEAF LANE

ROSWELL GA 30075

FIRST UNION NATIONAL BANK

Or Current Property Owner

P.O. BOX 2609

CARLSBAD CA 92018-2609

GANESHAN VRIDHAGIRI ET AL

Or Current Property Owner

2613 ASHLEIGH LANE

ALPHARETTA GA 30004-6178

GUPTA MANU & PRAKASH SHUCHI

Or Current Property Owner

810 RESERVE POINT PL

SUWANEE GA 30024

HFC REAL ESTATE LLC

Or Current Property Owner

793 N MAIN ST

ALPHARETTA GA 30009

APONTE LISA

Or Current Property Owner

2639 ASHLEIGH LN

ALPHARETTA GA 30004

BANERJEE INDRADEEP

Or Current Property Owner

2625 ASHLEIGH LN

ALPHARETTA GA 30004-6178

BEKAROGLU NESIM

Or Current Property Owner

2724 ASHLEIGH LN

ALPHARETTA GA 30022

CAMPBELL HEATHER

Or Current Property Owner

2669 ASHLEIGH LN

ALPHARETTA GA 30004

DENNIS AMANDA S

Or Current Property Owner

2621 ASHLEIGH LANE

ALPHARETTA GA 30004

EXTRA SPACE PROPERTIES 113 LLC

Or Current Property Owner

34405 W 12 MILE RD STE 215

FARMINGTON MI 48331

FLETCHER KENYON B & FLETCHER ANNA LYN

Or Current Property Owner

2615 ASHLEIGH LANE

ALPHARETTA GA 30004

GENTRY YVONNE

Or Current Property Owner

2726 ASHLEIGH LN

ALPHARETTA GA 30004

HANEY CHRISTOPHER M

Or Current Property Owner

2716 ASHLEIGH LN

ALPHARETTA GA 30004

IHOP PROPERTY LLC

Or Current Property Owner

450 NORTH BRAND BLVD

GLENDALE CA 91203

2.1.18

IRREVOCABLE TRUST FOR THE BENEFIT
OF CHARLES BIRD THE

Or Current Property Owner
P.O.BOX 813218
SMYRNA GA 30081-3218

JAMES TABATHA & KENNOUTH
Or Current Property Owner
2631 ASHLEIGH LN
ALPHARETTA GA 30004

KJM HOLDINGS LLC
Or Current Property Owner
1418 DRESDEN DR STE 220
ATLANTA GA 30319

LEE BARBARA S
Or Current Property Owner
2712 ASHLEIGH LN
ALPHARETTA GA 30004

MENDOZA LOURDES G
Or Current Property Owner
2645 ASHLEIGH LANE
ALPHARETTA GA 30004

MYERS KATRINA T
Or Current Property Owner
2663 ASHLEIGH LN
ALPHARETTA GA 30004

PENG XU & LIU ZHONGYUN
Or Current Property Owner
2718 ASHLEIGH LANE
ALPHARETTA GA 30004

PIONEER REAL ESTATE DEV INC
Or Current Property Owner
3903 BELLAIRE BLVD
HOUSTON TX 77025

PRG INVESTMENT EQUITIES LP
Or Current Property Owner
9454 WILSHIRE BLVD SUITE 220
BEVERLY HILLS CA 90212-2903

RIVERA ANGELA & JASON E
Or Current Property Owner
2617 ASHLEIGH LN
ALPHARETTA GA 30004

IVT ~~WINDWARD~~ COMMONS ALPHARETTA LLC
Or Current Property Owner
P.O. BOX 6035
CHICAGO IL 60606

KANCHERLA KALYAN R
Or Current Property Owner
4365 GAVIRA CT
CUMMING GA 30040

KMD ALPHARETTA LLC
Or Current Property Owner
2424 N FEDERAL HWY # 454
BOCA RATON FL 33431-7746

LOWES HOME CENTERS INC
Or Current Property Owner
1000 LOWE'S BLVD
MOORESVILLE NC 28117

MULLER ASSOCIATES OF MILTON LLC
Or Current Property Owner
885 FOXHOLLOW RUN
ALPHARETTA GA 30004

NAMPERUMAL RAMESH
Or Current Property Owner
12175 LIMERIDGE CT
ALPHARETTA GA 30004

PIERRE CARLA GINA
Or Current Property Owner
2714 ASHLEIGH LN
ALPHARETTA GA 30004

PMB WINDWARD LLC
Or Current Property Owner
2000 RIVEREDGE PKWY STE 940
ATLANTA GA 30328

PROVIDENCE BANK
Or Current Property Owner
4955 WINDWARD PKWY
ALPHARETTA GA 30004

RIVERA RAUL E
Or Current Property Owner
2627 ASHLEIGH LN
ALPHARETTA GA 30004

JACOB JULIA M
Or Current Property Owner
2599 ASHLEIGH LANE
ALPHARETTA GA 30004

KARNAM ANURADHA
Or Current Property Owner
2635 ASHLEIGH LANE
ALPHARETTA GA 30004

KONIKOV DMITRIY & YURIY
Or Current Property Owner
2661 ASHLEIGH LN
ALPHARETTA GA 30004

MANSELL ROAD HOLDINGS LLC
Or Current Property Owner
5200 BUFFINGTON RD
ATLANTA GA 30349

MULUKALA SHIRISHA
Or Current Property Owner
2629 ASHLEIGH LANE
ALPHARETTA GA 30004

NAVY FEDERAL CREDIT UNION
Or Current Property Owner
P.O. BOX 24526
MERRIFIELD VA 22119-4626

PIONEER REAL ESTATE DEV INC
Or Current Property Owner
P.O. BOX 802206
DALLAS TX 75380-2206

POTINI SUMA L
Or Current Property Owner
2655 ASHLEIGH LANE
ALPHARETTA GA 30004

RAMALINGAM PARI & VARADARASSU CHITHRA
Or Current Property Owner
2710 ASHLEIGH LN
ALPHARETTA GA 30004

ROGERS ANGELA & EDWARD JR
Or Current Property Owner
7775 HEARDSVILLE CIR
CUMMING GA 30040

Vape Bar Windward Promenade

2.1.18

SABAU VALENTIN J

Or Current Property Owner

2653 ASHLEIGH LN

ALPHARETTA GA 30004

SABERMANESH BORHAN

Or Current Property Owner

2720 ASHLEIGH LANE

ALPHARETTA GA 30004

SAGAR VIDYA

Or Current Property Owner

288 BAKERSTONE LN

SUWANEE GA 30024

SAMPATTI LLC

Or Current Property Owner

172 PROSPECT PL

ALPHARETTA GA 30005

SCOTT H LEE TR

Or Current Property Owner

P.O. BOX 8050 MS-0555

BENTONVILLE AR 72712-8050

SHUBERT & BOOTH WINDWARD 1 LLC

Or Current Property Owner

234 W 44TH ST

NEW YORK NY 10036

SORRELLS DARREN E

Or Current Property Owner

2708 ASHLEIGH LN

ALPHARETTA GA 30004

SURACE KRISTEN A

Or Current Property Owner

2665 ASHLEIGH LN

ALPHARETTA GA 30004

THORPE BEVERLY R

Or Current Property Owner

2700 ASHLEIGH LANE

ALPHARETTA GA 30004

TREZZA DENISE

Or Current Property Owner

6190 POLO CLUB DR

CUMMING GA 30040

VILLALOBOS LYDIA B & LARSON TROY

Or Current Property Owner

2603 ASHLEIGH LN

ALPHARETTA GA 30004

WILLIAMS DENISE

Or Current Property Owner

2659 ASHLEIGH LN

ALPHARETTA GA 30004

WINDWARD POINTE HOMEOWNERS
ASSOC. INC

Or Current Property Owner

3350 BRECKINRIDGE BLVD

DULUTH GA 30096

WINDWARD PROMENADE LLC

Or Current Property Owner

3350 RIVERWOOD PKY STE 450

ATLANTA GA 30339

WINDWARD PROMENADE LLC

Or Current Property Owner

210 INTERSTATE NORTH PKWY SE STE 50

ATLANTA GA 30339-2231

ZHANG CHENYAO

Or Current Property Owner

2649 ASHLEIGH LANE

ALPHARETTA GA 30004

2.1.18

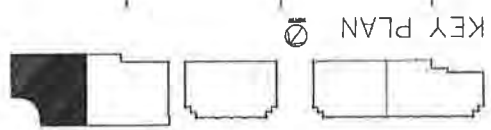
FLOOR PLAN



BLDG. THREE QUAD "B"
SECOND FLOOR PLAN

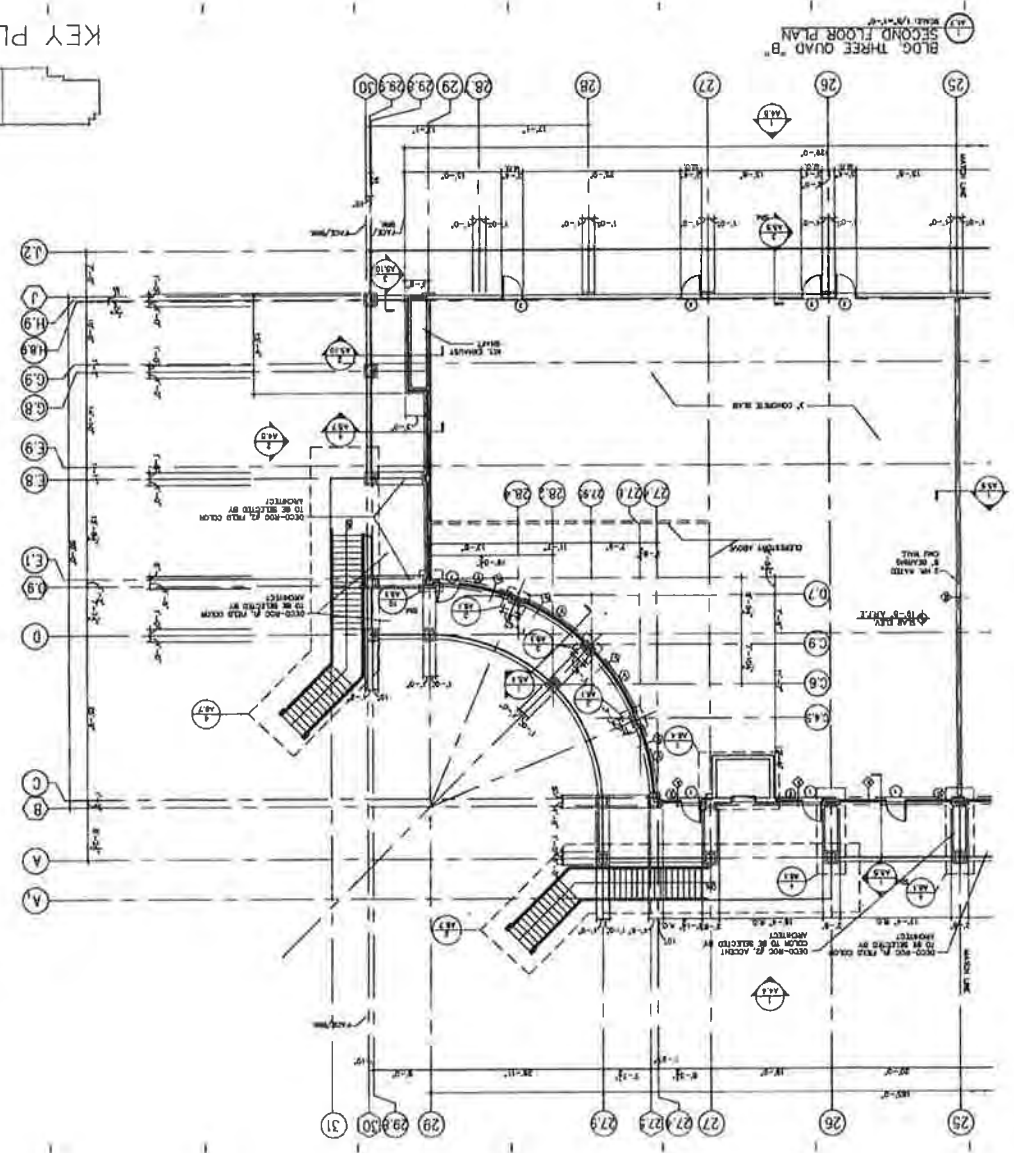
Project No.	18-0000
Project Name	WINDWARD PROMENADE
Client	CORCORAN NELSON NARDONE ASSOCIATES
Architect	CORCORAN NELSON NARDONE ASSOCIATES
Engineer	CORCORAN NELSON NARDONE ASSOCIATES
Contractor	CORCORAN NELSON NARDONE ASSOCIATES
Construction Manager	CORCORAN NELSON NARDONE ASSOCIATES
Interior Designer	CORCORAN NELSON NARDONE ASSOCIATES
Landscaper	CORCORAN NELSON NARDONE ASSOCIATES
Lighting Designer	CORCORAN NELSON NARDONE ASSOCIATES
Acoustic Consultant	CORCORAN NELSON NARDONE ASSOCIATES
Environmental Consultant	CORCORAN NELSON NARDONE ASSOCIATES
Historic Preservation Consultant	CORCORAN NELSON NARDONE ASSOCIATES
Other	

A New Location of
WINDWARD PROMENADE
Hwy. 9
Alpharetta, Georgia
CORCORAN NELSON NARDONE ASSOCIATES



KEY PLAN

TYPE	NAME	DESCRIPTION
1	WALL	WALL TYPE SCHEDULE
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100	WALL	WALL TYPE SCHEDULE



LEASE AGREEMENT

ARTICLE I

BASIC LEASE PROVISIONS AND ENUMERATION OF EXHIBITS

Section 1.01 Basic Lease Provisions.

- (A) DATE: JANUARY __, 2018
- (B) LANDLORD: WINDWARD PROMENADE, LLC
- (C) ADDRESS OF LANDLORD: 3350 Riverwood Parkway
Suite 450
Atlanta, Georgia 30339
- (D) TENANT: TBD
- (E) ADDRESS OF TENANT: 865 North Main St.
Suite 356
Alpharetta, GA 30004
- (F) TENANT NOTICE ADDRESS: 326 Andridge Court, NW.
Suwanee, GA 30024

(G) PERMITTED USE: The Premises may be used only for the following purpose and for no other purpose: An electronic cigarette shop selling electronic cigarette items. No glass paraphernalia, bongs, or adult novelties will be permitted. Without in any way broadening the scope of its permitted use of the Premises, Tenant hereby agrees not to violate any restrictive covenants or tenant exclusives with respect to the Shopping Center and agrees that its use of the Premises shall be subject to and shall not violate any such covenants and exclusives. Tenant acknowledges that this Lease is a Shopping Center Lease and that Landlord has selected the use of Tenant and the other tenants within the Shopping Center based on the synergy and tenant mix. Therefore, any change in use shall constitute a material default hereof, which will entitle Landlord to any and all rights and remedies provided in this Lease, at law or in equity.

(H) TENANT'S TRADE NAME: **V8p Bar**

(I) SHOPPING CENTER: The term "Shopping Center" means all that certain land and all buildings, improvements, equipment and facilities erected thereon known as **WINDWARD PROMENADE** (which shopping center name may be changed or modified by Landlord at any time in its sole discretion), located in Fulton County, in the State of Georgia, and more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof, as same may be altered, expanded or reduced from time to time at the discretion of Landlord.

(J) PREMISES: That portion of the Shopping Center crosshatched on the Site Plan attached hereto as Exhibit "B" and designated as Space Number **356**; the parties agree that said Premises containing approximately **1,600** square feet of Gross Leasable Area ("GLA") (measured from the outside of any exterior walls and from the center of any common demising walls).

(K) LEASE YEAR: The first Lease Year of the term hereof shall commence upon the Rental Commencement Date. If the Rental Commencement Date, however, shall not fall upon the first day of a calendar month, then the first Lease Year shall be the period of time from said Rental Commencement Date to the end of the month in which said Rental Commencement Date shall occur plus the following twelve (12) calendar months. Each Lease Year thereafter shall be a successive period of twelve (12) calendar months.

(L) LEASE TERM/RENTAL COMMENCEMENT DATE: This Lease shall be binding upon the parties as of the date hereof with the term of the Lease (herein sometimes referred to as the "Lease Term") extending for a period of **Five (5) Years** from the period that is the earlier of Sixty (60) days after the Premises have been turned over to Tenant for Tenant to perform Tenant's Work as provided in Exhibit F or the date Tenant opens for business (said date

FRANCHISE AGREEMENT

10. Advertising

The Franchisee shall obtain the Franchisor's prior written approval of all advertising or other marketing or promotional programs published by any method, including print, broadcast and electronic media, regarding the V8P Bar franchise, including, without limitation, "Yellow Pages" advertising, newspaper ads, flyers, brochures, coupons, direct mail pieces, specialty and novelty items, radio, television, and Internet advertising. The Franchisee acknowledges and agrees that the Franchisor may disapprove of any advertising, marketing or promotional programs submitted to the Franchisor for any reason in the Franchisor's sole discretion. The Franchisee shall also obtain the Franchisor's prior written approval of all promotional materials provided by vendors. The proposed written advertising or a description of the marketing or promotional program shall be submitted to the Franchisor before publication, broadcast or use.

11. Quality Control

The Franchisee agrees to maintain and operate his V8P Bar franchise strictly in compliance with this Agreement and the standards and specifications contained in the Operations Manual, as the same may be modified from time to time by the Franchisor in accordance with this Agreement. The Franchisee is prohibited from offering or selling any products or services not authorized by Franchisor.

If the Franchisee proposes to offer, conduct or utilize any products, services, materials, forms, items or supplies for use in connection with or sale through V8P Bar which are not previously approved by the Franchisor as meeting its specifications, the Franchisee shall first notify the Franchisor in writing requesting approval. The Franchisor may, in its sole discretion, for any reason whatsoever,



elect to withhold such approval. In order to make such determination, the Franchisor may require submission of specifications, information, or samples of such products, services, materials, forms, items or supplies. The Franchisor will advise the Franchisee within a reasonable time whether such products, services, materials, forms, items or supplies meet its specifications.

The franchisee acknowledges that under no circumstances will goods, wares or merchandise other than e-cigarette and e-cigarette accessories be sold under said V8P Bar franchise. Including but limited to pipes, tobacco, hookah, rolling papers or any other product typically sold within a smoke or tobacco shop. Inventory inspections will be held during monthly franchisee meetings, gross receipts including all goods, wares and merchandise sold will also be turned over to the franchisor once every (30) days to ensure compliance.

12. Term

The term of this Agreement begins on the date this Agreement is fully executed and ends 50 years later, unless sooner terminated as provided herein. Either party may terminate upon 30 days notice or as required by law

13. Default and Termination

The Franchisor shall have the right, at its option, to terminate this Agreement and all rights granted the Franchisee hereunder, without affording the Franchisee any opportunity to cure any default (subject to any state laws to the contrary, where state law shall prevail), effective upon receipt of notice by the Franchisee, upon the occurrence of any of the following events:

a. Abandonment. If the Franchisee ceases to operate the V8P Bar

2.1.18

CDC GOVERNMENT STUDY**Nicotine in Air**

Table 6 presents the results for the nicotine area air samples. Nicotine was not detected in the air in the lounge area. At the juice bar, airborne nicotine concentrations were detectable, but below the minimum quantifiable concentration.

Table 6. Area air sample results for nicotine (micrograms per cubic meter [$\mu\text{g}/\text{m}^3$])

Location	Day	Sample duration (minutes)	Nicotine*
Juice bar	Day 1	344	[0.69]
Juice bar	Day 2	494	[0.80]
Lounge area	Day 1	435	ND
Lounge area	Day 2	478	ND

[] = Estimated concentration; this concentration was between the minimum detectable and minimum quantifiable concentrations.

*The minimum detectable concentration ranged from 0.3–0.4 $\mu\text{g}/\text{m}^3$, while the minimum quantifiable concentration ranged from 0.97–1.4 $\mu\text{g}/\text{m}^3$.

Propylene Glycol in Air

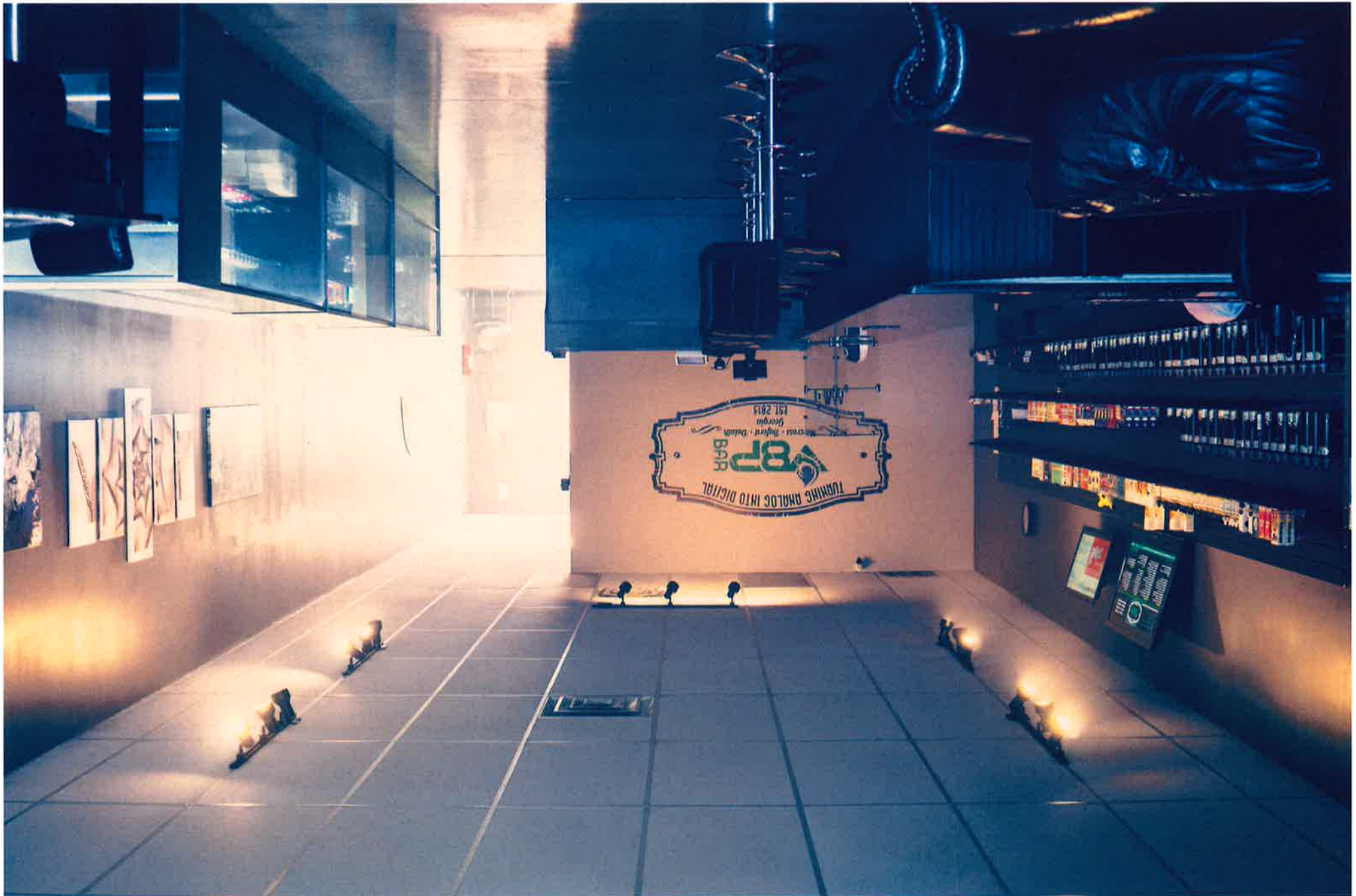
Table 7 presents the results for the propylene glycol area air samples. Concentrations of propylene glycol in the air at the juice bar were low.

Table 7. Area air sample results for propylene glycol ($\mu\text{g}/\text{m}^3$)

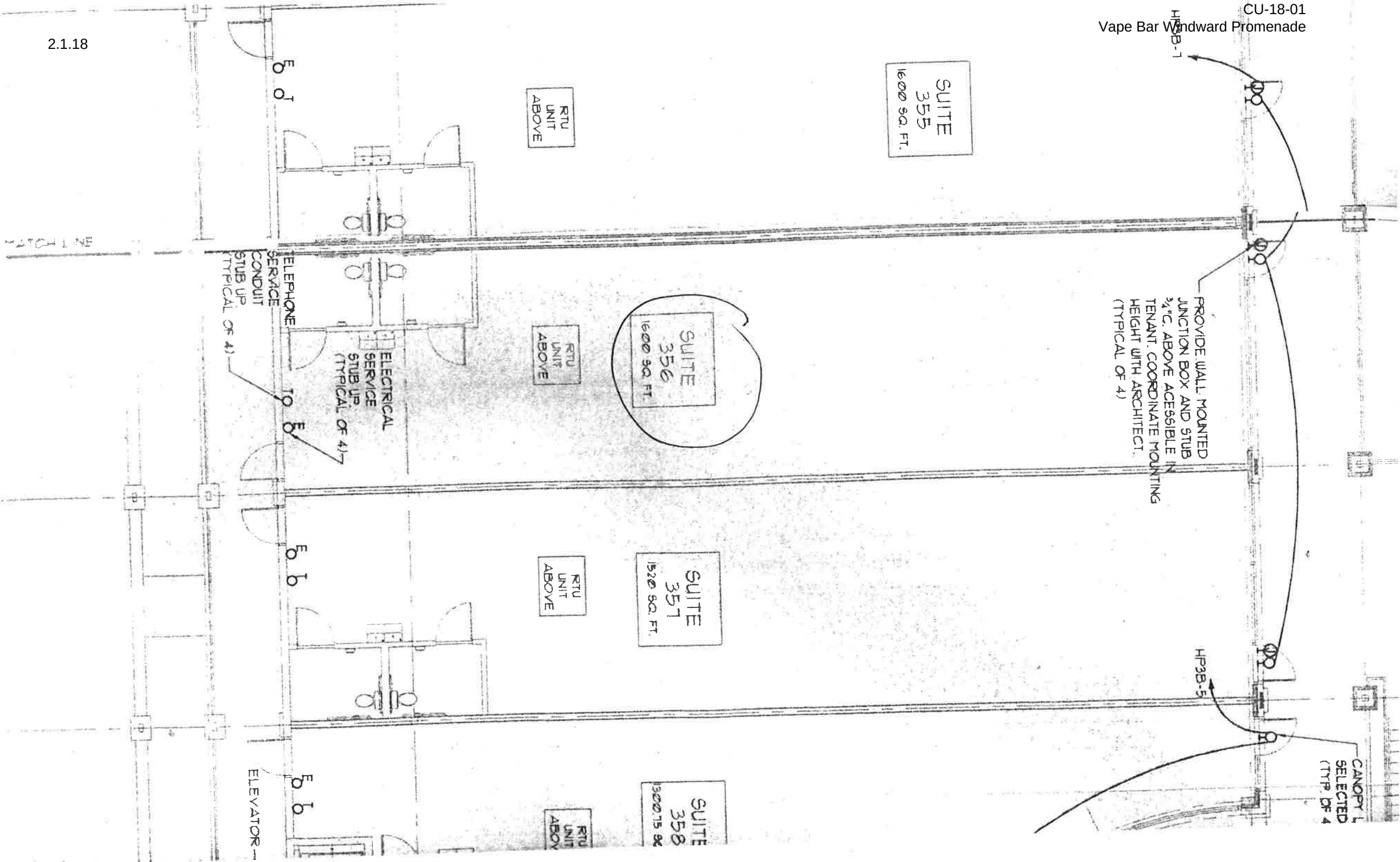
Location	Day	Sample duration (minutes)	Propylene glycol
Juice bar	Day 1	445	426
Juice bar	Day 2	488	389

Volatile Organic Compounds in Air

Laboratory analysis of the samples we collected inside the vape shop using thermal desorption tubes indicated the presence of 102 chemicals. Many of the chemicals could be from sources other than vaping such as cleaning products or personal care products. The primary chemicals identified included isopropanol, limonene, and decamethylcyclcopentasiloxane. Other chemicals detected at lower relative concentrations included acetone, ethanol, propylene glycol, toluene, and glycerin. Trace amounts of a variety of flavoring chemicals, including diacetyl, were identified.



2.1.18



GENERAL NOTES

THIS PROPERTY IS NOT SHOWN TO BE LOCATED WITHIN THE LIMITS OF A DESIGNATED 100 YEAR FLOOD HAZARD AREA ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 13121C 0059E DATED JUNE 22, 1998. SUBJECT TRACT LIES IN AN AREA DESIGNATED AS ZONE "X". THIS STATEMENT IS BASED ON GRAPHICALLY LOCATING THIS PROPERTY ON SAID MAP. NO ADDITIONAL FIELD WORK HAS BEEN PERFORMED TO MAKE OR VERIFY THIS DETERMINATION.

PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 95,382 FEET, AND AN ANGULAR ERROR OF 00 SECONDS PER SETUP, AND WAS NOT ADJUSTED. A TOPCON 313 ELECTRONIC TOTAL STATION WAS USED TO MEASURE ANGLES AND DISTANCES.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 511,053 FEET.

THIS SURVEY MEETS THE REQUIREMENTS FOR SURVEY IN THE STATE OF GEORGIA.

THERE ARE NO ABOVEGROUND VISIBLE ENCROACHMENTS ONTO OR OFF THIS PROPERTY EXCEPT AS SHOWN HEREON.

THERE IS PEDESTRIAN AND VEHICULAR WALKWAY AND EGRESS TO THIS PROPERTY FROM STATE ROUTE 9 (N. MAIN STREET) A PUBLIC RIGHT OF WAY.

SUBJECT TRACT IS ZONED C-1.
FRONT SETBACK= 50' LOCAL STREET 65' ON MAJOR ARTERIAL
SIDE SETBACK= 15'
REAR SETBACK= 15'
MAXIMUM BUILDING HEIGHT= 35'
MAXIMUM BULK= 45%

INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THIS INFORMATION HAS BEEN SHOWN BASED ON THE LOCATION OF THE ABOVE GROUND APPURTENANCES, AVAILABLE DESIGN PLANS, AND PLANS AND PLATS PLACED BY THE UTILITY PROTECTION SERVICE. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON. PER GEORGIA LAW, THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

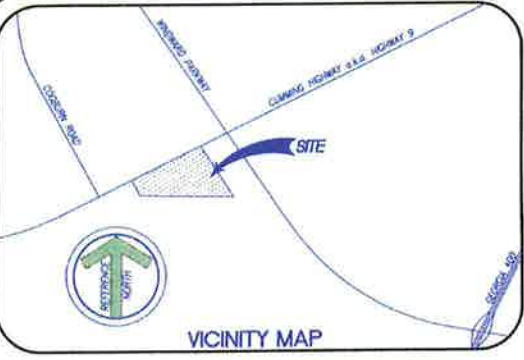
TO: WINDWARD PROMENADE, LLC, PRINCIPAL COMMERCIAL FUNDING, LLC, ITS SUCCESSORS AND/OR ASSIGNS AND CHICAGO TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999 AND, INCLUDES ITEMS 1-4, 6, 7(a)-(c), 8-10, 11(b), AND 13-16 OF TABLE "A" THEREOF (2) PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, ACSM AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

DATE: 11/18/02

ROBERT E. ARMSTRONG, L.S.
GEORGIA LAND SURVEYOR NO. 1901

FULTON COUNTY GIS
MONUMENT NO. F-013
ELEV. = 1024.01'



All that tract or parcel of land lying and being in Land Lots 1112 of the 2nd District, 2nd Section, Fulton County, Georgia, and being more particularly described as follows:

Beginning at a 1" angle iron found at the common corner of Land Lots 1111, 1112, 1121 and 1122; thence along the westerly line of Land Lot 1112 North 00 degrees 23 minutes 04 seconds West, a distance of 162.10 feet to a 1/2" open top pipe found on the southerly right of way of Cumming Highway a.k.a. State Route 9 (80' right of way);

thence leaving said Land Lot Line along said right of way along a curve to the left, an arc distance of 71.12 feet, said curve having a radius of 1186.30 feet and being subtended by a chord of 71.11 feet, at North 53 degrees 41 minutes 26 seconds East to a point;

thence continuing along said right of way North 51 degrees 56 minutes 42 seconds East, a distance of 601.24 feet to a point;

thence leaving said right of way South 37 degrees 31 minutes 21 seconds East, a distance of 527.72 feet to a 1/2" nailer found; thence North 89 degrees 57 minutes 17 seconds West, a distance of 971.67 feet to a 1" angle iron found at the common corner of Land Lots 1111, 1112, 1121 and 1122;

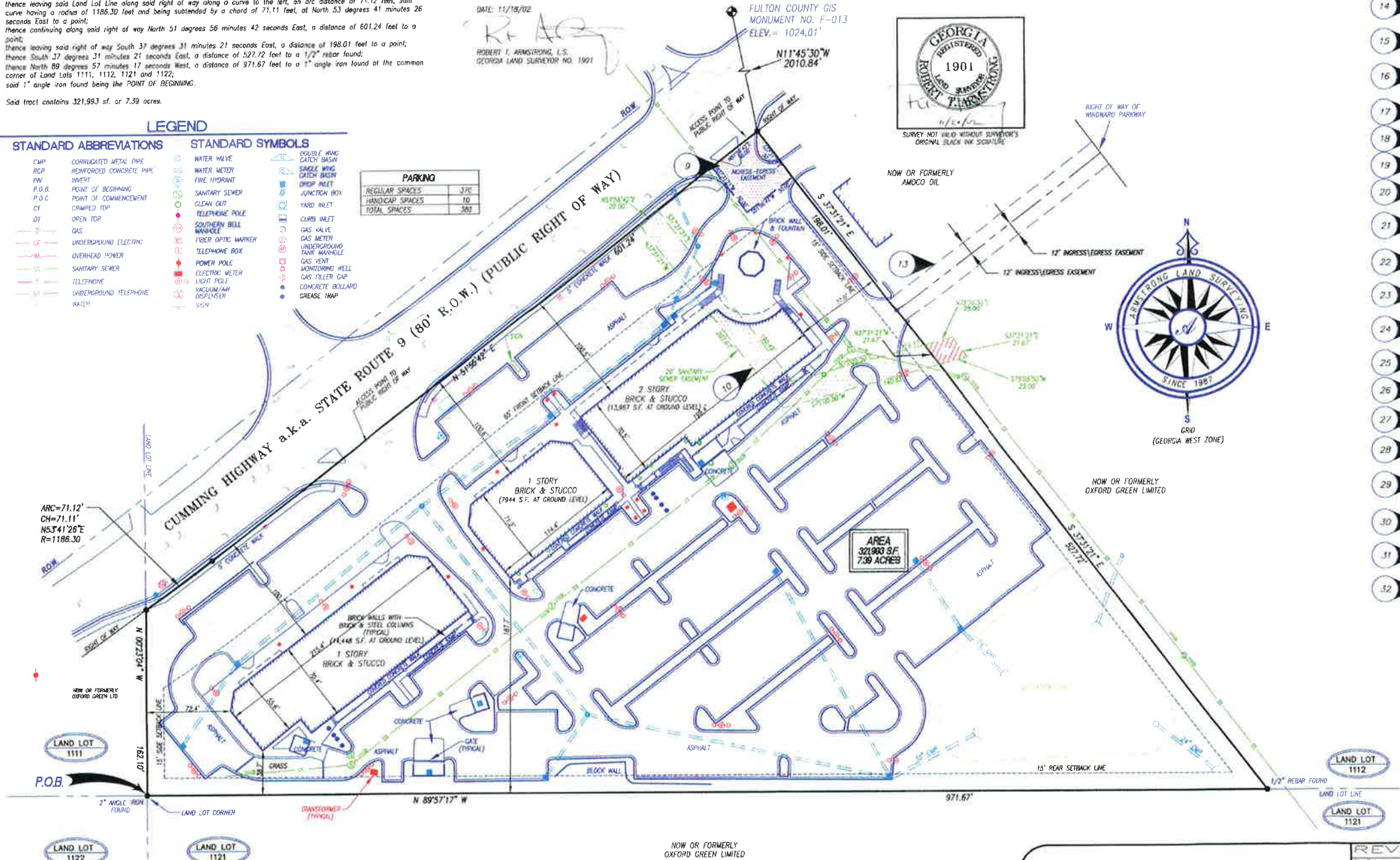
said 1" angle iron found being the POINT OF BEGINNING.

Said tract contains 321,993 sf. or 7.39 acres.

LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
CWP CORROGATED METAL PIPE	WATER VALVE
RCP REINFORCED CONCRETE PIPE	WATER METER
INW INVERT	FIRE HYDRANT
P.O.B. POINT OF BEGINNING	SANITARY SEWER
P.O.C. POINT OF COMMENCEMENT	CLEAN OUT
CT CRUMPLED TOP	TELEPHONE POLE
OT OPEN TOP	SOUTHERN BELL
QGS GAS	MANHOLE
UE UNDERGROUND ELECTRIC	FIBER OPTIC MARKER
OE OVERHEAD POWER	TELEPHONE BOX
SS SANITARY SEWER	POWER POLE
T TELEPHONE	ELECTRIC METER
UT UNDERGROUND TELEPHONE	LIGHT POLE
W WATER	VACUUM/AIR DISPENSER
	SCN

PARKING	
REGULAR SPACES	370
HANDICAP SPACES	10
TOTAL SPACES	380



TITLE EXCEPTIONS

The Surveyor relied upon Chicago Title Insurance Company, Title Commitment No. 529,185-L, Dated November 12, 2002 in the preparation of this Survey. All Easements or Other Incumbrances, Recorded or Unrecorded, are shown based on that Commitment.

- Easement in favor of Forsyth County Rural Electric Membership Corporation, dated June 29, 1939, unrecorded, referenced in Deed from Federal Life Insurance Company of Chicago to Robert L. Bowen, dated December 1, 1943, recorded at Deed Book 1892, page 120, Records of the Clerk of the Superior Court, Fulton County, Georgia. SURVEYOR UNABLE TO DETERMINE IF SUBJECT TRACT IS AFFECTED BY DOCUMENT PROVIDED.
- Right of Way Easement from Mrs. D. M. Fuller, as Executive of the Will of Robert Anderson Lee Bowen, to Sawnee Electric Membership Corporation, dated September 15, 1966, recorded at Deed Book 4651, page 353, aforesaid records. SURVEYOR UNABLE TO DETERMINE IF SUBJECT TRACT IS AFFECTED BY DOCUMENT PROVIDED.
- Ingress-Egress Easement Agreement by and between Martha J. Stone a/k/a Martha Stone, individually, and Martha James Stone a/k/a Martha J. Stone a/k/a Martha Stone, as Trustee of the Trust under the Last Will and Testament of Steven Robert James a/k/a S. R. James (probated in the Probate Court of Forsyth County, Georgia) in behalf and benefit of Mary Christine James, and Cynthia C. Hodge, as Trustee for Cynthia C. Hodge Trust (as to an undivided 25% interest), G. Parker Johnson (as to an undivided 25% interest), Michael J. Franco (as to an undivided 25% interest), William C. Rawson, Sr. (as to an undivided 12.5% interest), and William C. Rawson, Jr. (as to an undivided 12.5% interest), dated November 10, 1997, recorded at Deed Book 23728, page 8, aforesaid records. DOES AFFECT SUBJECT TRACT AND IS SHOWN HEREON.
- Sanitary Sewer Easement Agreement by and among Pioneer Real Estate Development, Martha James Stone, Fulton Greens Limited Partnership and Faison-Fulton Greens, LLC, dated August 18, 1998, recorded at Deed Book 25173, page 258, aforesaid records, as amended by Amendment to Sanitary Sewer Easement Agreement by and between Fulton Greens Limited Partnership and Faison-Fulton Greens, LLC, dated February 25, 1999, recorded at Deed Book 26187, page 186, aforesaid records, as further amended by Second Amendment to Sanitary Sewer Easement Agreement by and between Fulton Greens Limited Partnership and Faison-Fulton Greens, LLC, dated May 12, 1999, recorded at Deed Book 26933, page 303, aforesaid records. ORIGINAL EASEMENT DOES AFFECT SUBJECT TRACT. SUBSEQUENT AMENDMENTS DO NOT AFFECT.
- Right of Way easement from Windward Properties, LLC, to Sawnee Electric Membership Corporation, dated December 8, 2000, recorded at Deed Book 29967, commencing at page 331, aforesaid records. DOES AFFECT SUBJECT TRACT, LOCATION NOT SPECIFIED.
- Terms and conditions of that certain Ingress-Egress Easement Agreement by and among Pioneer Real Estate Development, Inc. and Cynthia C. Hodge, as Trustee for Cynthia C. Hodge Trust, et al, dated November 10, 1997, recorded at Deed Book 23728, page 19, aforesaid records. DOES AFFECT SUBJECT TRACT AND IS SHOWN HEREON.
- Right of Way Easement from Auton Kirby to Sawnee Electric Membership Corporation, dated May 12, 1969, recorded at Deed Book 5070, page 216, aforesaid records. SURVEYOR CAN NOT DETERMINE LOCATION OF THE EASEMENT FROM INFORMATION PROVIDED.
- Slope Easement contained within a Right of Way Deed for Union Hill Road from Auton Kirby to Fulton County, dated March 10, 1955, recorded at Deed Book 2978, page 623, aforesaid records. DOES NOT AFFECT SUBJECT TRACT.
- Right of Way Easement from Auton Kirby to Sawnee Electric Membership Corporation, dated February 5, 1965, recorded at Deed Book 4380, page 293, aforesaid records. SURVEYOR UNABLE TO DETERMINE IF SUBJECT TRACT IS AFFECTED BY DOCUMENT PROVIDED.
- Easement in favor of Sawnee Electric Membership Corporation, dated June 21, 1965, recorded at Deed Book 4447, page 111, aforesaid records. SURVEYOR UNABLE TO DETERMINE IF SUBJECT TRACT IS AFFECTED BY DOCUMENT PROVIDED.
- Easement in favor of Sawnee Electric Membership Corporation, dated May 18, 1965, recorded at Deed Book 4418, page 253, aforesaid records. SURVEYOR UNABLE TO DETERMINE IF SUBJECT TRACT IS AFFECTED BY DOCUMENT PROVIDED.
- Easement in favor of Fulton County, dated February 28, 1955, recorded in Deed Book 2978, page 621, aforesaid records. DOES NOT AFFECT SUBJECT TRACT.
- Rights of William B. Orkin as owner of the fee title of and party to a Roadway Agreement between Orkin, Oxford Green, Ltd. and Oxford Green II, Ltd., dated October 9, 1986, recorded in Deed Book 10385, page 55, aforesaid records. DOES NOT AFFECT SUBJECT TRACT.
- Easement as contained in that certain Right of Way Deed from Robert L. Bowen to the State Highway Board of Georgia, dated May 12, 1932, recorded in Deed Book 1418, page 103, aforesaid records. SURVEYOR UNABLE TO DETERMINE IF SUBJECT TRACT IS AFFECTED BY DOCUMENT PROVIDED.
- Easement as contained in that certain Right of Way Deed from M.B. Roper, F. G. Roper, Robert L. Bowen and Edith R. Reems to Fulton County, Georgia, dated June 25, 1935, recorded in Deed Book 1589, page 414, aforesaid records. SURVEYOR UNABLE TO DETERMINE IF SUBJECT TRACT IS AFFECTED BY DOCUMENT PROVIDED.
- Conveyance of Access Rights from William B. Orkin to the Department of Transportation, State of Georgia, dated September 29, 1986, recorded at Deed Book 10350, page 63, aforesaid records. DOES NOT AFFECT SUBJECT TRACT.
- Conveyance of Access Rights from William B. Orkin to the Department of Transportation, State of Georgia, dated September 29, 1986, recorded at Deed Book 10350, page 64, aforesaid records. DOES NOT AFFECT SUBJECT TRACT.
- Reservation of Easement as contained in that certain Limited Warranty Deed from Oxford Green, Ltd., a Georgia limited partnership, to First Union National Bank of Georgia, a national banking association, dated July 15, 1987, recorded in Deed Book 10949, page 63, aforesaid records. DOES NOT AFFECT SUBJECT TRACT.
- Easement as granted in that certain Dedication Plat recorded in Plat Book 160, page 42, aforesaid records. DOES NOT AFFECT SUBJECT TRACT.
- Easement in favor of Fulton County, dated February 28, 1955, recorded at Deed Book 2978, page 622, aforesaid records. DOES NOT AFFECT SUBJECT TRACT.
- Right of Way Easement from Oxford Green, Ltd. to Southern Bell Telephone and Telegraph Company, dated April 6, 1968, recorded at Deed Book 11486, page 317, aforesaid records. DOES NOT AFFECT SUBJECT TRACT.
- Declaration of Covenants, Conditions and Restrictions for Oxford Green, dated October 24, 1988, recorded at Deed Book 11992, page 267, aforesaid records, as amended by that certain First Amendment to Declaration of Covenants, Conditions and Restrictions for Oxford Green, dated December 13, 1996, recorded at Deed Book 11902, page 229, aforesaid records. DOES NOT AFFECT SUBJECT TRACT.
- Declaration of Restrictive Covenant by Oxford Green Ltd., dated November 18, 1988, recorded at Deed Book 12068, page 130, aforesaid records. DOES NOT AFFECT SUBJECT TRACT.
- Sanitary Sewer Easement Agreement from Pioneer Real Estate Development, Inc. to Picasso's, Ltd., dated February 28, 1996, recorded at Deed Book 20934, page 296, aforesaid records. DOES NOT AFFECT SUBJECT TRACT.
- Easement from Pioneer Real Estate Development, Inc. to Georgia Power Company, dated June 1, 1998, recorded at Deed Book 24847, page 3, aforesaid records. DOES NOT AFFECT SUBJECT TRACT.

WINDWARD PROMENADE, LLC
PRINCIPAL COMMERCIAL FUNDING, LLC
CHICAGO TITLE INSURANCE COMPANY
865, 869 & 875 N. MAIN STREET
LAND LOT 1112
2ND DISTRICT ~ 2ND SECTION
FULTON COUNTY, GEORGIA

SCALE: 1" = 50'
FIELD DATE: 12/27/01-01/02/02
PLAT DATE: 01/10/02
DRAWING NAME: 01-354
JOB NUMBER: 01-354

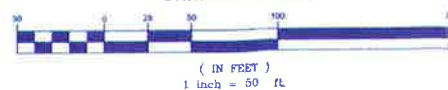
ARMSTRONG LAND SURVEYING, INC.

POST OFFICE BOX 775
DOUGLASVILLE, GEORGIA 30133

PHONE: (770)577-0077 / FAX: (770)577-0066

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GRAPHIC SCALE



No.	Date	Description	Initials
1	5/02/02	ATTORNEY COMMENTS	RA
2	5/21/02	ADD TITLE COMMITMENT ITEM	RA
3	10/24/02	REVIS LENDER	RA
4	11/16/02	ADD NEW TITLE COMMITMENT	JAB
5	11/20/02	ADDRESS CLIENT COMMENTS	JAB



CITY COUNCIL MEETING STAFF REPORT

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

I. AGENDA ITEM TITLE: PH-17-29 UNIFIED DEVELOPMENT CODE TEXT AMENDMENTS – DOWNTOWN CODE, HERITAGE DESIGN AREAS AND LOCATIONAL CRITERIA FOR RESIDENTIAL PARKING

PLANNING COMMISSION: APRIL 12, 2018

CITY COUNCIL: APRIL 30, 2018

This item was heard at the December 7, 2017 Planning Commission meeting. No one spoke in favor or against the request. After discussion, the Planning Commission recommended to approve the item. Vote (6-0)

Staff updated the Heritage Design Area regulations to reflect a change to the maximum building height from 42' to 46'. The change is recommended in order to meet the Downtown Code requirement for a minimum 18' first floor height.

II. RECOMMENDATION:

Approve text amendments to Unified Development Code, Subsection 2.5.4(B) as it relates to the locational criteria for residential parking and Appendix A: Alpharetta Downtown Code as it relates to the creation of Heritage Design Areas, maximum building footprints and streetscape standards.

III. REPORT IN BRIEF:

Consideration of amendments to Unified Development Code (UDC) Section 2.5 Parking and Loading and Appendix A: Alpharetta Downtown Code.

Locational Criteria for Parking:

Staff proposes an amendment to Subsection 2.5.4(B) to clarify the location of required parking in residential zoning districts.

Heritage Design Areas:

Staff proposes to create Heritage Design Areas along a portion of Roswell Street and along Old Canton Street and Church Street in order to encourage the protection of the existing residential scale in these areas. Development incentives are recommended as it relates to building coverage, building placement, parking requirements for historic structures and gravel parking lots and driveways. A maximum building height of 46' is proposed for buildings in the Heritage Design Areas.

Other Downtown Code Amendments:

Staff proposes text amendments to streetscape standards and maximum building footprints in the DT-C (Downtown Core) and DT-MU (Downtown Mixed-Use) zoning districts.

IV. ATTACHMENTS:

- UDC Strike Through and Underline Edits

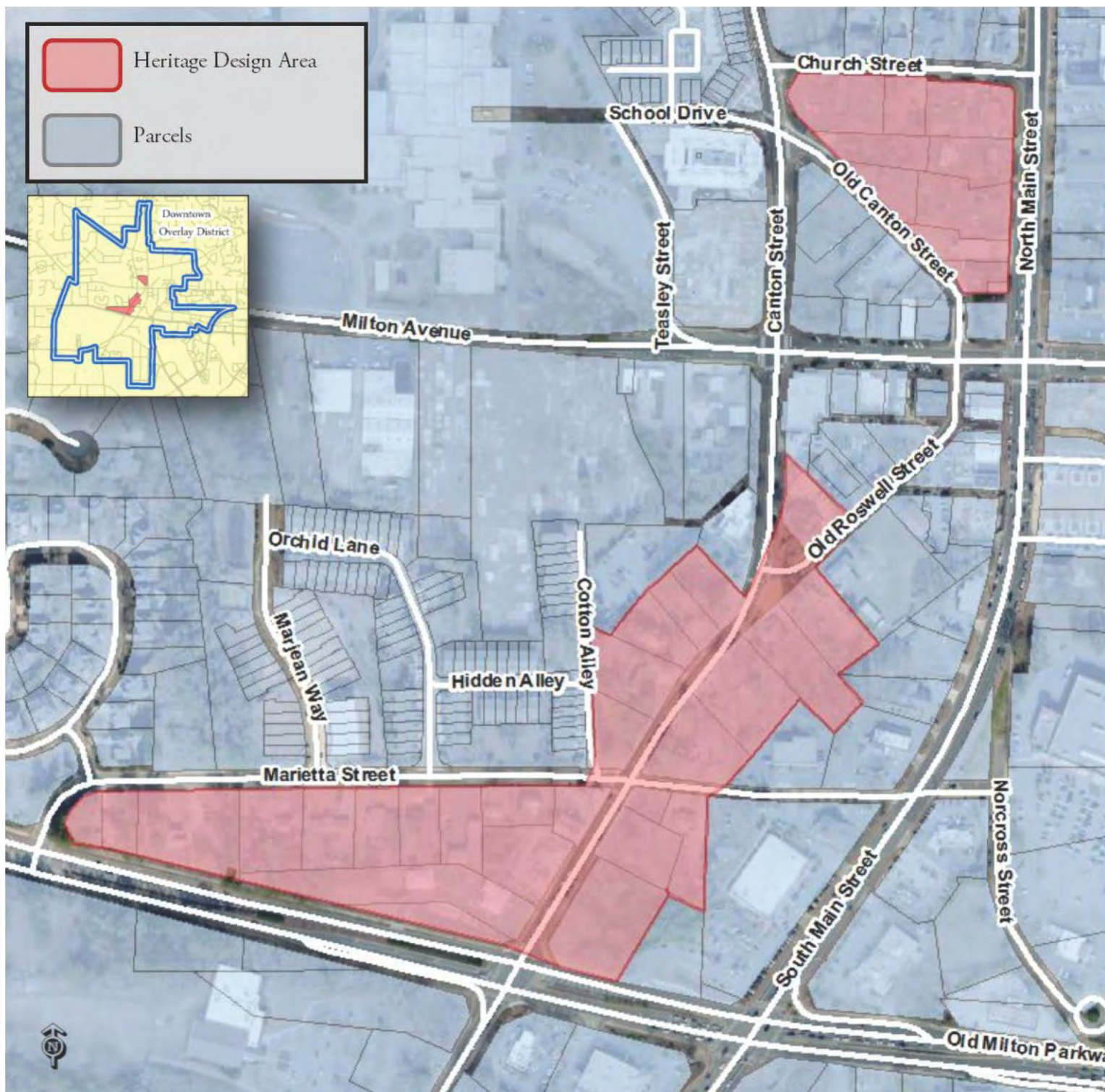


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Article 1. General Provisions

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

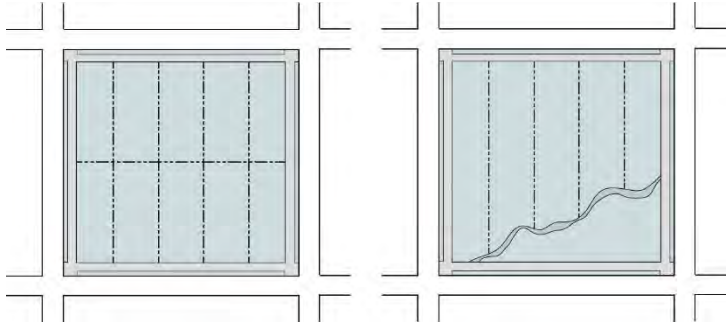
- A. The intent of the block and access standards is to provide a well-connected street network. Large blocks with limited connectivity discourage walking, contribute to street congestion, and add driving distance that can negatively impact emergency services. New streets should also be designed to consider 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;

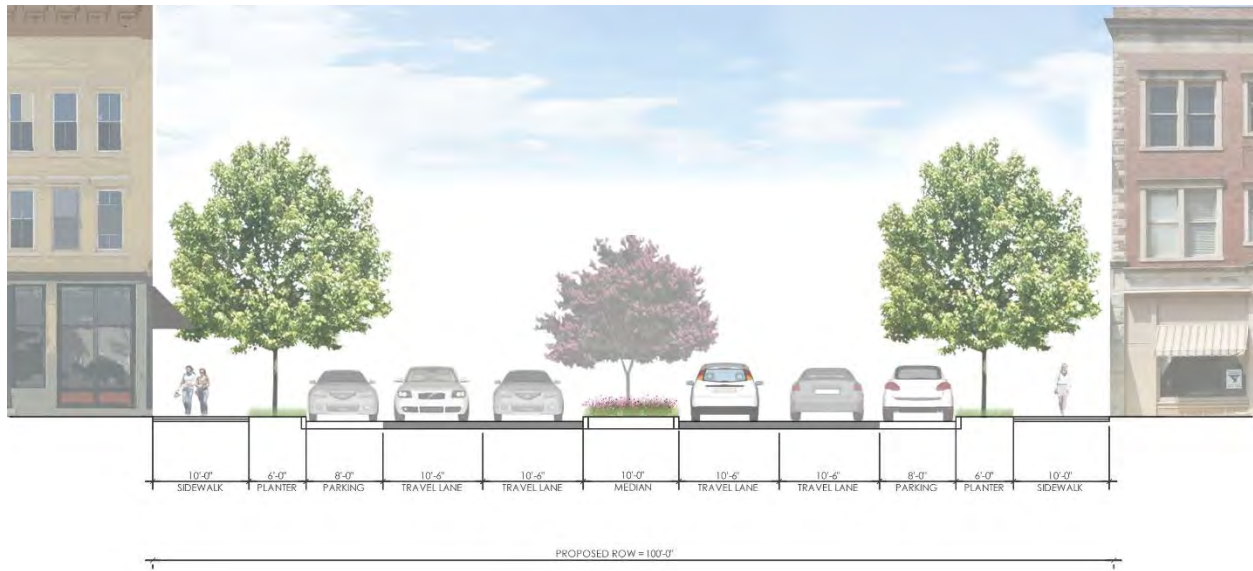
5. To provide hardscape surface in otherwise landscaped planters in order to provide pedestrian access to adjacent on-street parking;
6. To increase or decrease the travel lane width; and
7. To provide traffic calming or pedestrian safety measures.

B. Arterial Street Residential



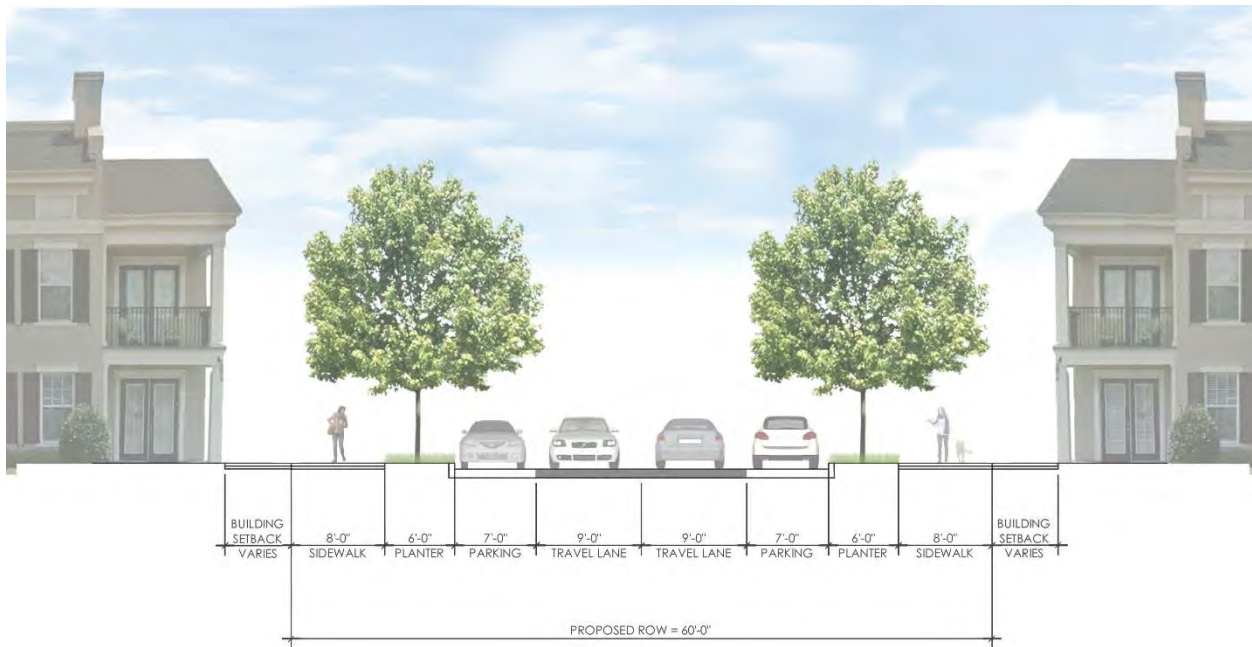
Width	
Right-of-way Width	60 feet
Face of curb to face of curb width	36 feet
Streetscape	
Sidewalk	6 feet
Planter	6 feet
Planter Tree Spacing (max.)	40 feet on-center
Planter Type	Landscaped
Travelway	
Parallel Parking	8 feet
Travel Lane	10 feet

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.

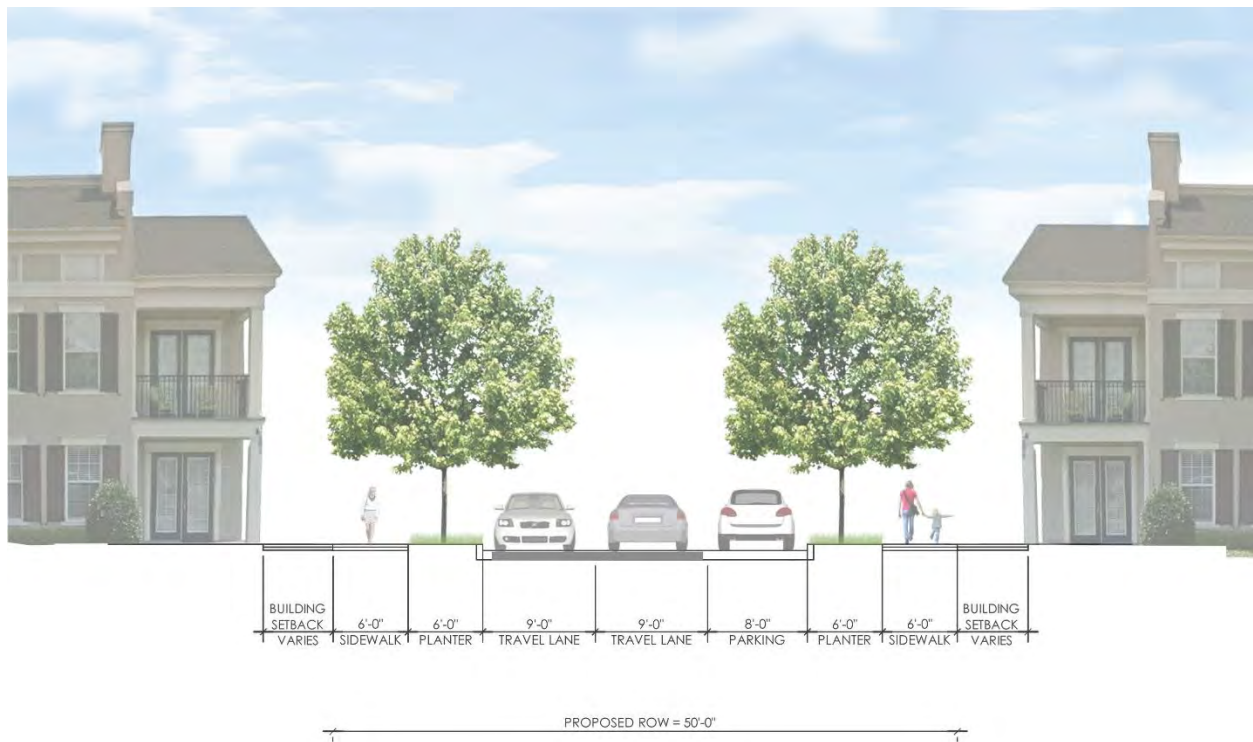
E.F. Green Street



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

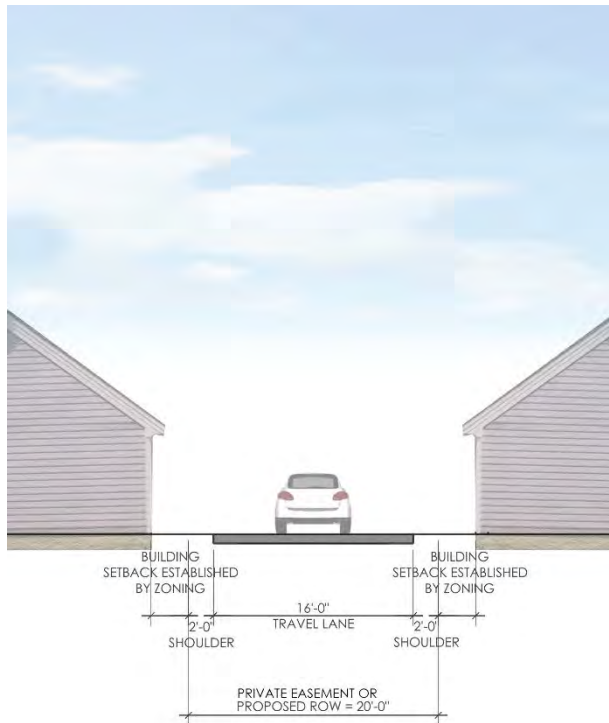
F.H. Local Street Commercial/Mixed-Use



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	Landscaped/Hardscaped*
Travelway	
Parallel Parking	7 feet
Travel Lane	10 feet

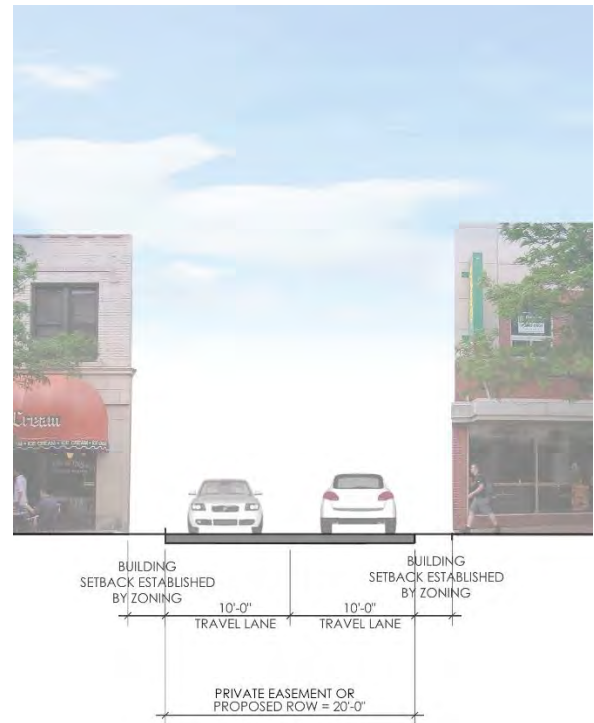
*Planter may be landscaped or hardscaped, but all trees shall be planted in a landscape area with a minimum size of 6 feet by 10 feet.

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

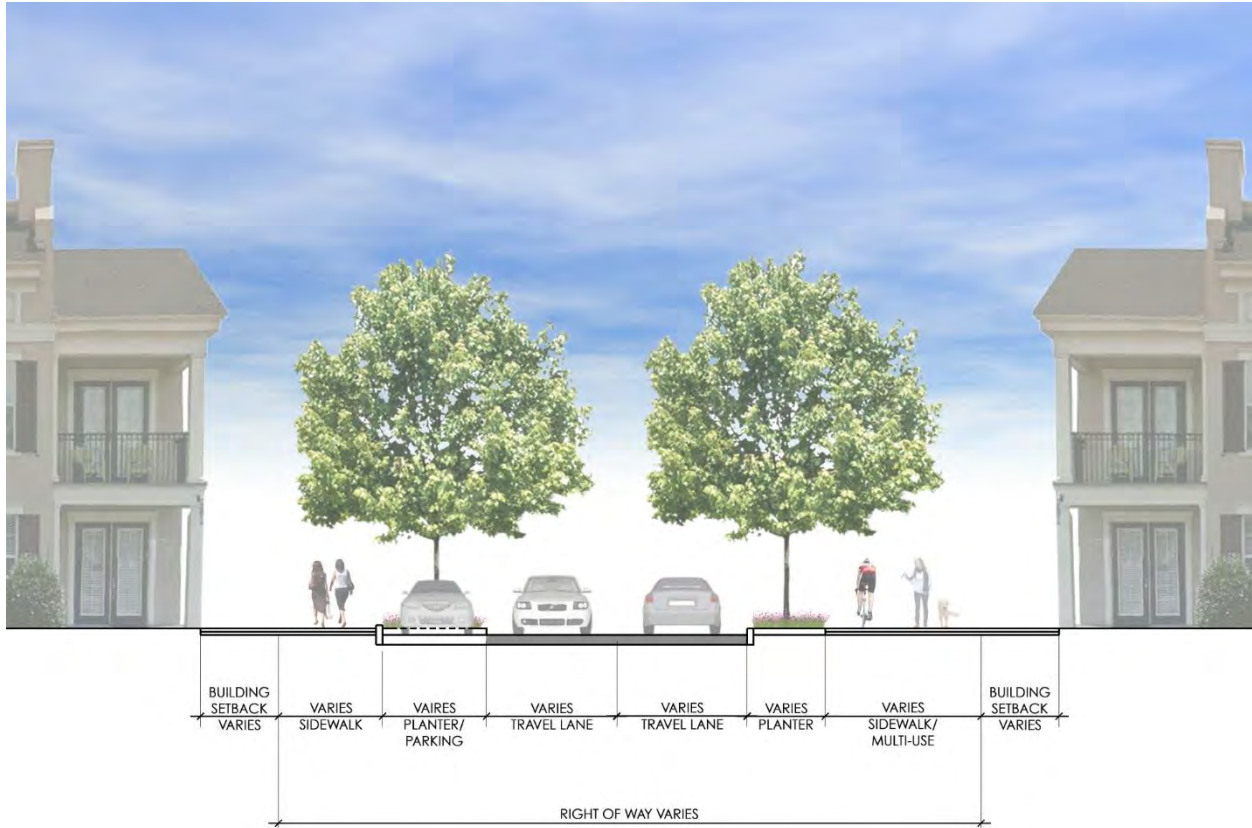
H.I. Commercial/Mixed-Use Alley



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 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
Professional and business offices not otherwise specifically enumerated	Min. 3 per 1,000 sf
Auto, truck and mobile home sales, outdoor equipment and machinery sales, commercial nurseries	Min. 3 per 1,000 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 per 1,000 sf, excluding storage
Service Station, Automotive	Min. 2 per fueling station, plus 1 per 250 sf of retail

Use	Parking Space Ratio
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
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	Min. 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; and

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. 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

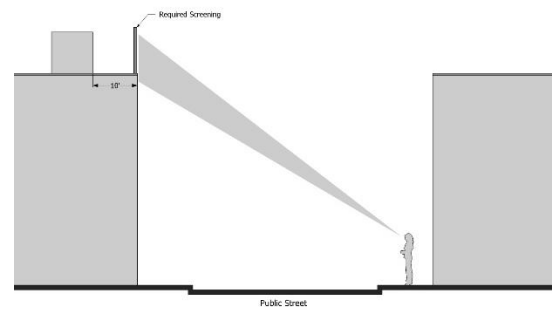
1. Trash and recycling collection and other similar service areas must be located to the side or rear of buildings and may not be between a building and the street.
2. Service areas must be screened on 3 sides by a wall a minimum 6 feet in height and on the 4th side by a solid gate at a minimum of 6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

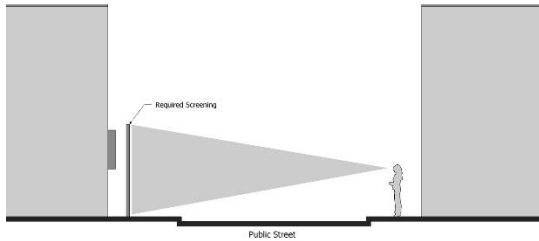
1. Roof-mounted equipment must be set back at least 10 feet from the edge of the roof and screened from ground level view from abutting parcel or abutting street (not including an alley).
2. New buildings must provide a parapet wall or other architectural element that is compatible with the principal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

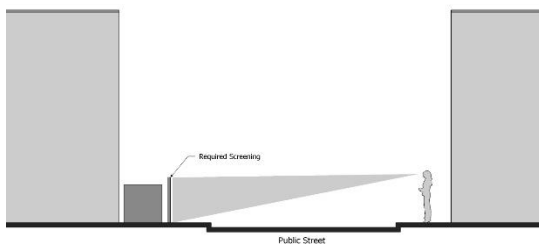
1. Wall-mounted equipment located on any surface that is visible from a street (not including an alley) must be fully screened by landscaping or an opaque wall or fence that is compatible with the principal building in terms of texture, quality, material, and color.



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.

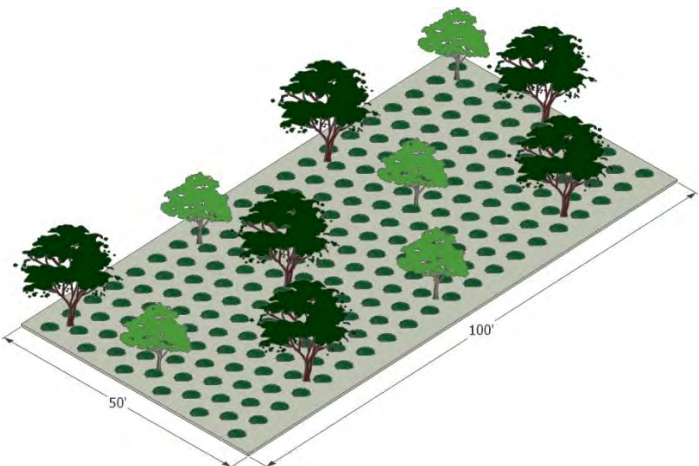
Sec. 2.6. Neighborhood Compatibility

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.

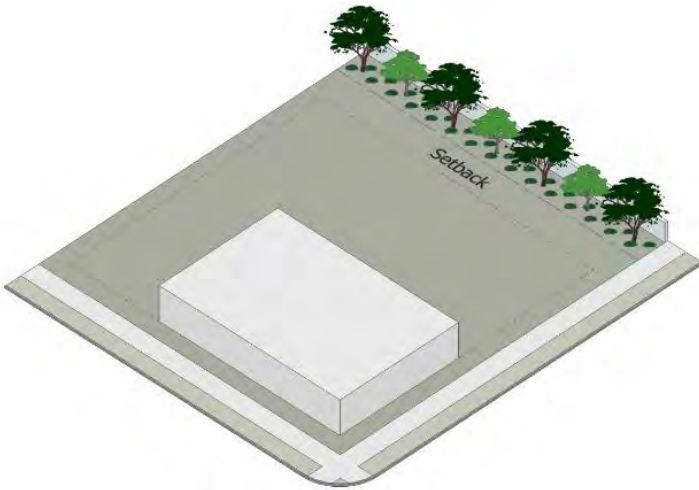
Downtown Buffer Table		
Depth (min.)	50 ft.	
Fence/wall height (min.)	Not required	
Shade trees (min. per 100 feet and evenly spaced)	6	
Understory trees (min. per 100 feet in length and evenly spaced)	5	
Shrubs (min. per 100 feet in length and evenly spaced)	60	

- 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.

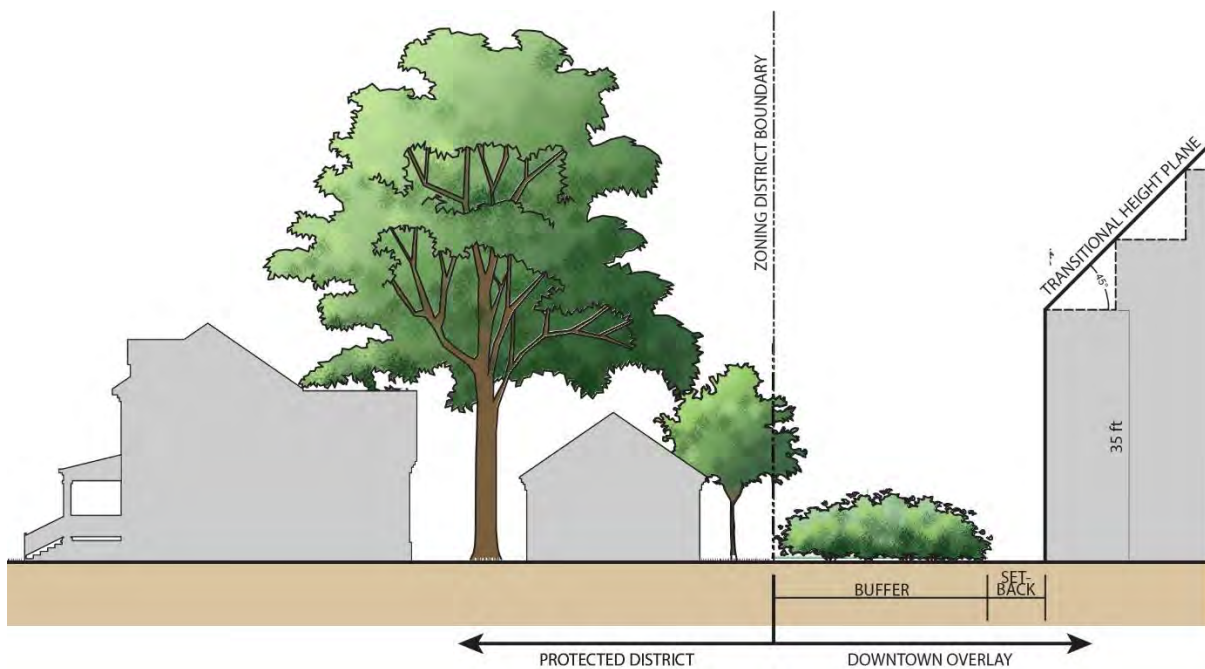
2.6.3. Building Setbacks

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

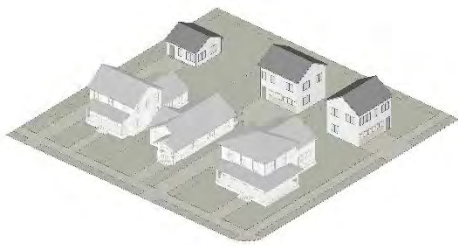
Within the Downtown Overlay building types are used to regulate the design of buildings. Each building type is described below. A building's building type is determined by the Director of Community Development. Within Downtown Zoning District, building types are subject to the additional use requirements 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.



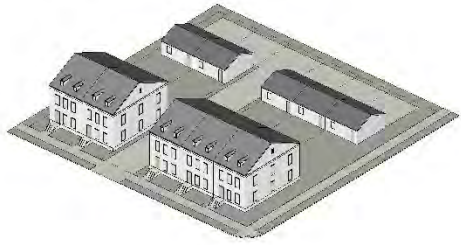
- C. **Cottage Court.** A building type designed to accommodate 5 to 10 detached dwelling units organized around a shared internal courtyard. Units cannot be vertically mixed.



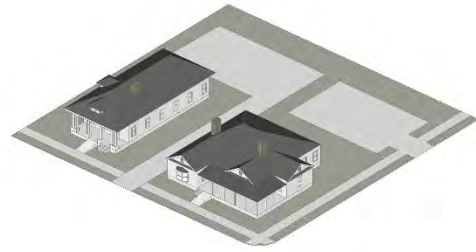
- B. **Carriage House.** A small self-contained accessory dwelling unit located on the same lot as a detached house, semi-detached house, or townhouse but physically separated, for use as a complete, independent living facility, with provisions for cooking, sanitation and sleeping.



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



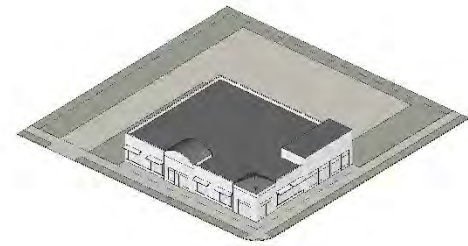
- E. **Townhouse.** A building type that accommodates 3 or more dwelling units where each unit is separated by a common side wall. Units cannot be vertically mixed.



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



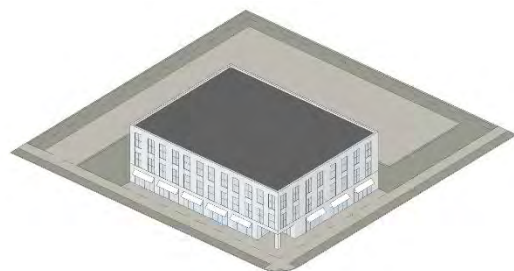
- F. **Walk-up Flat.** A building type that accommodates 3 to 8 dwelling units vertically and horizontally integrated.



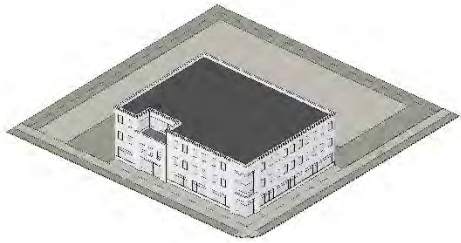
- I. **Shopfront.** A single-story building type that typically accommodates single-use retail or commercial activity.



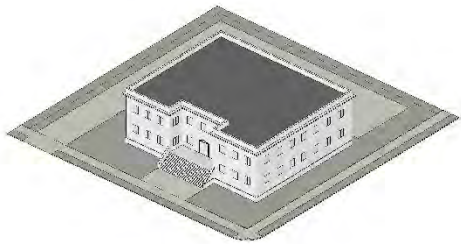
- G. **Stacked Flat.** A building type that accommodates 9 or more dwelling units vertically and horizontally integrated.



- 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**

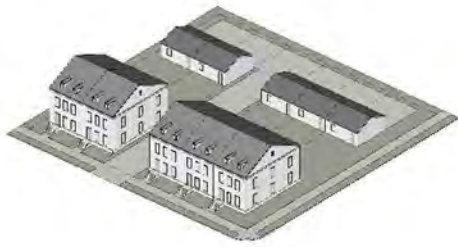
Semi-detached house units per lot:	2 max.
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Pedestrian Access

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

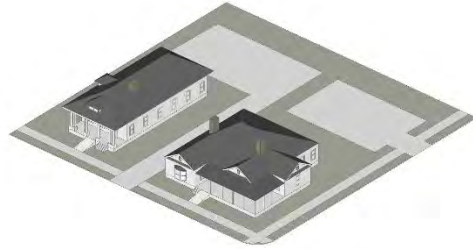
A building type that accommodates 9 or more dwelling units vertically and horizontally integrated. Intended for primarily residential uses, but may include limited ground story



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

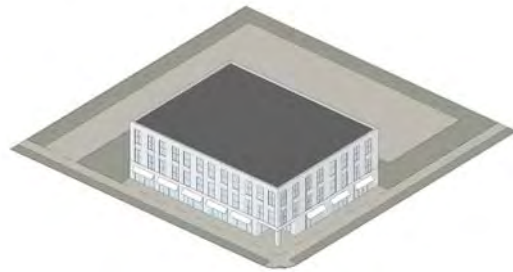
A single-story building type that typically accommodates single-use retail or commercial activity.



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

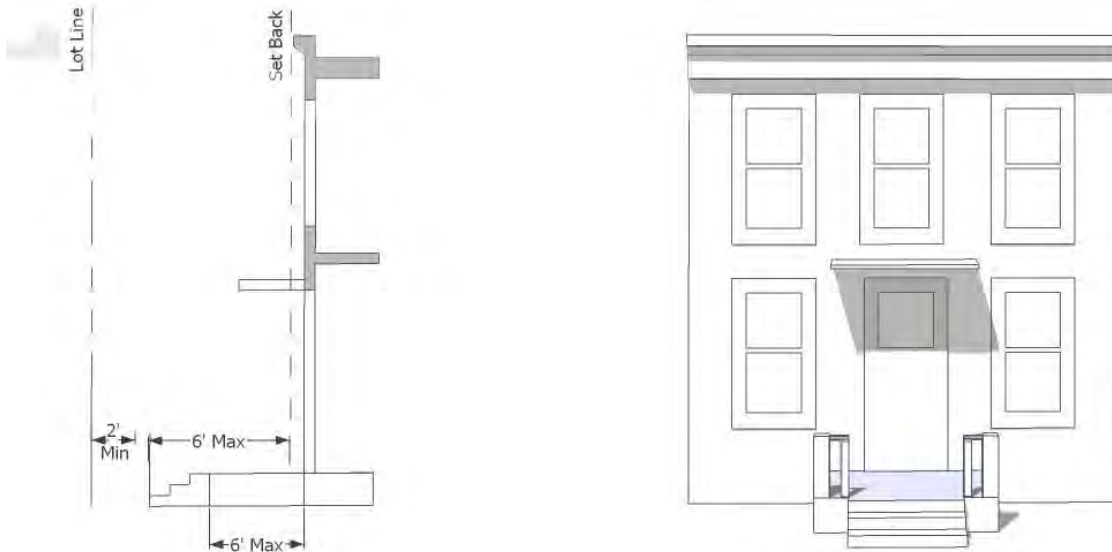
- A. A pedestrian entrance and walkway providing both ingress and egress, operable to residents at all times and operable to customer, visitors, and employees during business hours, is required to meet the street-facing pedestrian entrance requirements. Additional entrances off another street, pedestrian 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.



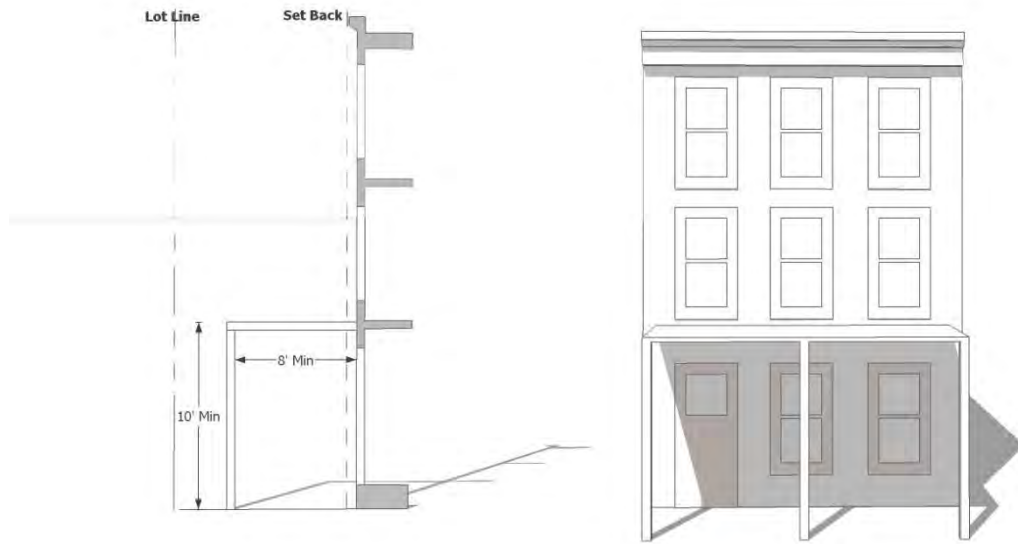
D. **Balcony.** A platform projecting from the wall of an upper-story of a building with a railing along its outer edge, often with access from a door or window.

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

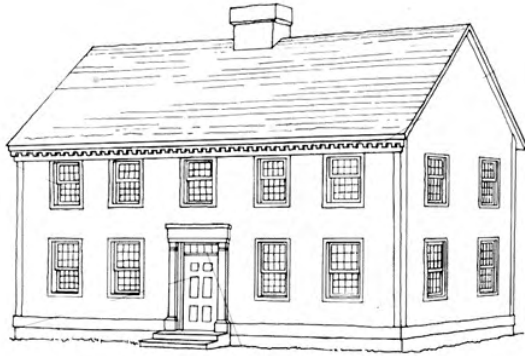
A. Applicability

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.

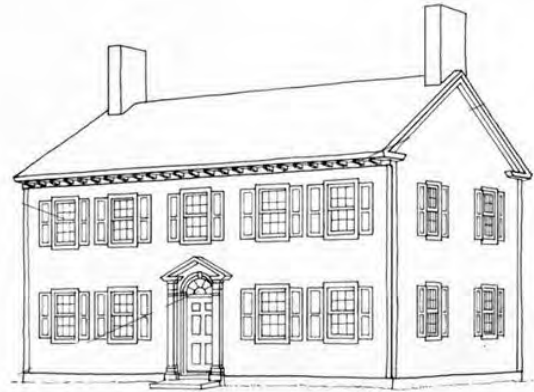
Windows are never in adjacent pairs.

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.

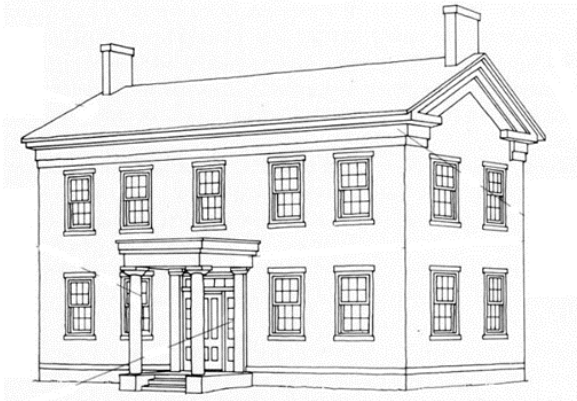
Windows are never in adjacent pairs.

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

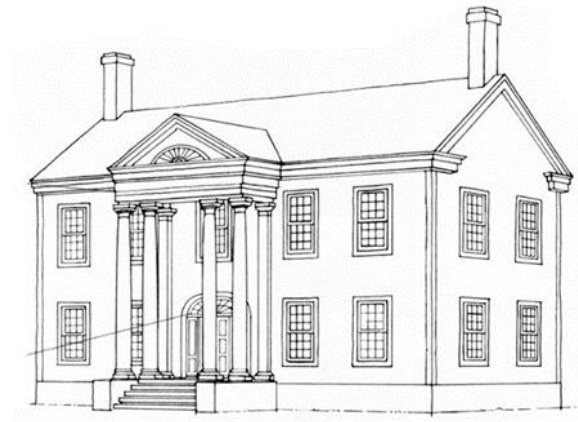
The cornice is emphasized with a wide, divided band of trim.

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

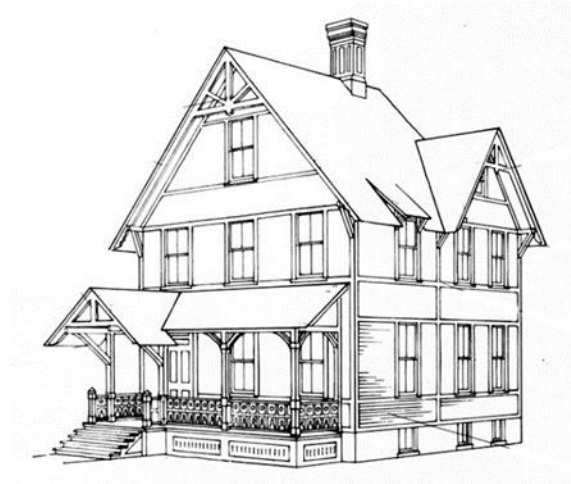
Front doors are paneled, centered, and topped with a semi-circular or elliptical fanlight.

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.

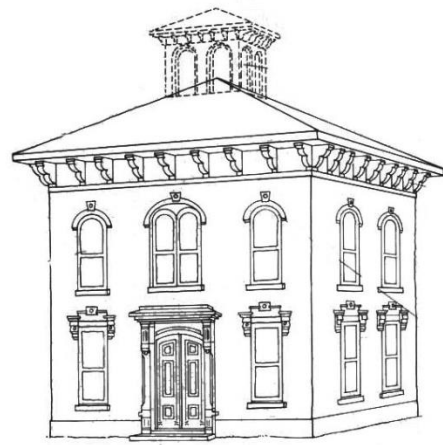
Round top arches are provided over windows or entrances.

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

Façade 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

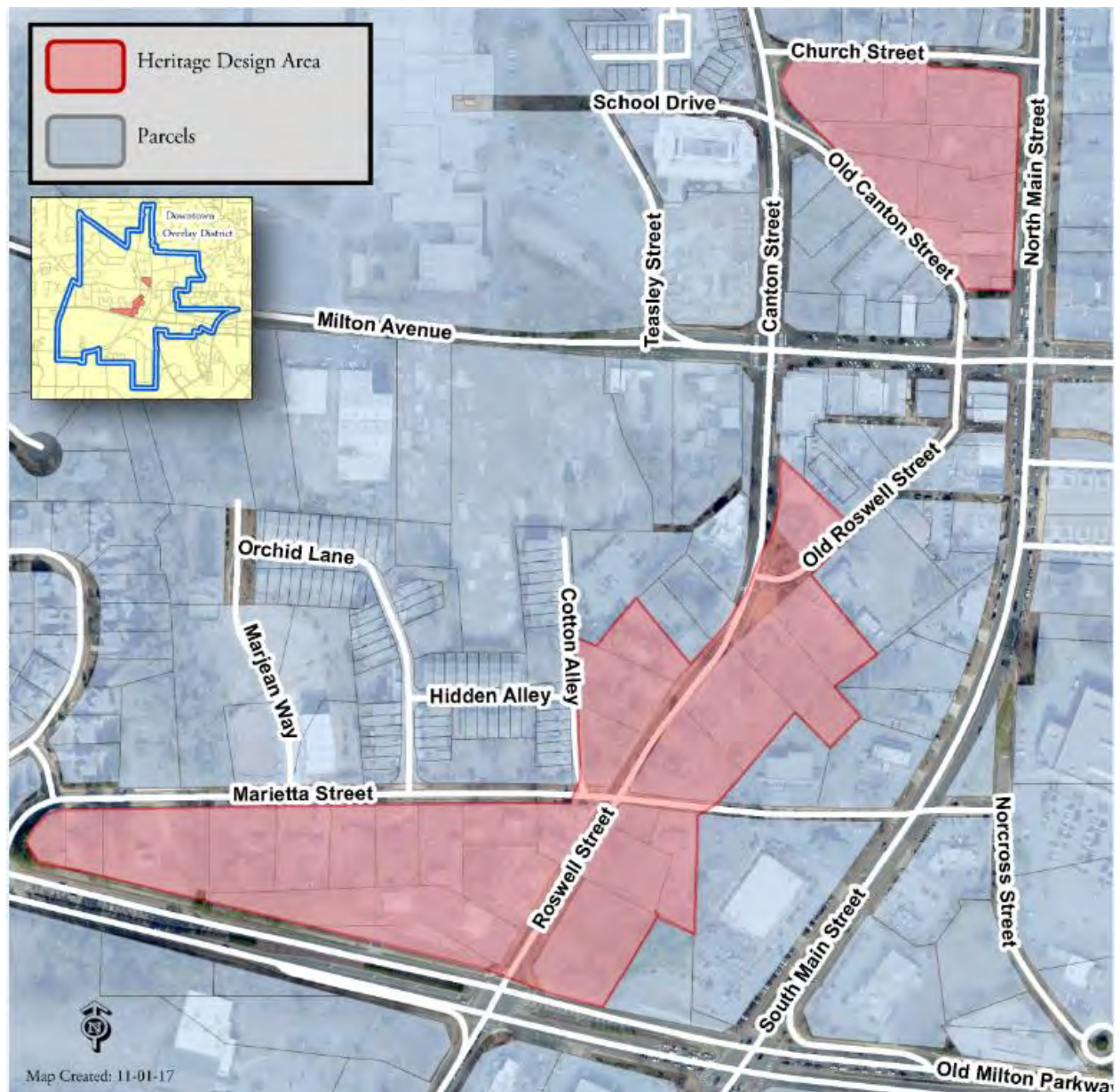
2.10.1. Purpose

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 70%, 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 46 feet.

G. Parking

1. Properties that save a structure on the City's List of Contributing Historic Structures shall be permitted to use the structure for any use permitted within the underlying zoning district and said use shall be exempt from meeting the minimum required parking spaces.

H. 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:

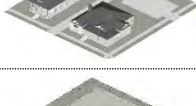
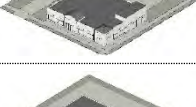
Original Building Address			2.
94 Academy Street	30 Milton Avenue	48 Old Roswell Street	
375 Brady Place	35 Milton Avenue	37 Roswell Street	
133 Canton Street	90 Milton Avenue	54 Roswell Street	
193 Canton Street	242 Milton Avenue	61 Roswell Street	
212 Canton Street	333 Milton Avenue	88 Roswell Street	
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



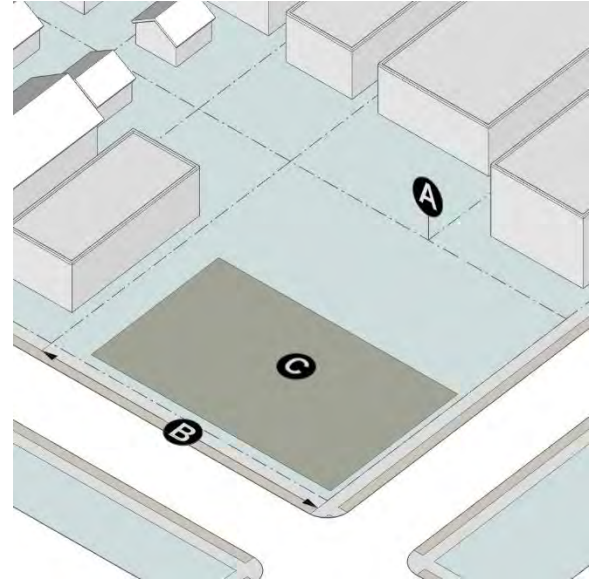
The purpose of this district is to provide for compact development in Alpharetta's core that is compatible with the area's historic character and includes a variety of commercial uses serving the entire city, civic uses, and residential uses.

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

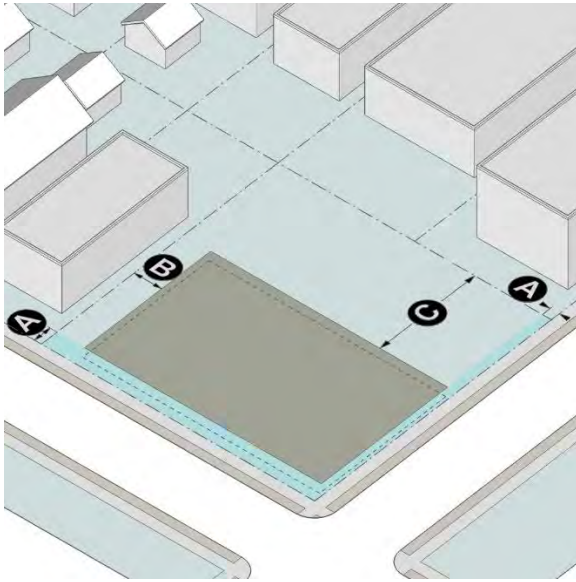
Residential Density:	No Limit
Min. Amenity Space Requirement:	5% of site (all sites)
Min. Civic Space Requirements:	10% of site (only sites over 5 acres)
The minimum required civic space and amenity space shall be proportionally increased for densities above 10 dwelling units per acre.	

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

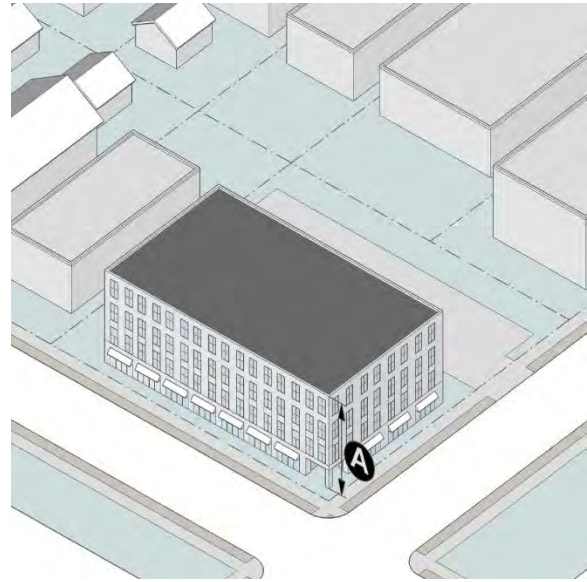


Principal and Accessory Structure Setbacks

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

(A) Min. Street-Facing Façade Height in Feet:	18 ft
(A) Max. Height in Stories:	4 stories
(A) 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: 2±0,000 sf

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

3.6.1. Purpose



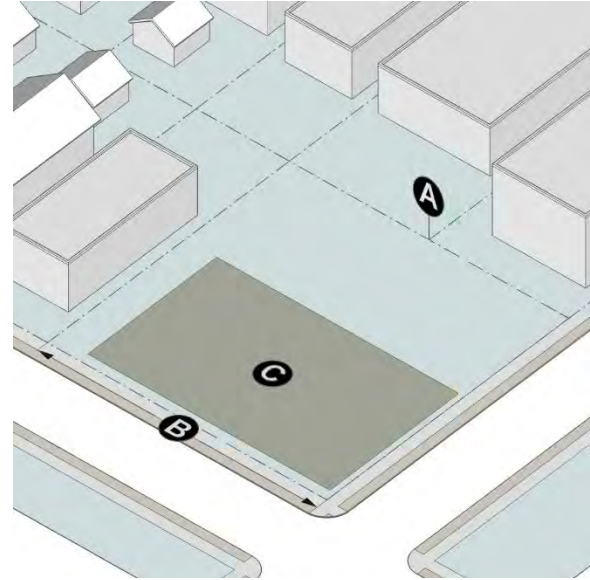
The purpose of this district is to provide for a variety of residential housing, commercial, and civic options along major corridors leading to the Downtown Core.

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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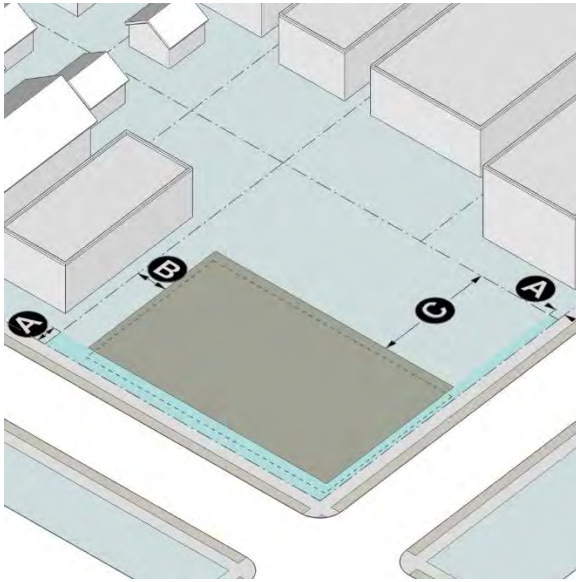
The minimum required civic space and amenity space shall be proportionally increased for densities above 10 dwelling units per acre.

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

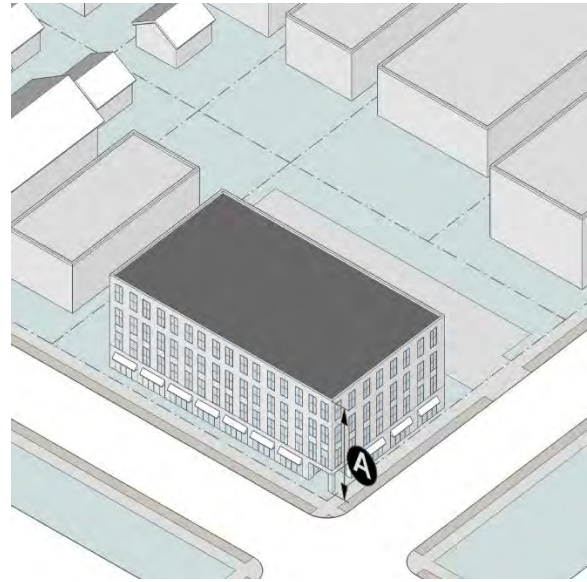


Principal and Accessory Structure Setbacks

Ⓐ 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



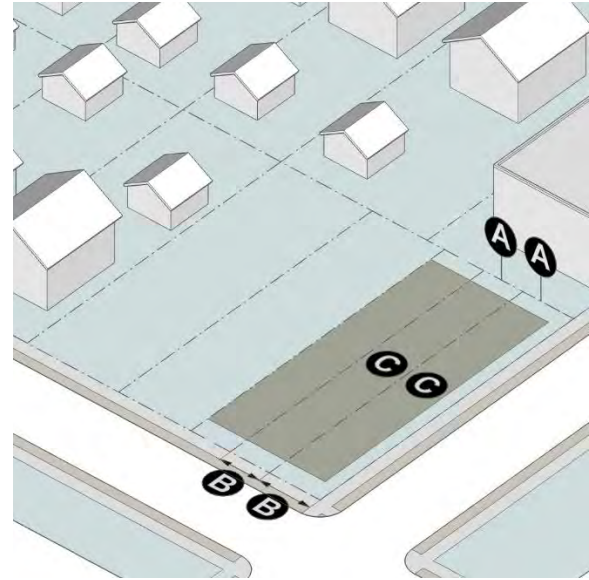
The purpose of this district is to provide for a variety of residential housing options, civic uses, and limited commercial uses and developments that are compatible with residential surroundings.

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)

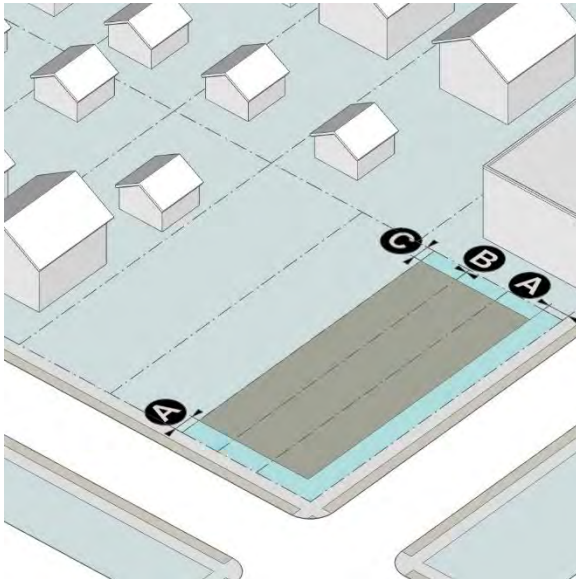
The minimum required civic space and amenity space shall be proportionally increased for densities above 8 dwelling units per acre.

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



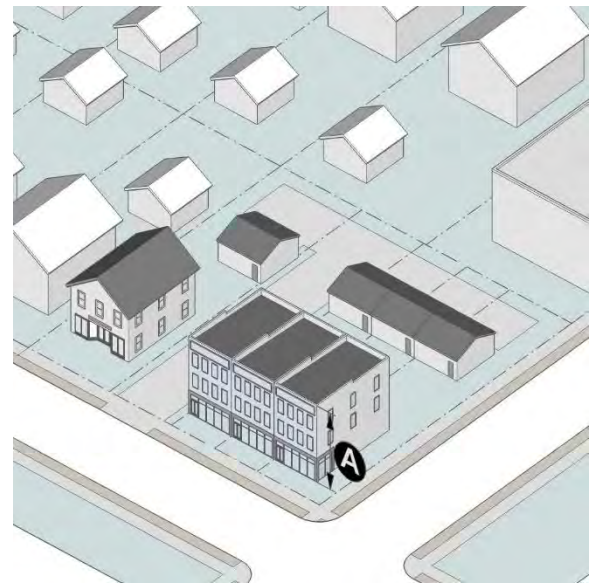
Principal and Accessory Structure Setbacks

Ⓐ 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.

3.7.5. 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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3.7.6. Commercial Parking Lot Requirements

- A. Commercial parking lots must provide a minimum 10 feet wide landscape strip between parking bays. Such strip shall be provided in addition to the requirements of Section 2.3.5 of the Unified Development Code.

- B. The required landscape strip must be planted with a minimum of one shade tree for each 30 feet of landscape strip length or portion thereof.

Sec. 3.8. DT-R: Downtown Residential

3.8.1. Purpose



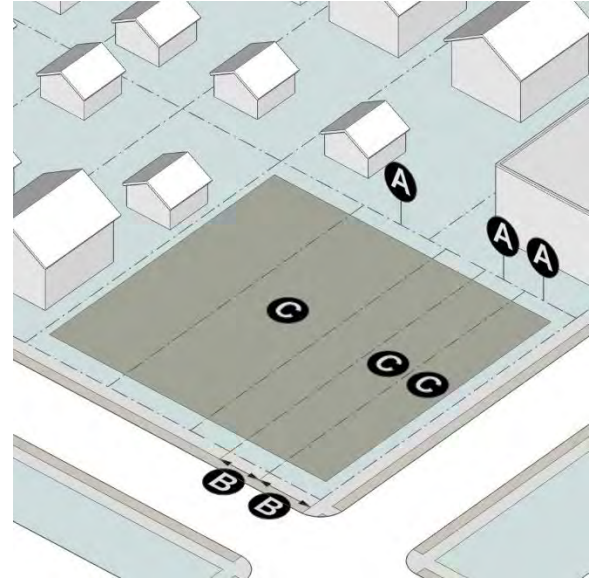
The purpose of this district is to provide for a variety of housing options in a residential setting.

3.8.2. Building Types Allowed

The following building types are allowed:

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

3.8.3. Dimensional Standards



Site Standards

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

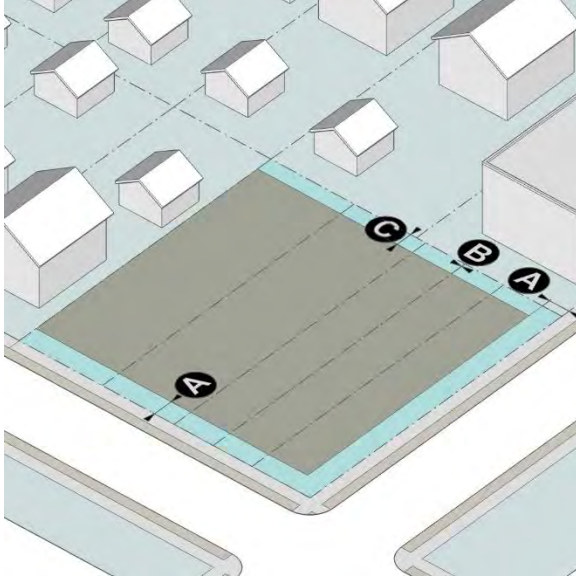
The minimum required civic space and amenity space shall be proportionally increased for densities above 8 dwelling units per acre.

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.

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.

SECTION 2.5 - PARKING AND LOADING^[1]

([Ord. No. 718](#), § 17(Exh. C), 12-14-2015)

2.5.4 Locational criteria for parking.

- A. Location on Other Property. If the required parking cannot reasonably be provided on the same lot on which the principal use is conducted, such parking may be provided on other off-street property provided such property lies within 500 feet of the main entrance to the principal use. Such parking shall be associated with the principal use and shall not thereafter be reduced or encroached upon in any manner.
- B. Location of Required Parking in Residential Districts. Required parking spaces in residential districts shall be subject to applicable area regulations pertaining to setbacks (front, side and rear yard), lot coverage, and accessory and principal structures.

Required parking spaces in 'For-Sale' residential districts shall be contained within a carport, garage or completely enclosed building, ~~except that:~~ in addition:

Ordinary passenger vehicles and non-commercial pickup trucks may be parked on a paved driveway providing ingress and egress to the lot or on a paved parking space provided that the maximum width of the total paved area cannot exceed 40 (forty) feet.

One (1) business vehicle not prohibited by the provisions of this Ordinance from parking within a residential district and one or more recreational vehicles or boats, or boat trailers may be parked or stored in an area not visible from a street.

The regular parking or storage of any business vehicle, any vehicle used in connection with a home occupation, or any vehicle with a carrying capacity of more than one-and-one-half (1½) tons is prohibited in any residential district. Pickup or panel trucks, used to provide daily transportation to and from work, are allowed in all residential districts.

- C. Parking and Storage of Certain Vehicles. No automobile, truck, motorcycle, trailer or other vehicle of any kind or type without current license plates shall be parked or stored on any lot in a residential district except in a completely enclosed building.
 - 1. Any person who, as of the effective date of this Article (6/94), has established a long-standing practice of parking or storing boats or recreational vehicles which is not in compliance with the provisions of C(1), above, may continue such practice as a lawful nonconforming use, subject only to the provisions of any applicable district regulations.
 - 2. Any person may apply to the Director of Community Development for a variance to the provisions of C(1), above pertaining to the parking and storage of boats or recreational vehicles. Variances shall be granted only in the case of extreme hardship or unusual circumstance, as contrasted with merely granting an advantage or a convenience. The factors to be taken into consideration by the Director may include the following:
 - a. The ease with which the applicant can comply with the provisions of this ordinance;
 - b. Whether there are extraordinary and exceptional conditions pertaining to the particular lot because of its size, shape, topography or location of the improvements on the lot;
 - c. The economic hardship that would be imposed upon the applicant if the variance were denied; and
 - d. Whether relief, if granted, would cause substantial detriment to the public good or impair the purpose and intent of this ordinance.
 - 3. Where appropriate, the Director may attach reasonable conditions to the grant of a variance. The Director may also approve an alternative parking practice which, although not in strict compliance

with the literal provisions of this Article, is deemed by the Director to be in compliance with the spirit of the Ordinance. All variances are personal to the applicant and shall terminate upon the sale of the lot.

- D. Written variance applications shall be acted upon by the Director within thirty (30) days of receipt. Variance applications denied by the Director may be appealed by filing a written appeal with the Board of Appeals within fifteen (15) days of the date of denial. The Board shall act upon the appeal at its next available meeting following receipt of the appeal.
- E. No parking or loading area shall be used for the sale, repair, dismantling or servicing or storing of any vehicle, equipment, materials or supplies.



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: PH-18-02 UNIFIED DEVELOPMENT CODE TEXT AMENDMENTS – DOWNTOWN CODE & DOWNTOWN DESIGN GUIDELINES

PLANNING COMMISSION: APRIL 12, 2018

CITY COUNCIL: APRIL 30, 2018

II. RECOMMENDATION:

Approve text amendments to the Unified Development Code and Alpharetta Downtown Design Guidelines to add four (4) new architectural styles in the Downtown.

III. REPORT IN BRIEF:

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

Architectural Style Requirements:

Staff proposes adding four (4) new architectural styles in the Downtown Overlay, including:

- French Colonial
- Beaux Arts
- French Eclectic
- French New Traditional

The City's Downtown Consultant recommends adding architectural styles in the Downtown that have a French influence and supports the four (4) architectural styles listed above.

IV. ATTACHMENTS:

- UDC Strike Through and Underline Edits

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.

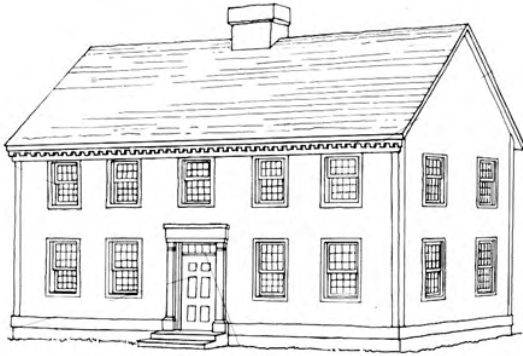
C. General Requirements

1. All buildings must be designed in one of the following architectural styles:

a. Georgian	i. Romanesque
b. Federal/Adam	j. Italianate
c. Greek Revival	<u>k. Tudor eclectic</u>
d. Neoclassical	<u>l. Beaux Arts</u>
e. Stick	<u>m. French Colonial</u>
f. Queen Anne	<u>n. French Eclectic</u>
g. Shingle	<u>o. French New Traditional</u>
h. Folk Victorian	
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.

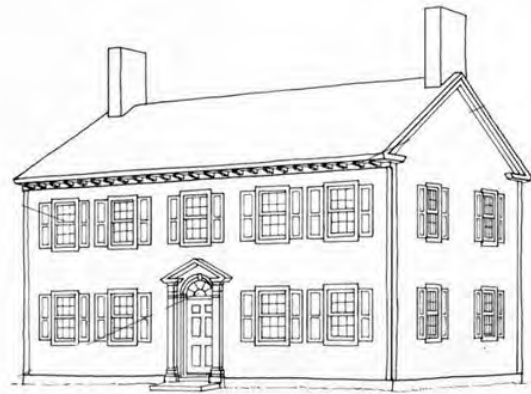
Windows are never in adjacent pairs.

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.

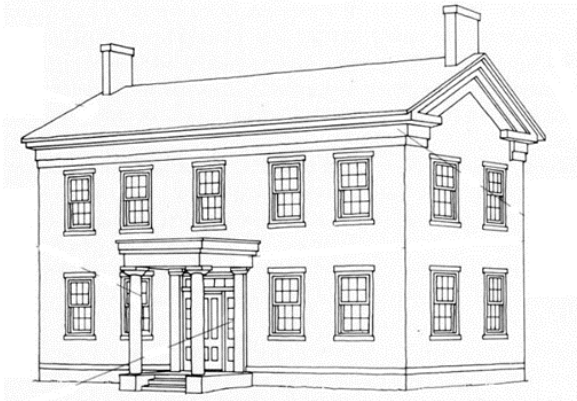
Windows are never in adjacent pairs.

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

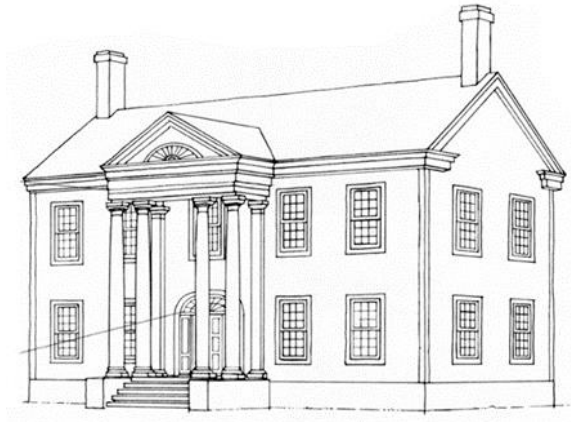
The cornice is emphasized with a wide, divided band of trim.

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

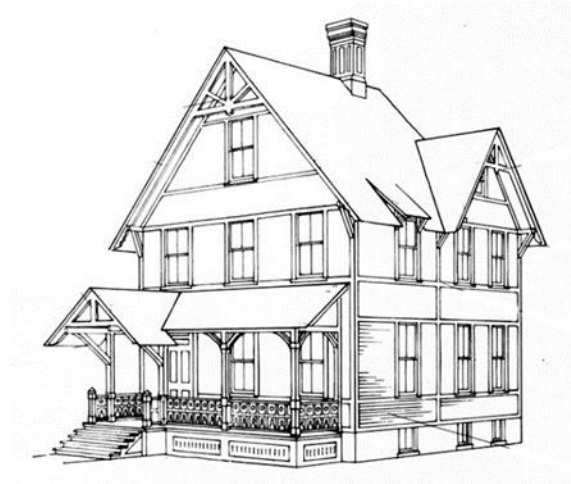
Front doors are paneled, centered, and topped with a semi-circular or elliptical fanlight.

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.

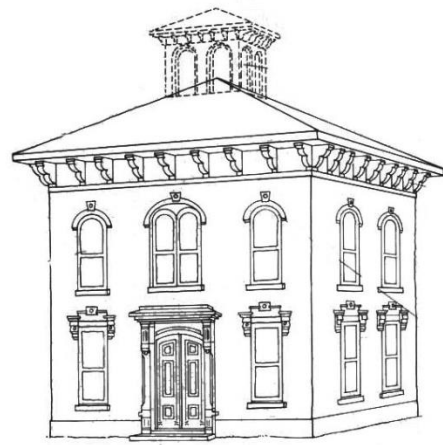
Round top arches are provided over windows or entrances.

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

Façade 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

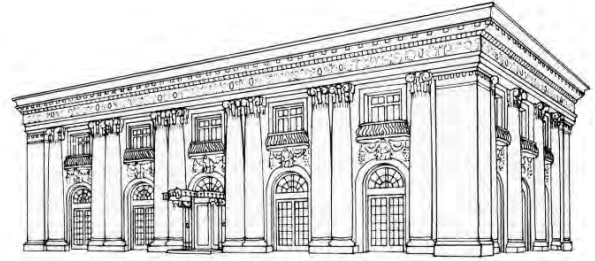
Roofs

Steeply pitched roof, usually side-gabled

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

O. Beaux Arts

Elements of the Beaux Arts style are as follows:



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

Façade Composition

Front facades are usually symmetrical.

Masonry walls, usually of light colored stone, with heavy bases of large, rusticated stone blocks.
Use of Classical columns, cornices, quoins, and pilasters.

Windows

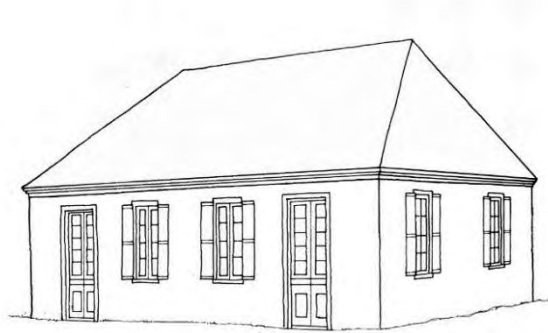
Windows are usually tall and topped with decorative garland, floral patterns, or shield details.

Roofs

Flat or symmetrical roof forms.

P. French Colonial

Elements of the French Colonial style are as follows:



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

Façade Composition

Front facades are usually symmetrical.

Walls are typically faced in true stucco.

Doors and Windows

Tall, narrow door and windows openings.

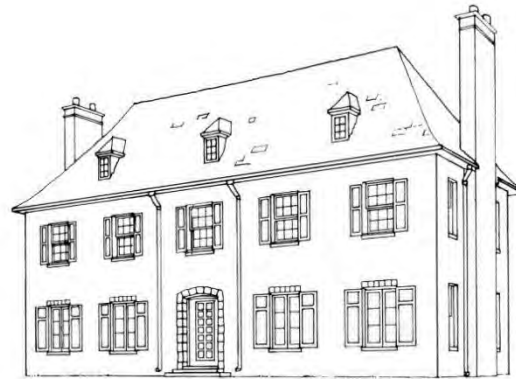
Door and window sashes are typically divided vertically into pains.

Roofs

Steeply pitched roof, either hipped or side gabled.

Q. French Eclectic

Elements of the French Eclectic style are as follows:



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

Façade Composition

Front facades are usually symmetrical.

Segmented arches are commonly found in doors, windows, and dormers.

Brick, stone, or stucco wall cladding, sometimes with false half timbering.

Windows

Window sashes are typically divided into pains.

Roofs

Tall, steeply pitched roofs (occasionally gabled) with no dominant front-facing cross gable.

Roof eaves that often flair upwards at roof-wall junctions.

R. French New Traditional

The French New Traditional style draws upon the three French styles identified earlier in this section, but is a unique style due to the way it blends elements from the various French styles. Elements of the French New Traditional Style are as follows:



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

Facade Composition

Front facades may be symmetrical or asymmetrical.

Brick, stone, or stucco wall cladding.

Architectural details that reflect historic precedents but are less intricate and generally mass-produced.

Windows

Tall door and window openings.

Roofs

Moderate to steeply pitched roof.



Alpharetta Downtown Design Guidelines

March 22, 2018



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The Alpharetta Downtown Design Guidelines (The Design Guidelines) are an amendment to the Alpharetta Design Review Ordinance and Design Guidelines. These guidelines expand the area subject to the Alpharetta Design Review Ordinance and Design Guidelines to include the “Downtown Core” identified on page 70 of the adopted Alpharetta Downtown Master Plan (The Master Plan). These guidelines also provide additional standards that apply to all non-single family detached buildings, structures, sites and areas and the property on which they are located. Other applicable guidelines, regulations, and ordinances regulating development also apply. Where guidelines stated in this document are in conflict with other governing regulations, unless otherwise noted, the more restrictive shall control. Additionally, sculptures, art, and murals shall require review by the Art Commission.

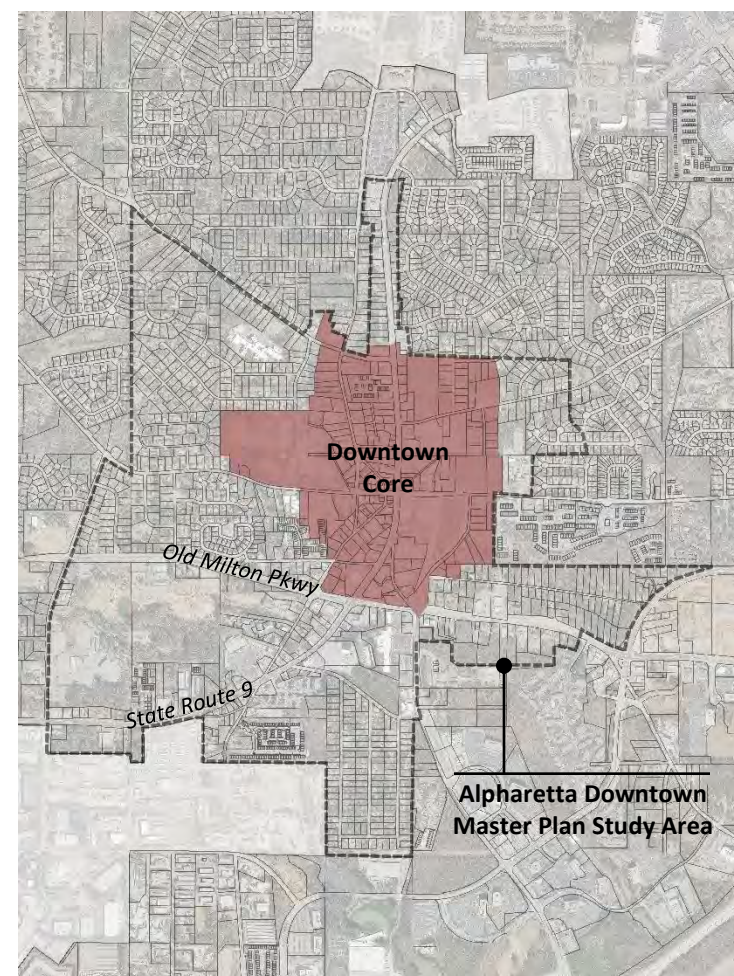
The Design Guidelines are intended to promote new development within Downtown Alpharetta that meets the goals of The Master Plan. These Guidelines include both standards (requirements that must be complied with) and recommendations (suggestions that are strongly encouraged to be complied with). Standards typically use the word “shall”, an active verb (i.e. “provide” or “install”) and/or a clear directive (“are not permitted”, or “are required”). Images and illustrations are provided of many of the issues discussed and are intended to aid developers and City Staff in the design and approval processes.

Finally, some guidelines only apply to specific building types. Definitions of these building types are established in the City of Alpharetta Downtown Overlay, which applies to the entire Downtown Core regulated by these Design Guidelines.

Master Plan Goals

Downtown Alpharetta is envisioned as a vibrant live-work-play district featuring shops and restaurants, walkable streets, a range of open spaces, civic uses, new mixed-use development, contextual housing, preserved historic resources, and much more. With its rich sense-of-place and small town scale, Downtown is intended to represent an authentic town center with programming and designs that differentiate it from other business centers in the Alpharetta area and make it a focal point for citizens of Alpharetta and nearby communities.

While the Design Guidelines are not intended to establish a single architectural design direction for Downtown Alpharetta, they do provide guidance and standards for site design, the design of buildings and streetscapes, material selections, exterior lighting, and signage design that are consistent with the design of the traditional Main Street as seen in small to medium sized towns throughout the United States, most of which were built during the 19th century up through the early part of the 20th century. The Design Guidelines are intended to be flexible and fluid in order to take advantage of future development trends, while maintaining a sense of visual cohesiveness within the downtown area.



These guidelines apply to all non-single family detached buildings, structures, sites and areas and the property on which they are located within the Downtown Core of the Alpharetta Downtown Master Plan Study Area.

Alpharetta's Downtown is intended to reinforce its established historic scale, character, and connectivity while embodying the architectural practices commonly found within the commercial centers of traditional towns built prior to World War II - commonly referred to as the traditional "Main Street". Overall planning and building arrangement should promote a compact pedestrian-scaled environment while individual buildings should be designed and detailed to reinforce the pedestrian-oriented character of Downtown.

Key Design Principles

The following Key Design Principles establish the foundation of these Design Guidelines whose purpose is to ensure the overall character of this unique environment.

- Buildings shall be located, designed, and programmed to activate open spaces, promote pedestrian activities, provide visual interest, and create an enjoyable, vibrant, and mixed- use environment.
- Building design shall utilize massing, materials, and architectural details and ornament to achieve compatibility with existing buildings within the Historic Business District and nearby areas.
- Compatibility is not meant to be achieved through uniformity or the replication of existing buildings, but through the use of variations in building elements to achieve individual building identity. Traditional Main Street buildings typically employ a variety of architectural styles, sometimes informed by the geographic location or the time period of construction.
- Avoid a pastiche of styles and competing architectural details. Traditional details, when used, should be appropriate to their style.
- Building facades should include appropriate architectural details and ornament to create variety and interest.
- Buildings shall be built to, or close to, the sidewalk with entrances oriented towards the street to promote a consistent and well-defined pedestrian environment.
- Open space that allows for community gatherings and more passive pedestrian activities is a vital component of any successful downtown environment. Rather than create smaller, disconnected spaces on a per development block basis, The Master Plan concentrates open space into larger locations with convenient public access.
- Create a sustainable environment that will be embraced by generations to come.



The historic Milton County Courthouse was built in 1877 and sat at the corner of Main and Academy Streets (razed in 1955).



Buildings and streetscape within Alpharetta's existing downtown.



An illustration of potential development.

Elements of Main Street Design

Prior to World War II, the traditional Main Street served not only as the community's primary commercial center, but also as an important part of its social life by providing a mix of uses and amenities which together activated streets and open spaces and helped define the towns' individual character. Streets, blocks, lots, and buildings were laid out and designed with both function and aesthetics in mind. Utilizing local materials and building techniques, communities were able to create a built environment that represented their individual character and future aspirations. Over time, as the community grew and evolved, additional streets and blocks were added while existing buildings and spaces were adapted or repurposed to meet current needs. The resultant is a Main Street that embodies the community not just at a single point in history, but as an authentic physical narrative of its evolution.

While one cannot ensure great buildings or places by simply copying the best historic ones, there are a number of common architectural attributes found along the traditional Main Street that, when arranged and properly utilized, will contribute to a well-proportioned, visually pleasing, and economically viable downtown neighborhood. These attributes include the size, scale, level of detail, location, and juxtaposition of buildings and individual facades and their associated architectural details. In order to establish and maintain a consistent character, it is important to be mindful of not only the design of a single building facade and its component parts but also understand how each fits into, and interacts with, neighboring buildings and spaces.

Pages 6-9 identify and illustrate key architectural attributes that characterize Main Street architecture. Alternatively, pages 10 and 11 identify and illustrate attributes of design that detract from the character of a traditional Main Street. Because Downtown Alpharetta includes both traditional Main Street areas and traditional residential streets, it is important to note that the following are intended to apply to the latter. Projects that include the preservation of historic residential buildings over 75 years old or completely consist of new residential buildings should be afforded some relief from the standards on pages 6-11.



King Street is both the commercial and social center of Old Town Alexandria, VA.



Town Green in Athens, GA.



A variety of building massings, styles and uses along with an appropriate amount of open space creates an inviting, human-scaled and viable environment.

Building Location & Orientation



- Mixed-use and shopfront buildings are built to, or close to, the back of the sidewalk and establish a well-defined street edge that contributes to a greater sense of enclosure and clearly defined path.
- Mixed-use and shopfront buildings are placed close to the sidewalk to increase visibility into ground floor commercial uses.
- Street-level uses and building entries are oriented towards the street.



Block Massing



- Individual blocks are broken down into a series of buildings each with distinct facade expressions.
- Above illustrates a street that is predominately three stories in height with different roof and parapet treatments on each building used to break up the blocks' mass and provide visual interest. Below illustrates a block with more varied building height.



Building Massing



- Larger buildings that occupy a greater percentage of the block, utilize massing changes and fenestration rhythms to break down their length and relate them to smaller buildings.
- Traditional Main Street buildings are characterized by simple massing and forms.



Corner Articulation



- Simple massing and small changes in plane or height are used to emphasize certain intersections and points of interest within Downtown. Variations in massing complement, and do not compete with, other nearby design elements.
- Not all corners require massing articulation and may be treated more simply.

Building Entrances



- Building entries for upper level uses and pedestrian pass throughs may be identified via a change in massing and architectural elements that distinguish them from storefronts, as shown above. Alternately, they may be more discreetly incorporated into the ground floor fenestration, as shown below.



- While most Main Street buildings were erected prior to World War II, the inclusion of more recent styles is typical of many downtowns and brings both authenticity and a sense that a place has evolved over time.
- Variation in style can be expressed either as an element within a facade or as a facade within a block. In the above, the ground floor storefront and upper floor windows vary in style from the rest of the traditional facade. Below, the circa 1930s center building is a counterpoint to its 19th century neighbors.



Facade Design



- Ground floors consist of a high percentage of glass in order to provide a high level of visibility into and out of the commercial establishment.
- Traditional Main Street facades are characterized by distinct base, middle, and top (parapet) zones that create an attractive and comfortable human scale to buildings and blocks.
- Ground floors can be expressed as a continuation of the building's upper stories' design expression extending down to the ground (lower left) or with applied storefront elements (lower right).



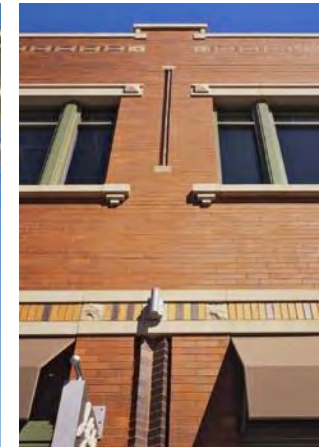
Detail & Fenestration



- Architectural styles can be varied or more similar. The level of detail often is dependent on the style with some buildings more ornate and others simpler.
- Upper level fenestration is typically characterized by simple rhythms of window openings.
- As shown, buildings of similar size and with similar levels of detail can be distinguished by different storefront designs, second floor fenestration and parapet design.



- Main Street buildings are characterized by the use of traditional materials that utilize details appropriate to those materials.
- Well-proportioned architectural elements that have an appropriate level of detail for the style of building they articulate provide a sense of scale and visual interest.
- Detail can be achieved through applied ornament, a change in material, building plane, color and texture.



Hierarchy of Detail & Materials



- Not all sides of Main Street buildings are treated the same. The highest level of detail and quality of materials are used on the street fronting facades. Facades at the rear of buildings (block interior) or along alleys favor durability and cost efficiency.
- The materials and level of detail of street-facing facades typically return at corners and sides before transitioning to ones that are less detailed and more cost efficient.

Streetscape



- The streetscape, located between the building face and the curb, is comprised of street trees, accent planting, and street furniture that further promote Main Street's pedestrian activities.
- Sidewalks are sized to an appropriate width to accommodate both pedestrian and commercial uses such as seating and signage.
- Sidewalks built of durable materials and simple patterns are characteristic of traditional Main Streets.

Signage



- Signage's prime role is to provide commercial identity and branding. Done properly it adds a level of detail and visual interest to the building and the streetscape.
- Below, two examples of signage that complement the style of each building well and are integrated into their architectural elements.



Building Setback & Materials



- Buildings set back far from the back of the sidewalk degrade the street edge and do not provide the sense of enclosure that traditional Main Streets provide.
- Street facing facades with limited glass area at the ground level detract from, rather than promote, pedestrian activities.
- Buildings that incorporate an excessive number of materials risk creating a streetscape that looks busy and disjointed and are uncharacteristic of traditional Main Streets.



Massing & Scale



- Building facades composed of architectural elements that are oversized or ill-proportioned disrupt the typically consistent rhythms and proportions found along most Main Streets.
- Overly busy massing in close proximity that compete with each other for attention are uncharacteristic of Main Street.



Massing & Ground Floor Height



- Contemporary interpretations of traditional architectural styles are best executed when the design maintains the basic principles of the referenced style. In the above, the two top floor balconies create oversized, horizontal openings that erode the facade and are out of character with the building's style.
- Excessively tall ground floor-to-floor heights risk creating buildings with proportions and excessive spandrel zone depths that are not indicative of Main Street buildings.



Appropriate Details & Articulation



- Overly blank and/or unarticulated walls do little to activate the streets and spaces which they front.
- Windows set flush with the face of the facade are uncharacteristic of traditional Main Street buildings.
- Changes in color without changes in material and/or plane have a cartoonish effect that detracts from the character of Main Street.



Architectural Style & Context



- Overly thematic designs, particularly when they reference a specific style(s) or time period(s) that is not compatible to the locale, are uncharacteristic of traditional Main Streets.
- Awkward combinations of materials, details and the improper use of architectural style and scale create an inauthentic environment.



Visibility & Signage



- Ground floors that lack visual connections to the street, either through the lack of glazing, as in the above example, or the covering up of storefront with excessive signage, shown below, is a detriment to the pedestrian nature of main streets.
- Signage that is oversized, over-scaled, or blocks visibility into and out of ground floor businesses clutters the facade and does little to activate the streetscape.



The preceding principles establish the foundation for the architectural design of the future development sites within Downtown. Building upon, and reinforcing these principles, the following standards and recommendations are intended to provide guidance in the design and development of buildings and sites that achieve the City of Alpharetta's vision for its heart.

The Standards & Recommendations are broken down into a series of topics, beginning at the larger scale of the block, and successively addressing design issues at the intermediate and finally the smallest scale. In addition to the design of blocks and buildings, streetscape, landscape, signage, and lighting design are addressed owing to their importance in contributing to the character of a place.

Though not specifically called out, sustainability is an overarching goal for new development within Downtown, aspects of which are implied throughout these standards and recommendations by promoting development that is to be built for longevity and embraced by the community. To the extent practical, sustainability should be a consideration in the design, construction and operation of all buildings and spaces within Downtown.

Block Design: Location & Orientation

A city block (or simply block) is defined as a parcel or site bounded by public streets. It provides the space within the city's fabric for the placement of buildings and their associated service and support areas. The buildings, through their location relative to the street, overall massing, and height, articulate the edges of the block within which they are arranged and set the tone for the character of the public realm.

In order to create a well defined, pedestrian-oriented environment that promotes street-level activity, buildings within a block shall:

- I) Be located at the back edge of the sidewalk.
 - A. Small setbacks from the building line are generally discouraged and should be reserved for special and limited instances where specific street level uses require additional width at the sidewalk. Setbacks should be limited in both their depth and length along the block so as to maintain a well-defined street edge. Minor setbacks may occur, but with limitations, at corners of a block. (See Figure 1)
 - B. Arcades that project over the sidewalk may be permitted along specific block faces with approval of the Design Review Board (The Board). Columns that support arcades may land within the sidewalk zone provided that a minimum five foot (5') continuous path of travel is maintained. (See Figures 2A-C.)

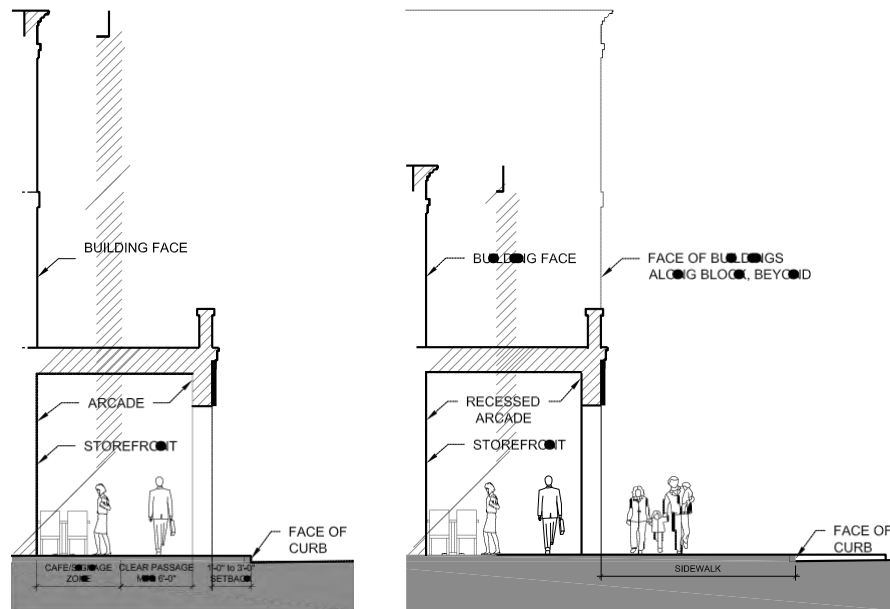


FIGURE 2A: Projecting arcades may be allowed.

FIGURE 2B: Recessed arcades are generally discouraged.



Buildings built to the back of the sidewalk create a well-defined, pedestrian-oriented environment.

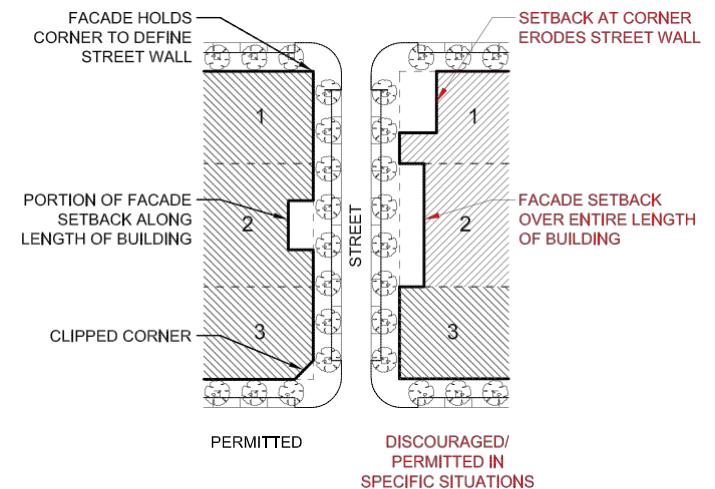


FIGURE 1: Setbacks are generally discouraged.



An arcade that projects over the sidewalk to create a covered seating area while maintaining a clear path for pedestrian travel.

Block Design: Location & Orientation

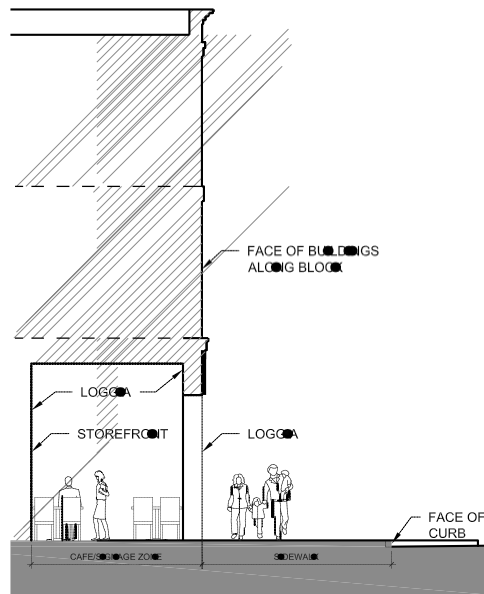


FIGURE 2C: Loggia that are recessed behind the sidewalk are allowed for dining uses only.

- C. Minor setbacks at the ground floor alone for entries, vestibules, commercial houses, or residential buildings types are permitted.
 - D. Parking is not permitted between building and the sidewalk.
 - E. Landscape or front yards between building and sidewalk is discouraged.
- II) Have primary facades and ground floor use entrances that are oriented towards the public street.
- A. Secondary entries may be located at the rear or sides of buildings provided they meet the requirements set forth within The Design Guidelines.
 - B. Entrances to upper floor uses may be located along the street front, side streets, off block breaks, or Block Interior areas.
 - C. Buildings that front multiple public streets or spaces, such as on corner or through lots, have more than one primary facade and should be designed with architectural emphasis placed on each; either hierarchically, with emphasis on the facade oriented towards the more prominent street or space, or equally with both elevations treated as primary facades.



Minor setbacks for building entrances are permitted.



Areas dedicated for dining along the sidewalk may be recessed within a loggia.



A setback from the building line for restaurant seating. Note, the above building extends back out to sidewalk at the ends of the seating area.

Block Design: Block Interior

The Block Interior consists of that portion of the block located behind buildings. It can consist of built areas, unbuilt areas, or a combination of both (See Figure 3). On smaller blocks, the building or buildings may occupy the entire block, thus eliminating the Block Interior.

- I) Uses that are appropriate to be provided for at the Block Interior include:
 - A. surface parking
 - B. service, loading and delivery areas
 - C. structured parking
 - D. open space
- II) Building facades fronting onto the Block Interior may be simpler in their design than those fronting onto public streets. Though not a requirement, their level of detail may be reduced and/or material palettes may be simplified in favor of durability over cost.

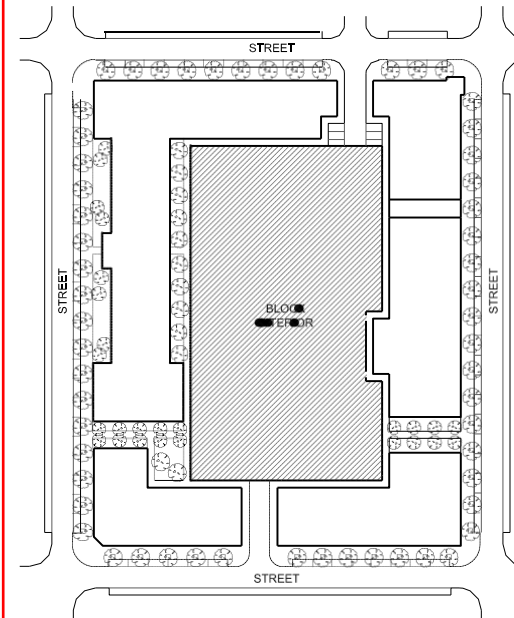


Figure 3: The Block Interior consists of the area located behind buildings.



Block Interiors serve primarily for functional uses such as parking and service. Facades fronting onto block interiors may be much simpler than their street fronting counterparts.

Block breaks provide connections, both pedestrian and vehicular, between the street and Block Interior and are particularly important in adding a level of porosity to longer blocks (See Figure 4). The number and width of these breaks should be minimized in order to screen views into the Block Interior from the street, maintain a defined street edge, and limit the number of vehicle curb cuts along the sidewalk.

- I) Vehicular block breaks:
 - A. shall be located to provide convenient access to parking and service areas within the Block Interior and facilitate efficient traffic movement across the site.
 - B. shall not occur along portions of blocks fronting the Town Green or along Street D.
 - C. should provide an appropriately sized sidewalk on at least one side of the vehicular roadway.
- II) Pedestrian block breaks:
 - A. should be located along key pedestrian routes.
 - B. are encouraged to have landscape plantings and street furniture.
 - C. may provide outdoor dining and seating areas for adjacent ground floor uses.
 - D. should, to the greatest extent possible, be activated by orienting street level openings and building entrances along their length.
- III) Portals are intermediate building breaks that occur at the first floor and allow for upper levels of the building to bridge over. Portals maintain the street edge of a block and provide opportunities for special architectural treatments.
 - A. Vehicular portals provide access for both vehicles and pedestrians to areas at the Block Interior including direct access to surface or structured parking.
 - i. The roadway and sidewalk zones are to be separated either by grade or with bollards or other physical barrier.
 - ii. A change in materials or material color between the vehicular and pedestrian path is encouraged.
 - B. Pedestrian portals provide pedestrian only access to the Block Interior.
 - i. Edges are encouraged to be activated with building entrances, dining/cafe seating, display windows, streetscape furniture, and accent planting.
 - C. Lighting of portals should be designed to provide for a safe and inviting path.
- IV) A block break used for a drive-up window is subject to Board approval.

Block Design: Block Breaks

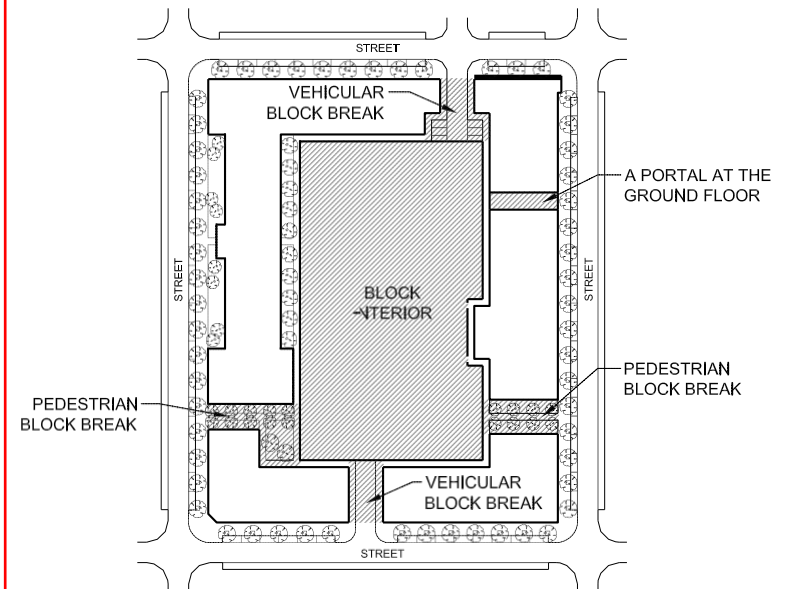
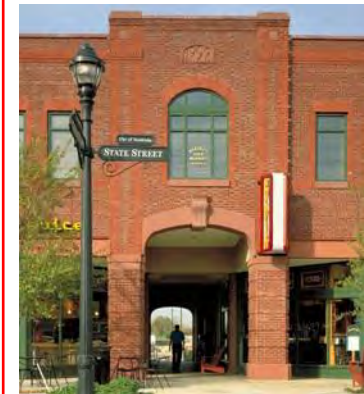
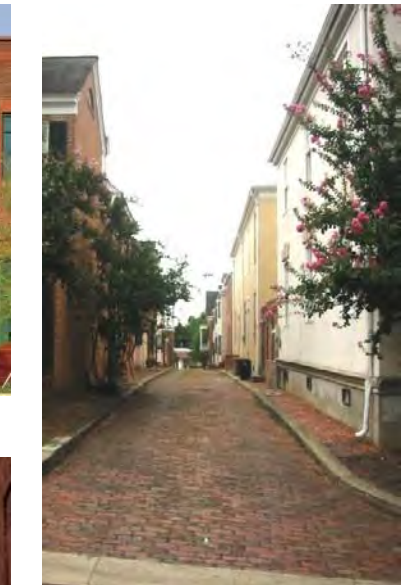


Figure 4 Identifies the access types to the Block Interior.



a Pedestrian Portal connects the street to block interior.



A Vehicular Block Break with an appropriately sized sidewalk.

A Pedestrian Block Break with a covered dining area.

Block Design: Block/Building Massing

Building massing generally refers to the shape of a building's volume. Traditional Main Street shopfront or mixed-use buildings usually have relatively simple massing; the street facades are relatively planar, have minor, if any, setbacks or projections, and are built straight up to the parapet. Setbacks, when they occur, are often reserved for the uppermost story or at the first floor at an entrance. Projections usually consist of minor facade articulations (e.g., balconies, pilasters, facade folds, and minor bays) except where more significant projections such as bays, oriel, and tower elements are used and are appropriate to the building's stylistic expression and location.

- I) A building's massing should relate to its site location, use, and architectural context.
 - A. Building massing should reinforce the massing patterns of other Downtown buildings.
 - B. Unique massing forms (e.g., towers, domes, and porticos) should be reserved for those buildings located at key points of interest or housing important civic functions.
- II) The massing of longer blocks are encouraged to be broken up by:
 - A. locating multiple buildings along any given block face. (See Figure 5)
 - B. utilizing a segmented facade treatment (see Glossary) on larger buildings. (See Figure 5)
 - i. Changes in segmented facade treatment should be planned to occur at the first floor tenant demising lines. Tenants may take up multiple, whole, segmented facade treatments.
 - ii. The widths of segmented facade treatments are encouraged to be based on a standard module similar to those found along traditional Main Streets.
 - C. breaking up of longer buildings with massing articulation.
 - D. a combination of A, B, and C above.
- III) Variations in the width, height, and rhythm of street-facing facades are encouraged along any block face.

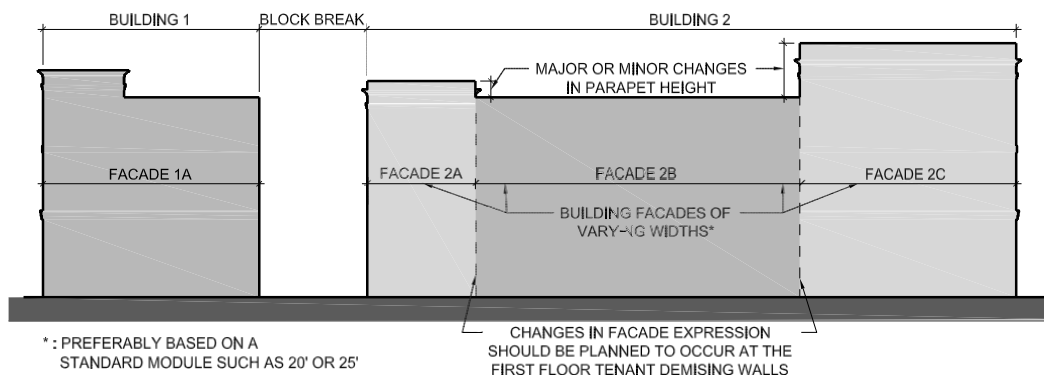


Fig. 5: Diagram of a block broken up by multiple buildings. Building 2's massing is further broken up by segmented facade treatments.



Examples of buildings that use simple massing articulations.



An example of a building that utilizes a segmented facade treatment of varying width facades to break down the perceived length of the block face.



Buildings that take up larger portions of a block, use massing articulations and fenestration rhythms that break down the scale of the block.

Block Design: Block/Building Massing

IV) Important elements such as building entrances or pedestrian portals may be reinforced with changes in massing or breaks in the predominant rhythm of the block.

V) If the opportunity exists, a building's massing should emphasize and frame or terminate important vistas. Building corners may be articulated in various ways (see Figure 6), but should not compete with other, adjacent massing articulations.

VI) Projections

Architectural elements such as balconies, bay projections, show windows, canopies, and awnings should be integrated into the design of street fronting facades to provide an added layer of variety, detail, and interest along the block face.

- A. Projections should be designed with regard to the individual building's design as well as the overall length of the block and street in terms of location, scale, rhythm, and relationship to one another.
- B. Visually unsupported and unresolved projecting architectural elements are discouraged.
- C. Projections at the ground level should be limited in their depth as to not obstruct sight lines into ground level uses. Where projections reduce the width of the sidewalk, a clear pedestrian path of five feet (5') must be maintained along the length of the building.
- D. Projections are only required in commercial house building types as appropriate to the style.

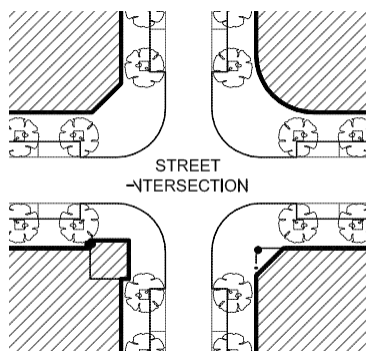


Figure 6: Diagram of building massings that emphasize corners.



Massing articulations at corners should complement plan relationships and not compete with other massing articulations.



Projections of massing or elements within traditional Main Street facades are typically minor.



More significant projections, such as balconies, bays or show windows, may be incorporated into the facade at select locations.

Block Design: Building Height

The Master Plan identifies recommended ranges for building heights (in floors) ranging in height from 1-4 stories.

- I) Buildings shall be designed to accommodate a minimum first floor finished ceiling height of twelve feet (12') to allow for retail commercial uses at the ground floor. Taller ceiling heights are allowed provided:
 - A. the height of the storefront is increased proportionately.
 - B. any increase in the height of the spandrel zone (the area between the head of openings on one floor and the sill of the openings on the above adjacent floor) between the ground and second floors is compensated through the use of architectural details that act to subdivide it into smaller areas.
 - C. a combination of A and B, above.
- II) It is encouraged, though not required, that the heights of buildings along the street vary along the length of a block.
- III) Adjoining buildings of the same story height should, where practical and not in conflict with their overall architectural expression, have offsets in their adjoining parapet or cornice heights.



A commercial main street with a large variation of facade and building heights along the block.



A street that is predominately three stories in height with different roof and parapet treatments on each building used to break up the blocks' mass and provide visual interest.

Facade Design: Facade Organization

Facade design addresses the organization, fenestration, detailing, and material composition of the exterior of a building.

- I) In order to create an attractive and comfortable human scale for buildings and blocks, the designs for all building facades (except commercial houses) that front onto public streets and spaces should express a distinct base, middle, and top (parapet). (See Figure 7)
 - A. The Base is the lowermost story of a building. It visually anchors the building to the ground. Areas of wall, piers, and pilasters, together with larger windowed areas, typically comprised of storefront and entrances makeup the majority of the Base. Though not a requirement, some type of horizontal band or belt course separates the building Base from the Middle.
 - B. The Middle is the portion of the facade between the Base and Top and comprises the building's upper floors' openings, and, depending on the building's height and facade organization, may or may not encompass the uppermost floor. On most Main Street buildings, the middle zone of the facade is characterized by simple window rhythms. Depending upon the style, the detail and articulation of openings and wall area can range from simple to ornate.
 - C. The Top of the facade, which, depending on the overall building height may or may not include the uppermost floor, visually completes the facade as it meets the sky. The Tops of Main Street facades typically consist of the building's cornice and/or parapet.
- II) Fenestration is the design and detailing of the openings within a facade. Together with massing, it is one of the primary elements that defines the design character of a building's exterior.
 - A. The fenestration at the first floor of commercial buildings should be composed of a high percentage of window area in order to promote visibility into retail and dining establishments. Upper stories, which are less likely to be occupied by retail tenants may have a smaller percentage of window opening area.
 - i. Buildings with first floor commercial uses should have ground floor openings (windows and doors inclusive of framing, dividing, and sub-dividing elements) along street-facing facades that are not less than **50%** of the first floor facade area. Facade area is measured from grade to finished floor at second level.
 - ii. Upper levels should have openings (windows and doors inclusive of framing, dividing, and sub-dividing elements) not less than **20%** of the upper level facade area. Facade area is measured from the finished floor at the second level to finished roof at the face of the facade.

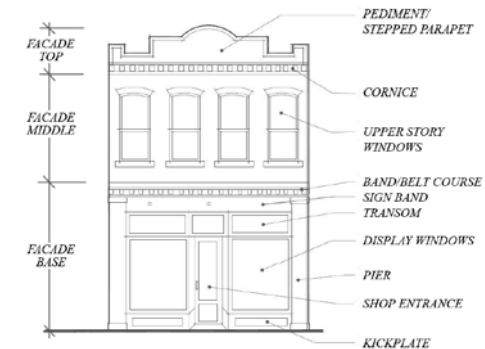


Figure 7: Illustration of a typical mixed-use building facade's organization.



Traditional Main Streets are characterized by a high percentage of glazing at the street with a smaller percentage at sides and upper floors.



An example of a facade that uses both simple fenestration rhythms and level of detail to compose an elegant facade.

- iii. Glass used to satisfy the above must be unpainted and have an external reflectance of less than 15%.
- B. Fenestration rhythm is the regular recurrence or pattern of upper level window openings along the length of a facade or block.
 - i. Facades should be composed of simple fenestration rhythms. Complex rhythms and misalignments, relative to other upper level openings as well as ground level fenestration, should be avoided.
 - ii. Variation in the fenestration rhythms within a block length are encouraged.
 - iii. For most Main Street architectural styles, upper level window openings should utilize vertical window proportions. Where horizontal proportioned openings are appropriate to the building's style, the use of divisions within the window opening to create more vertically proportioned sub-divisions of the window area are encouraged.
 - iv. To the extent practicable, the design of fenestration at upper floors should allow for the use of standardized office planning modules in order to provide the greatest flexibility for future tenant leasing.
- C. Larger window and door openings should be subdivided using both vertical and horizontal elements (e.g., pilasters, mullions, transoms) of varying dimension. Where appropriate to the building's architectural style, muntin bars may also be used to subdivide the glass area. Fenestrations that utilize large amounts of glass (e.g., continuous glazing systems, ribbon windows) may be permitted if appropriate to a building's architectural style and location within a block.
- D. Windows and doors should be recessed within their opening in the exterior wall in order to provide a sense of depth and wall mass.
 - i. Window and door frames should be recessed to the extent compatible with the building's architectural style, but not less than two and one-half inches (2 1/2") from the exterior wall plane.
 - ii. The recess depth identified in II.D.i., above, is measured from the predominant exterior wall plane and is exclusive of the depth of any applied trim or surround at the opening.
- E. Double hung and casement window types are encouraged within openings above the ground floor. Non-operable windows should have sight lines that resemble the appearance of double-hung or casement window types. Horizontal sliding type windows and doors are not permitted.



Variation in simple fenestration rhythms at the upper level along a block.



An example of two similarly sized facades which are distinguished by two different fenestration rhythm at both the ground and upper level.



Windows recessed from the face of the exterior wall provide a sense of depth to an opening and mass of the building.

- F. Storefronts allow visibility into a commercial establishment and allow businesses to display their merchandise to customers.
- i. Storefront windows should be predominantly open to the interior so that the interior of the commercial establishment is visible to customers and pedestrians from the outside.
 - ii. The design of a building's storefront areas can vary within a single building and along the length of the block, but should be consistent for any one tenant. Generally, storefront designs fall into two broad categories: integrated storefronts and applied storefronts.
 - a. Integrated storefronts are those that allow the architectural expression or style of the building to continue down to the first floor. The tenant's branding of their space is typically limited to the installation of signage and possibly awnings or canopies. The ground floor window and door openings are typically consistent with the design of the upper floor openings, though the tenant may make some modifications of the door and window framing elements within the openings.
 - b. Applied storefronts are those that apply a distinct architectural treatment at the first floor that is specific to a particular tenant space. In addition to signage, awnings or canopies, applied storefronts typically utilize architectural elements, such as pilasters, panels, frames, lintels and cornice elements that are applied to the building's ground floor façade and express the tenant's identity. Applied storefronts may interrupt or eliminate non-structural wall or pier elements in order to create larger door or window openings. Where a tenant's space ends at a mullion or pilaster "within" an opening, applied storefront is not permitted to be utilized at only the tenant's portion of the opening, and integrated storefront would need to be used at that opening.
 - iii. The design and detailing of storefront and its component parts are critical to creating attractive and pedestrian scaled ground floors.
 - a. The following attributes of storefront design are strongly encouraged.
 1. Storefronts whose design and details relate to the building's overall style.
 2. Storefront designs, when they differ in style from that of the overall building, that are well designed and detailed and do not detract from or compete with the building's design.
 3. Storefronts that introduce subdivisions into larger glass areas. These can be in the form of pilasters, mullions, horizontal divisions, and muntin bars. These elements, when appropriate to the building's style,



Variation in the treatment and architectural style of storefront along a block face provides for a visually diverse streetscape.



Integrated storefront expresses the building's overall design and architectural style as it continues down to the first floor.



The above illustrate storefront that is applied as a base element to the facade.

Facade Design: Entrances

should utilize recessed and/or raised profiles to further break down and articulate their surface areas.

4. Storefronts that introduce depth into the window framing and window subdivision elements. This can be achieved with trim elements that are added onto the window framing system, examples which include brick moulds, panning, and other applied trim at the face of the window frame.

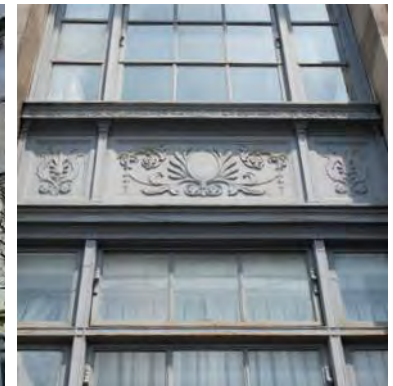
- b. Further, the following attributes of storefront design are strongly discouraged.

1. The use of dark or heavily tinted glass.
2. The use of translucent, frosted, or film-backed glass (unless in front of service areas that cannot be located to sides or rear of a building).
3. Aluminum storefront framing systems ("storefront systems") with unarticulated frame faces wider than one and one-half inches (1-1/2"). Systems with frame members whose outer face is wider than one and one-half inches (1-1/2") should employ applied trims and panning extrusions to articulate the face of the frame.

- G. The location and design of entrances to both street level and upper floor tenants are important to pedestrian wayfinding and supporting a viable retail environment.
 - i. All entrances shall be easily identifiable as primary points of access.
 - ii. To the extent practicable, the design of the building's facade at the ground floor should allow for the flexible location of commercial tenant entrances.
 - iii. Building entrances for upper floor tenants should be integrated into the design of the overall building facade and should be distinguished from tenant entrances.
 - iv. Building entrances for upper floor tenants may be defined by an articulation of the building's massing and/or the use of architectural elements that provide emphasis to the entrance (e.g., lintels, pediments, pilasters, columns, porticos, porches, and canopies). The details should be compatible with the building's overall architectural style in terms of scale, materials, colors, signage, and lighting.
 - v. The number of secondary access doors (e.g., egress, service, etc.) located within a public street-facing facade should be minimized. If their location requires their placement within a public street-facing facade, the design of such entrances should be incorporated into that facade's design.



Examples of storefront that are composed of well-proportioned and detailed pilasters, mullions, and cornice trim.



Larger glass areas are subdivided using elements of various width and amount of projection to provide a level of hierarchy within the opening.



Building entries may be identified via a change in massing and architectural details that distinguish them from tenant entrances as shown at left. Alternatively they may be incorporated into the ground floor treatment as illustrated above.

Building facades fronting onto public streets and open spaces should utilize architectural details and ornament that are consistent in their design and scale with each building's style and scale in order to provide visual interest and help to create a human scale. Architectural details include, but are not limited to, such elements as base courses, water tables, pilasters, sills, lintels, band courses, spandrel panels, cornices, and parapets and can be applied to a facade or achieved through a change in materials, plane, color, and texture.

- I) Architectural details should be designed to the appropriate scale, proportions, and complexity of detail of a building's architectural style.
- II) Architectural details should further articulate a building's massing to provide a sense of scale, texture, and visual interest along the street that is appropriate to each building's architectural style.
- III) Architectural details that reinforce the retail character of the ground floor and help to define the pedestrian environment, such as canopies, awnings, overhangs, and well-detailed storefronts, are encouraged and should be integrated into the architecture of the building.
- IV) Oversized architectural details should be avoided.
- V) All buildings are not required to have the same level of detail. Traditional Main Streets are characterized with buildings of varying levels of detail.
- VI) Details that take advantage of the inherent properties of a material are encouraged.



Architectural details that are consistent in their design and scale with the overall facade and adjacent buildings promote a cohesive environment.



Variation in the architectural style and level of detail of facades along a block adds visual interest and provides the sense a place has evolved over time.



Details such as polychrome (left) or corbelled (right) brick patterns take advantage of the inherent properties of brick to cost efficiently add interest and texture.

Exterior building materials should consist of those that have been traditionally used in Main Street architecture. In addition, certain non-traditional materials that emulate traditional materials and provide advantages relative to maintenance, durability, and cost will be permitted as indicated below.

- I) Materials should be selected based on their visual characteristics, quality, and durability.
- II) The sustainability of a material should be considered in the selection and specification of exterior building materials and finishes.
- III) Exterior building materials visible from a street or public open space should be selected from the following:

Brick

Manufactured stone,

Natural stone

Cement-based siding

Hard coat stucco

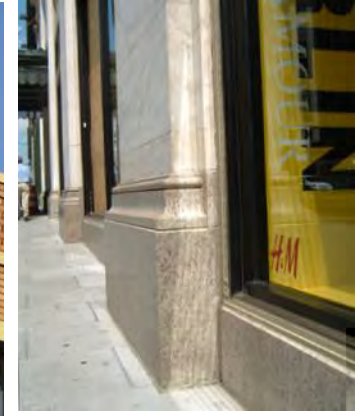
Fiber reinforced plastic (FRP) – used for exterior details and architectural elements, including but not limited to: cornice and entablature elements, decorative columns and pilasters, storefront trim, railings and balustrades, spandrel panels, and similar elements.

Painted steel and aluminum, cast iron, brass, bronze, copper.

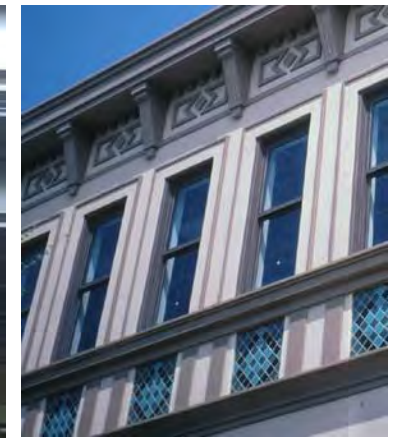
Wood when used as part of a storefront finish or on a residential building or commercial house only. Must be a species recommended for exterior exposure by AWWPA (American Wood Protection Association) or equivalent standards.

Roofing materials (visible from any public right of way): copper, factory finished painted metal, slate, synthetic slate, terra cotta, cement tile, glass fiber shingles.

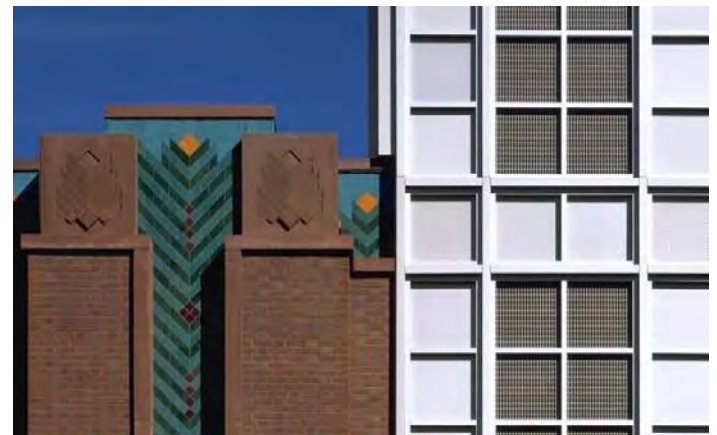
Materials other than those discussed above may be appropriate for architectural trim and accent applications including but not limited to: cornices and decorative brackets, frieze panels, decorative lintels, shutters, and porch or balcony railings.



Materials should be selected with consideration of durability and aesthetics.



The scale of materials should be appropriate to their location on the facade.



Materials of varying color, texture and size can be used to create visual contrast.

IV) Including the materials listed on the previous page, the following additional materials may be used on facades that are not visible from the street or public open space:

Split face concrete masonry units

Exterior insulation finishing systems (EIFS) with Board approval.

V) Building facades should be constructed of a minimum number of primary materials. Additional materials may be used as trim or accent materials, however, the use of an excessive number of materials risks creating a building that is inconsistent with the intended character for Downtown.

VI) Building materials are permitted to vary from the primary facades not fronting onto a public street, right-of-way, or public open space. On secondary and rear-facing facades (i.e., those facades not fronting onto a public street, right-of-way or public open space) the building materials are permitted to vary from the primary facades.

- A. Facades fronting onto alleys, block breaks, and the Block Interior may be designed with additional materials noted above and a reduced level of detail, reflecting the reduced level of importance of the areas they front.
- B. Street facing facade materials and details should return at least one architectural bay along an alley or block break before transitioning to additional materials and details.



Street facing facades use the highest level of detail and quality materials.



Facades fronting onto a block interior, parking and service area employing a simplified level of detail.



Street facing facade materials and details return one bay along an alley or block break.

While the preceding standards and recommendations are style-neutral and apply to all buildings, architectural styles are still critical to establishing a strong sense of place in Downtown Alpharetta. The community takes pride in its historic buildings and recognizes the importance of traditional architecture in reinforcing the local identity and civic pride. The new City Hall and Library are but one demonstration of this and seek to set the standard for new private development in the greater Downtown area.

At its simplest, “architectural style” refers to the way that doors, windows, and building details are designed and organization on a façade. It is different from “building type” and can, in fact, be applied to almost any building.

In order to ensure a cohesive and orderly townscape in Alpharetta, all new buildings should be designed in one of the following architectural styles:

- Georgian
- Neoclassical
- Stick
- Shingle
- Romanesque
- Federal/Adam
- Greek Revival
- Queen Anne
- Folk Victorian
- Italianate
- Tudor Eclectic
- Beaux Arts
- French Colonial
- French Eclectic
- French New Traditional
- Mercantile/Mill

Specific features of these styles are summarized on the following pages. More detail can be found on the in *A Field Guide to American Houses* by Virginia Savage McAlester or *Residential Architectural Styles in Georgia* by the Historic Preservation Division of the Georgia Department of Natural Resources.

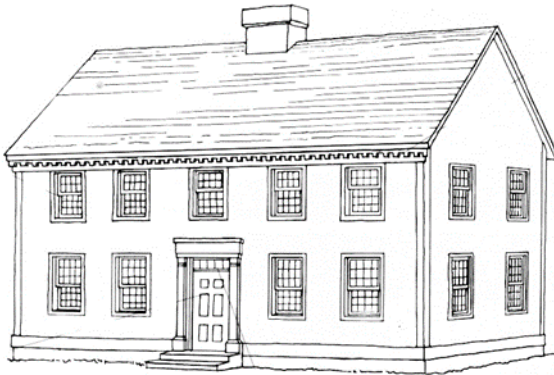
The following pages also identify appropriate building types for each style. The application of these styles to individual buildings can and should vary by building type. Smaller residential buildings should reflect the most “pure” interpretation of the style, while shopfront or mixed-use buildings may incorporate the style through the application of architectural details to simple building forms as described on [page 34](#).



On larger buildings, such as shopfront and mixed-use buildings, architectural styles should be achieved through the application of architectural details to simple building masses.



Georgian



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

Elements of the Georgian style are as follows:

- Front facades are always symmetrical and usually five windows wide. Narrower buildings are sometimes three windows wide and larger buildings are sometimes seven windows wide. There is never an even number of windows across the front façade.
- Front doors are paneled, centered, and topped with a decorative crown support by decorative pilasters. There is also usually a row of small rectangular glass panes beneath the crown, either within the door or in a transom.
- Windows have double-hung sashes, typically with nine or twelve small panes per sash. Windows are never in adjacent pairs.
- The cornice is usually emphasized with tooth-like dentils or other decorative molding.

Appropriate building types:

- All building types

Federal/Adam



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

Elements of the Federal/Adam style are as follows:

- Front facades are always symmetrical and usually five windows wide. Narrower buildings are sometimes three windows wide and larger buildings are sometimes seven windows wide. There is never an even number of windows across the front façade.
- Front doors are paneled, centered, and topped with a semi-circular or elliptical fanlight. There are also usually sidelights, an elaborate crown and surround, and/or an extended small entry porch.
- Windows have double-hung sashes, typically with six panes per sash. Windows are never in adjacent pairs.
- The cornice is usually emphasized with tooth-like dentils or other decorative molding.

Appropriate building types:

- All building types

Greek Revival



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

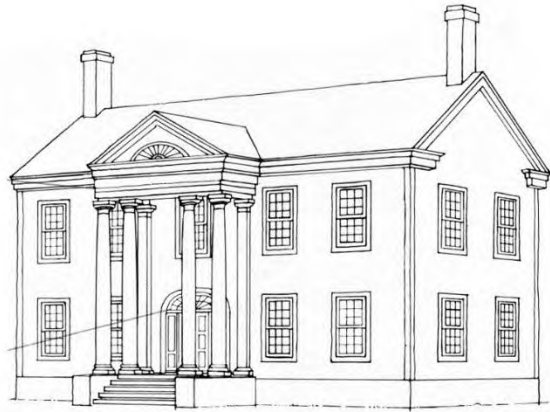
Elements of the Greek Revival style are as follows:

- Front facades of the principal building mass are usually symmetrical. Exceptions to this are limited to off-centered doors, which may be located at one side of the structure, especially in narrower townhouse or mixed-use building types.
- Front doors include a narrow line of transom and sidelight windows, usually incorporated into an elaborate door surround.
- Front entry porches or full-width porches are usually provided. Porch roofs are always supported by square or rounded columns of one of the Classical Orders.
- The cornice is emphasized with a wide, divided band of trim.
- The roof is usually gabled or hipped with a low pitch.

Appropriate building types:

- All building types

Neoclassical



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

Elements of the Neoclassical style are as follows:

- Front facades are always symmetrical and usually five windows wide. Narrower buildings are sometimes three windows wide and larger buildings are sometimes seven windows wide. There is never an even number of windows across the front façade.
- Front facades are usually dominated by a full-height entry porch with a triangular gable above supported by four columns with shallow square bases.
- Front doors are paneled, centered, and topped with a semi-circular or elliptical fanlight.
- Windows have double-hung sashes.

Appropriate building types:

- All building types

Stick



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

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

- Front facades are usually asymmetrical and include horizontal and vertical bands raised from the wall surface for emphasis.
- Front porches or stoops are always provided and include diagonal or curving support braces.
- Roofs are usually steeply pitched, but may be hidden behind a parapet wall on townhouse or mixed-use building types.
- When roof gables are provided they include decorative trusses. Cross gables are common.

Appropriate building types:

- Semi-detached house
- Townhouse
- Walk-up flat and stacked flat
- Commercial house

Queen Anne



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

Elements of the Queen Anne style are as follows:

- Front facades of the principal building mass are usually asymmetrical. Exceptions to this are when the Queen Anne style is used on a shopfront or mixed-use building types.
- All facades often include textured shingles or other devices to avoid a smooth-walled appearance.
- Front facades include a partial- or full-width porch and extend along one or both side walls.
- Roofs are usually steeply pitched, but may be hidden behind a parapet wall on townhouse or mixed-use building types.

Appropriate building types:

- All building types

Shingle



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

Elements of the Shingle style are as follows:

- Front facades are always asymmetrical.
- Front porches are almost always present.
- Irregular, steeply pitched roof line, usually with cross gables and multi-level eaves.
- Wall cladding and roof of continuous wood shingles.
- Shingled walls without interruption at corners.

Appropriate building types:

- Semi-detached house
- Walk-up flat and stacked flat
- Commercial house

Folk Victorian



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

Elements of the Folk Victorian style are as follows:

- Front facades are always symmetrical except when a front gable or wing is provided.
- Front porches with spindlework detailing.
- Roofs are usually gabled and with very simple massing.
- Brackets under roof eaves.

Appropriate building types:

- Semi-detached house
- Commercial house

Romanesque



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

Elements of the Romanesque style are as follows:

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

Appropriate building types:

- Walk-up flat and stacked flat
- Shopfront
- Mixed-use building
- General building
- Civic building

Italianate



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

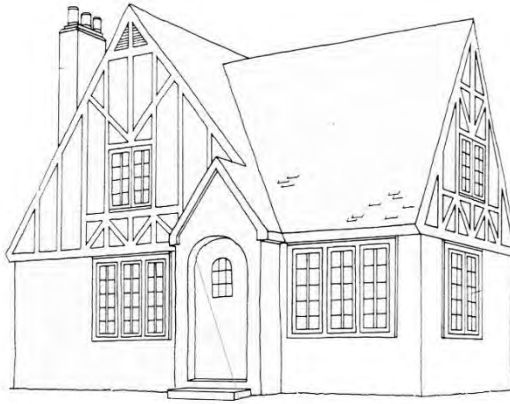
Elements of the Italianate style are as follows:

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

Appropriate building types:

- Walk-up flat and stacked flat
- Shopfront
- Mixed-use building
- General building
- Civic building

Tudor Eclectic



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

Elements of the Tudor Eclectic Style are as follows:

- Steeply pitched roof, usually side-gabled
- Façade dominated by one or more prominent front-facing gables, usually steep pitched
- Tall, narrow windows, usually in multiple groups, with multi-pane glazing
- Massive and prominent chimneys, usually capped with decorative clay pots
- Front door and/or entry porch with round or Tudor arch
- Decorative half-timbering, but not present on all examples

Appropriate building types:

- Semi-detached house
- Walk-up flat and stacked flat
- Commercial house



Beaux Arts



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

Elements of the Beaux Arts style are as follows:

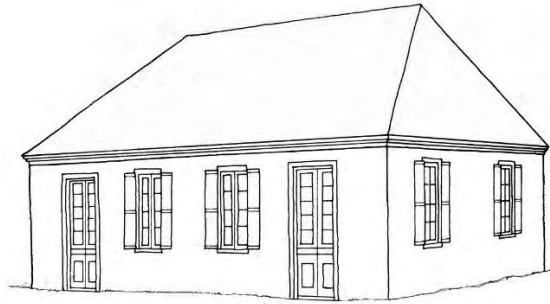
- Front facades are usually symmetrical.
- Masonry walls, usually of light colored stone, with heavy bases of large, rusticated stone blocks.
- Use of Classical columns, cornices, quoins, and pilasters.
- Windows are usually tall and topped with decorative garland, floral patterns, or shield details.
- Flat or symmetrical roof forms.

Appropriate building types:

- All building types

Images of representative Beaux Arts style buildings are shown at top right and middle right.

French Colonial



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

Elements of the French Colonial Style are as follows:

- Front facades are usually symmetrical.
- Walls are typically faced in true stucco.
- Tall, narrow door and windows openings.
- Door and window sashes are typically divided vertically into pains.
- Steeply pitched roof, either hipped or side gabled.

Appropriate building types:

- Semi-detached house
- Commercial house

An images of a representative French Colonial style building is shown at bottom right.



All images courtesy Wikipedia Commons

Facade Design: Architectural Styles

French Eclectic



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

Elements of the French Eclectic style are as follows:

- Front facades are usually symmetrical.
- Segmented arches are commonly found in doors, windows, and dormers.
- Brick, stone, or stucco wall cladding, sometimes with false half timbering.
- Window sashes are typically divided into pains.
- Tall, steeply pitched roofs (occasionally gabled) with no dominant front-facing cross gable.
- Roof eaves that often flair upwards at roof-wall junctions.

Appropriate building types:

- All building types

Images of representative French Eclectic style buildings are shown at top right and middle right.

French New Traditional



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

The French New Traditional style draws upon the three French styles identified earlier in these guidelines, but is a unique styles due to the way it blends elements from the various French styles. Elements of the French New Traditional Style are as follows:

- Front facades may be symmetrical or asymmetrical.
- Brick, stone, or stucco wall cladding.
- Architectural details that reflect historic precedents but are less intricate and generally mass-produced.
- Tall door and windows openings.
- Moderate to steeply pitched roof.

Appropriate building types:

- All building types.

An images of a representative French New Traditional style building is shown at bottom right.



Top and middle images courtesy Wikipedia Commons. Bottom image courtesy TSW.

Styles on Shopfront and Mixed-Use Buildings

Several of the architectural styles identified are appropriate for shopfront or mixed-use building types. Traditionally, such buildings were simple and relatively small rectangular or box forms which, when placed side by side, created a “Main Street.” As new “Main Street” style shopfront and mixed-use buildings are constructed in Downtown Alpharetta, architectural styles should be applied to them in a manner consistent with these traditional patterns.

Elements of the appropriate application of architectural styles to shopfront and mixed-use buildings are as follows:

- Front facades of large buildings should be broken up into smaller façade units to create the appearance of several smaller buildings (as established in other parts these guidelines).
- No more than one architectural style may be applied per building, although large facades broken up into several smaller units may incorporate different styles on different units to create the appearance of adjacent buildings.
- Architectural style shall be achieved through the addition of key elements of the style to the building façade. This may include architectural details, cornice treatments, roof shapes, window designs, and similar features.

Shopfront and mixed-use buildings may also incorporate sculpture, murals, and additional public art that are not specifically associated or consistent with the building’s architectural style. Traditionally, such features were usually found on the sides and rears of buildings, but not always. These features require review by the Art Commission.

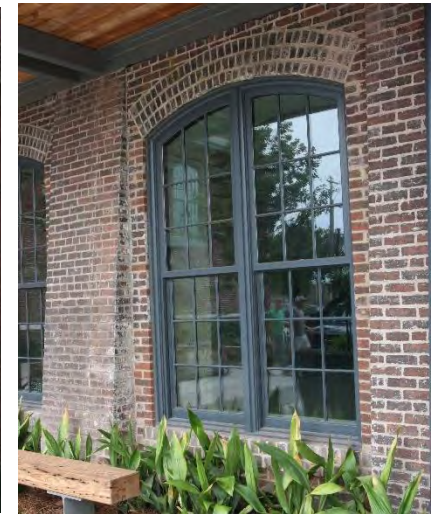


This image shows the application of the Romanesque style to a shopfront building (at left) and the application of the Queen Anne style to a mixed-use building at right.

Mercantile/Mill
(For specific building types)

To further spawn creativity by developers and architects within the downtown fabric, an additional style is allowed for commercial mixed-use or mercantile type buildings. Nineteenth and early 20th century urban mills and/or warehouses are included in this “style” which is characterized by primarily brick/masonry construction and minimal ornamentation with flat (but not always) roofs. Windows were usually metal and varied in size, depending on the historic use of the facility; and many featured large, storefront window elements at street level. Brick surfaces should vary in color and texture to demonstrate age. Indigenous & vernacular stone details are encouraged and would be appropriate if historic precedent details are presented to DRB.

Although remaining historic (agrarian based) structures of this type may not remain in the area, this “Mercantile” aesthetic is charming, appropriate and desired especially when such structures are redeveloped into modern uses. Elevations are usually multi-storied with stairs/elevators pronounced in tower elements, and former “loading dock” areas are apparent. Overall facades should comply with other restrictions in these Guidelines, and minimize large city block masses...and instead, feature smaller elevation blocks that appear to have been built over longer periods of time by different architects and developers.



The streetscape is comprised of the public space located between opposing blocks and encompasses all portions of the street including pedestrian and vehicular areas. Landscape elements such as street trees, accent planting, and street furniture provide scale, texture, and color to the pedestrian environment. Design and detailing of the streetscape shall accommodate the following elements:

I) Sidewalks

Sidewalks will be the predominant element with which pedestrians will be continuously in contact; they should be well constructed of durable materials to provide a practical and long-lasting surface.

- A. Sidewalks along streets are to be provided per the City of Alpharetta Downtown Overlay requirements.
- B. Walkways extending along block breaks and at the Block Interior should be built of durable materials that are attractive, maintainable, and comply with all regulatory requirements.
- C. Special paving applications should be reserved for seating or landscaped areas located off the primary pedestrian zone or in parks.
- D. Elaborate paving patterns should be avoided except where they may be warranted by location (e.g., an interior courtyard, the area surrounding a public fountain)
- E. Pedestrian crosswalks shall be clearly designated and provided at all key street intersections.

II) Street Trees

Street trees are to be provided as per the City of Alpharetta Downtown Overlay and any other applicable regulations, ordinances or guidelines.

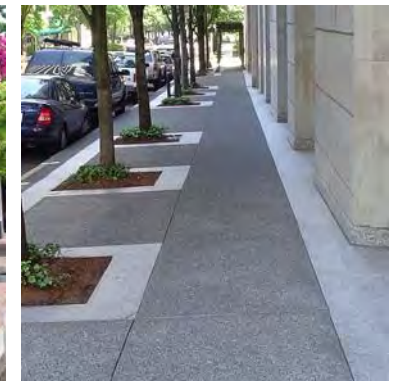
- A. To add to the sense of a cohesive environment, trees should have similar characteristics on both sides of the street.
- B. Utilities and street furnishings should be located so as to not interfere with the placement and growth of street trees.

III) Accent Planting

Accent planting should be located in such areas as tree wells (if ungrated) or beds near intersections where additional sidewalk area may be available. Decorative pots or more formal raised planters may be appropriate in specific locations (i.e., to facilitate grade differences). A consistent application of accent planting can be used



An example of a well detailed streetscape incorporating durable materials, landscape elements and street furniture.



Durable materials (brick within the left image, brushed and smooth concrete on the right) of simple patterns are characteristic of Main Streets.



Street trees and accent planting provide shade and soften the edges of the streetscape.

to distinguish specific areas, such as important streets, the area surrounding a park or square, or an entire neighborhood.

- A. Retail and restaurant tenants may provide supplemental accent planting in the form of planters located within thirty inches (30") of their storefront.
 - i. Planters may be made of terra cotta, cast materials (GFRC, cast stone), metal, or plastics.
 - ii. Planters located adjacent to storefront should not exceed a height of twenty-four inches (24").
- B. Along deeper sidewalks, where an outdoor dining cafe is provided, planters may be utilized as part of an outdoor cafe railing, provided the planter(s) does not restrict pedestrian movements along traveled portion of sidewalk.

IV) Street Furniture

Street furniture which includes street lamps, benches, and trash receptacles should be provided for both safety and convenience.

- A. Street furnishings shall be located to maintain a continuous minimum 5-foot walking path along the sidewalk and no closer than 30 inches to the curb.
- B. Outdoor dining furniture on public sidewalks shall be of quality design and workmanship and made of metal in black or a color approved by the DRB. Decorative items on public sidewalks such as planters or sculpture shall be made of metal, concrete, terra cotta, or other material approved by the DRB. Menu boards may be made of wood; however, all plastic, fiberglass, or resin-type products are prohibited on public sidewalks. All street furnishing designs must complement the surrounding architecture.
- C. With the exception of outdoor dining areas, street furnishings should be permanently secured to the paved surface for safety and to avoid vandalism.
- D. Bicycle racks are to be provided at various locations along sidewalks or within parking areas behind buildings in order to provide convenient and safe parking for cyclists yet maintain safe separation between pedestrian and cyclist. Locations shall not interfere with pedestrian circulation.
- E. Trash receptacles should be provided only at key points or intersections along paths and streets that are easily accessible for both pedestrian use and trash collection. Trash receptacles shall be in accordance the specifications established by the City of Alpharetta.
- F. Street lights must be provided as per the City of Alpharetta Downtown Overlay and other applicable regulations, ordinances, or guidelines.



Planters with accent plantings may be used to define a sidewalk dining area.



Accent planting and street furniture, both along streets and within open spaces, contribute to providing a pedestrian-oriented environment.



Street furniture such as benches, trash receptacles and bike racks are located at convenient points outside of the pedestrian path of travel.

G. Benches are encouraged to be provided at locations along the sidewalk and paths and oriented towards interesting features such as storefronts or pedestrians paths. Benches shall be made of painted metal, weather and rot resistant wood species (e.g., redwood, teak) or synthetic wood materials.

H. Seating/Cafes

- i. Outdoor dining and seating may occur on any portion of the paved sidewalk provided a minimum path of travel of five feet (5') is maintained.
- ii. Table and chairs shall be made of attractive, yet durable materials that are intended for continuous, year-long, outdoor use.
- iii. Cafe railings and planters shall be made of attractive, yet durable materials with a weather resistant finish.

V) Open Space

Open space within Downtown should provide a number of amenities for the community and visitors alike.

A. Open green space, when provided, at the Block Interior shall be designed to complement and not compete with the open space provided along the streets or within the public spaces of Downtown. It shall consist of:

- i. plantings, including trees, ground cover, lawn area and accent planting, provided at-grade, within wells or raised planters or a combination of each. Plantings that screen or provide a buffer between public and more private uses that are at similar grades are encouraged.
- ii. hardscape areas, including paths and walkways, made of durable materials and connect seating and amenity areas to building access points. Access to the public street, if provided, should be via a block break or portal.
- iii. seating areas with furniture that is made of attractive, yet durable materials that are intended for continuous, year-long, outdoor use.
- iv. lighting with intensities and orientations that avoid excess light spillage and glare directed into buildings and areas that front the open space.

B. Structures, railings, and furniture associated with open space provided at the roof of buildings shall be located or screened to minimize or eliminate their visibility from the adjacent streets or public spaces, or integrated into the building design if visible. (See *Screening - Section I*)



Benches along the pedestrian path provide convenient seating.



The sidewalk may accommodate both pedestrian and dining seating without additional setback of the building face along the block.



The streetscape extends the open space provided within dedicated park areas.

The appropriate location of, and access to, parking and service areas are critical components in creating a successful environment for pedestrians and vehicles alike (See Figure 8). Where feasible access to parking and service areas should be through shared circulation routes.

I) On-street parking

As established by The Master Plan, on-street parking provides convenience, enhanced viability for street-level businesses, and a physical buffer between pedestrians and moving vehicles. Parallel and diagonal, on-street parking shall be permitted within Downtown as specified in The Master Plan.

II) Off-street parking

- A. Off-street parking shall be located behind buildings, within the Block Interior, and accessed via intermediate block breaks at key points.
- B. Structured parking garages shall:
 - i. respect the build-to line.
 - ii. have visible facades designed to be compatible with adjacent buildings where parking garage facades abut or portions are visible from a street or public right-of-way. (See Figure 9)
 - iii. not exceed a height of adjacent buildings.

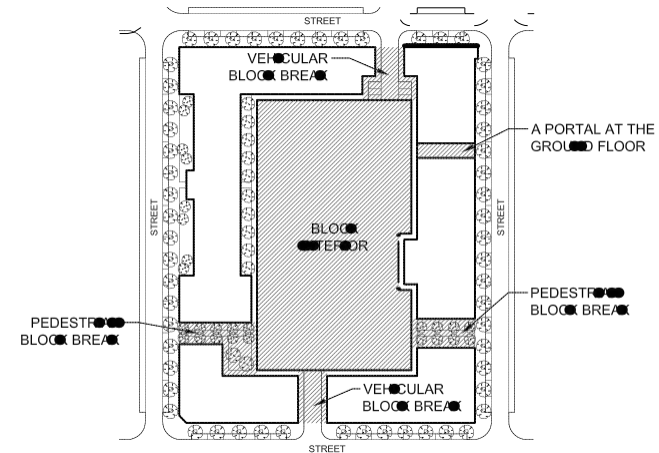


Figure 8: Diagram of permitted access types to the block interior.

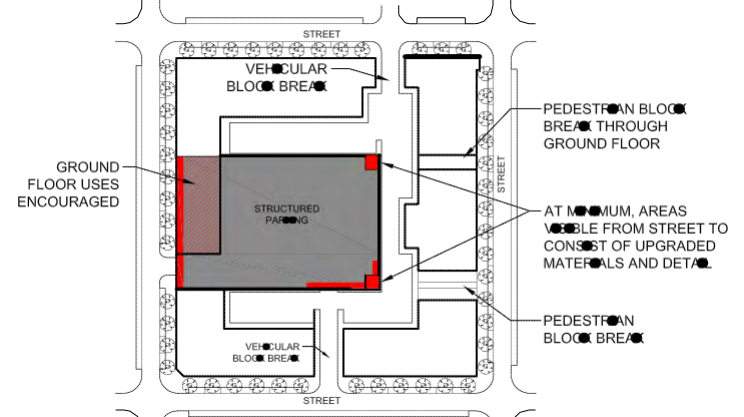


Figure 9: Diagram of structured parking garage with visibility from/on the street.



Example of a parking garage facade that fronts a street that is not permitted.



Garages at rear of buildings, but with portions of facade visible from the street are upgraded in detail and material.



An example of a well-detailed parking structure exposed to the street.

- C. Areas of surface parking within the Block Interior should incorporate landscaping in order to provide visual relief from large expanses of pavement.
- D. When project phasing requires surface parking lots to be exposed to the street, interim surface lots (See Figure 10) may be allowed provided that:
 - i. wheel stops behind a minimum five feet (5') wide, planted landscape buffer with minimum thirty inch (30") high (at maturity) plantings are provided between the sidewalk and interim parking areas, in order to shield pedestrians from bumpers and glare from headlights.
 - ii. they do not front onto an open space.

III) Drop-off areas shall be provided either within the off-street parking areas or within the on-street parking lane.

IV) Service & Loading

Service and loading areas, including but not limited to electrical transformers, mechanical equipment, trash collection, and storage and staging areas, are necessary functions for the viability of any development, yet their aesthetics and uses typically do not contribute positively to the pedestrian-oriented nature of the street.

- A. Service and loading areas shall be located behind buildings, such that they are not visible from the street, and accessed via block breaks at key points. Access that is shared with those provided for parking areas is strongly encouraged.
- B. Where block and building configurations necessitate the location of loading docks with access directly from the street, they may be permitted provided they:
 - i. are not located along those portions of streets bordering an open space.
 - ii. may be completely closed off from the pedestrian sidewalk via a door(s) that is compatible in design and color with the facade in which it is located.

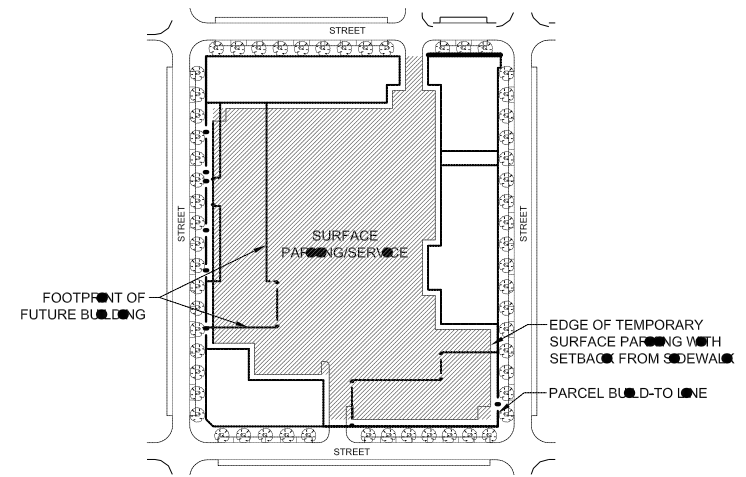


Figure 10: Diagram of permitted interim surfaced parking for phased blocks.



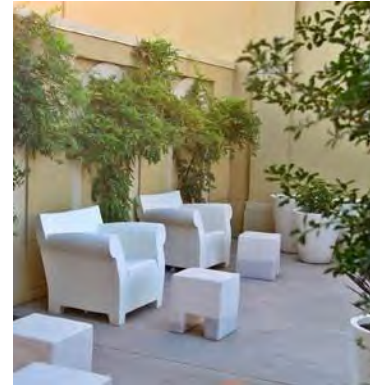
Interim parking along a street is separated from the pedestrian sidewalk by a landscaped buffer of low plantings and trees.



The block interior provides uses for parking, service and loading.

While building systems such as HVAC, generators, transformers or solar panels are necessary for the functional viability of a building, their associated service and equipment areas typically do not contribute positively to the aesthetics of the built environment. As such, screening of these types of elements should adhere to the following in order to limit adverse sight lines.

- I) Electrical transformers, mechanical equipment, and other building service equipment shall be located on roofs or at the rear of buildings.
 - A. When located on roofs, equipment should be setback sufficiently from the street face of the facade in order to eliminate visibility from the adjacent streets or public spaces.
 - B. In cases where the size or placement of rooftop equipment requires they are visible from adjacent streets or public space, screen walls or equipment screening panels should be provided to a height necessary to shield views of equipment.
 - C. Where roofs are visible from adjacent developments, roof top equipment should be as unobtrusive as possible. Screening and/or painting to match other roof materials is encouraged.
- II) Building service areas located within the Block Interior shall be screened from public view through the use of landscaping elements, fencing or a combination of the two.
- III) The use of vegetation in combination with screen walls is encouraged in shielding ground mounted equipment from public view.



A detailed wall, setback from the sidewalk, screens a loading area and encloses a landscaped seating zone (Right). Rooftop equipment is set back from the parapet to screen its visibility from the public street (Left).



A tower element is incorporated into the above facade at the building entrance in order to screen the elevator penthouse.



Landscaping along a pedestrian block break is used to screen utilities and soften the less architecturally detailed sides of a building.

Exterior lighting that serves the street and pedestrian or accents a building, facade element, or landscaping feature contributes significantly to the night time character and perception of safety within the downtown environment. Done well, lighting reinforces the architecture of a building or space creating an inviting streetscape.

- I) The size, design, and lumen output of outdoor lighting fixtures shall be appropriate to its location.
- II) Along public streets, street lights should be located toward the curb side of the pedestrian clear path and spaced in coordination with street trees to provide a minimum ambient level of lighting at the sidewalk. The style of street light shall be as specified in the Alpharetta Design Review Board Ordinance and Design Guidelines. Future, additional street lights shall match the style and size of these specified fixtures.
- III) Lighting intensities and orientation shall be controlled to ensure that excessive light spillage and glare are not directed toward neighboring areas, motorists or into the night sky. Light levels shall be designed to avoid extreme contrasts between light and shadow.
- IV) Supplemental lighting at entrances to lobbies serving upper floor tenants is encouraged.
- V) Illumination of a building's architectural features is permitted, however, such building accent lighting should only be used where such illumination does not distract from the overall character of the Downtown.
- VI) The design and scale of exterior building lighting fixtures shall be appropriate to the building's architectural style, material, and color.



Lighting that is integrated in the building's architectural style and use.



Pedestrian street lighting provides a minimal ambient level of lighting at the sidewalk as to not overwhelm the light spilling out from shop fronts.



Building accent lighting is used to accentuate the steps within the parapet and the major pilaster divisions along the facade.

Signage's prime role is commercial identity and branding. Well-designed signage will enhance the pedestrian-oriented character of Downtown and contribute to the activity and vitality of the area. The following signage guidelines are intended to compliment regulations set forth within Alpharetta's Unified Development Code (Section 2.6) for development within Downtown. Where the below standards conflict with those stated within the UDC, the following shall prevail.

- I) Other than building address or building name identification signage, signs are limited to the portions of buildings containing commercial uses.
 - A. Commercial tenant signage shall be located no higher on the building than the spandrel zone between the first and second floor openings and shall not be located any closer than eight inches (8") of the window sill at the second floor, except for:
 - i. the horizontal arm supporting a banner sign may extend above the above described height.
 - ii. a blade sign may extend above this height.
 - B. Second floor office tenants may have a stenciled window sign (black, silver, or gold lettering) with a maximum font size of four inches (4") and a maximum area of 15% of the area of glass pane in which it is located.
 - C. A tenant with awnings above all of their storefront may have additional wall signage mounted below the awning (not a window sign) within the transom area of their storefront, not in excess of a total of 0.4 square feet per lineal foot of tenant frontage.
- II) The size of signage shall be appropriate to the downtown location where buildings are close to the street and signs are viewed from shorter distances. The maximum letter height on a sign is eighteen inches (18").
- III) Signage should not obscure or conflict with significant architectural details on a building.
- IV) Signage should complement the architectural character of the building or façade and not detract from it or the overall character of Downtown.
- V) Variety in signage type that is also compatible with the building's architectural style is encouraged including blade signs, wall, awning, window, neon (or similar-looking), and banner signage. Businesses are encouraged to provide individually designed signage that is unique to their establishment.
- VI) The following signage is prohibited:
 - A. Internally lit signs
 - B. Internally illuminated lettering



Signs should not conflict with, but enhance the architectural details of buildings.



Signage provides both wayfinding and visual interest for day and night use.



Variety in signage that is compatible with a building's architectural style.

Glossary of Terms

The following terms are used throughout The Design Guidelines and should be construed thus:

Block: A parcel or site surrounded by public streets or right-of-ways.

Block Break: A separation between two adjacent buildings on the same block that allows for pedestrian or vehicular access to the interior of a block.

Block Face: The building facades fronting the street along one side of a Block.

Block Interior: The center or middle of a block at the rear of buildings.

Building Massing: The exterior volume of a building.

Facade: An exterior side of a building.

Facade Height: The vertical distance measured from the point of average grade along the face of the facade to the upper most point of its parapet or roof element.

Fenestration: Design and detailing of the openings within a building's facade.

Portals: Intermediate building breaks that occur only at the ground floor and allow for upper level uses to bridge over.

Rhythm: Pattern created by the regular recurrence or alternation of an architectural element (e.g., bays, windows, pilasters, columns, etc.).

Scale: The relationship of a building's overall size and architectural elements with adjacent buildings, spaces and people.

Segmented Facade Treatment: The breaking up of a building's facade, along any given side of the building, such that it appears as several different buildings.

Spandrel Zone: The area between the head of openings on one floor and the sill of the openings of the above, adjacent floor.

Streetscape: The public space located between opposing blocks and includes the roadway, sidewalk, street trees, street furniture, and open space.



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: PH-18-03 UNIFIED DEVELOPMENT CODE TEXT AMENDMENTS – PLANNED SHOPPING CENTER (PSC)
ZONING DISTRICT

PLANNING COMMISSION: APRIL 12, 2018

CITY COUNCIL: APRIL 30, 2018

II. RECOMMENDATION:

Approve text amendments to Unified Development Code, Subsection 2.2.16 as it relates to adding 'Dwelling, 'For-Sale', Attached/Detached' and 'Dwelling, 'For-Rent' as conditional uses in the PSC (Planned Shopping Center) zoning district.

III. REPORT IN BRIEF:

Consideration of text amendments to Unified Development Code (UDC) Subsection 2.2.16 PSC Planned Shopping Center.

Staff proposes text amendments to the Planned Shopping Center (PSC) zoning district to add 'Dwelling, 'For-Sale', Attached/Detached' as conditional principal uses and 'Dwelling, 'For-Rent' as a conditional subordinate use. Currently, the PSC zoning district does not allow residential uses. The North Point Activity Center LCI includes a vision for a walkable, mixed-use environment in the North Point area. Amendments are proposed to the PSC District Regulation to change setbacks, building coverage and maximum building height to be 'Conditional' based on site plan approval. 'Review Criteria' and 'Time Linkage' subsections have also been added to the PSC district, which is consistent with similar regulations found in the MU (Mixed Use) District Regulations.

IV. ATTACHMENTS:

- UDC Strike Through and Underline Edits

2.2.16 PSC planned shopping center.

All uses in the PSC zoning district shall be located within, or as part of a shopping center or specialty shopping center.

A. Conditional Principal Uses. A property in the PSC district may be used for those uses listed in Table 2.2, only upon approval as a conditional use by the city council:

1. Residential Uses.

a. Dwelling, 'For-Sale', Attached.

b. Dwelling, 'For-Sale', Detached.

2. Business Uses.

a. Art Galleries.

b. Automobile Service Station.

c. Automotive Parts.

d. Bakery.

e. Barber Shop.

f. Bank, Savings and Loan.

g. Beauty Shop.

h. Brewery.

i. Book Store.

j. Car Wash.

k. Carpet and Rug Sales.

l. Clinic.

m. Convenience Market with or without gas pumps.

n. Dance Studio.

o. Day Care Center.

- p. Distillery.
- q. Florist, Retail Without Greenhouse.
- r. Grocery Store.
- s. Hardware Store.
- t. Home Improvement Store.
- u. Laundry, Self-Serve, Pick-up.
- v. Liquor Store.
- w. Office Building or Park.
- x. Pest Control Business.
- y. Pet Grooming.
- z. Public Building.
- aa. Recreational Facilities (Indoor).
- bb. Rental Services Establishment without outside storage.
- cc. Restaurant.
- dd. Restaurant, Drive-In or Fast-Food.
- ee. Retail Sales and Services Establishments not otherwise listed for this zoning district as a permitted or conditional use.
- ff. Retail Establishment, Mixed Sales.
- gg. Theater.

B. Accessory Uses. A property in the PSC district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following:

1. Privacy and decorative fences and walls.

2. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.

3. Signs, subject to all of the requirements regulating signage herein.

4. Retaining walls and other site improvement structures approved as part of the development permit.

C. Conditional Subordinate Uses. A property in the PSC district may be used for any of the following only upon approval as a conditional use by the City Council and provided that these uses in aggregate do not constitute more than 50% of the site area:

1. Residential Uses.

~~a. Reserved. Dwelling, 'For-Rent'.~~

2. Business Uses.

a. Animal Hospital, small animals.

b. Automotive Parts.

c. Automotive Service.

d. Bowling Alley.

e. Boutique Hotel.

f. Broadcasting Studio (radio or TV).

g. Building Materials, retail with enclosed storage.

h. Commercial Parking Lot.

i. Convenience Center with gas pumps.

j. Dry Cleaning Plant.

k. Dry Cleaning Plant with pick-up station.

l. Florist, Retail with Greenhouse.

m. Funeral Home with no cemetery or mausoleum.

n. Golf, Miniature.

o. Hotel or Motel.

p. Pet Day Care.

q. Pet Grooming.

r. Print Shop.

s. Radio or TV, Transmitter or Studio.

t. School, Commercial.

u. Shop or Studio, Craftsman/Artist.

3. Semipublic Uses, Utilities.

a. Athletic Facility.

b. Auditorium.

c. Church, Synagogue.

d. Club, fraternity, association or lodge.

e. Heliport, public or private.

f. Museum.

g. Park or Playground.

h. Recreational Facilities (Outdoor).

i. School, Academic.

j. Spa Services.

k. Reserved.

l. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

m. Wholesale Establishment.

n. Wireless Tower.

D. District Regulations.

Minimum Lot Area—The shopping center development shall occupy a total of at least 10 acres. No minimum lot size is required for each building or related development site within the overall development.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—~~50 feet~~ Conditional.

From right-of-way of all other streets—~~65 feet~~ Conditional.

Side yard—~~15 feet~~ Conditional.

Rear yard—~~15 feet~~ Conditional.

Maximum Coverage By Principal Buildings—~~40%~~ Conditional.

Maximum Building Height—~~40 feet~~ Conditional.

E. Screening and buffers (See Sec. 2.3.5).

F. Review Criteria. The PSC district is intended to promote specific objectives. Therefore, the following shall be considered when reviewing a PSC master plan:

1. Retail and/or office use at ground level.

2. Pedestrian connectivity to all uses.

3. Large parking areas below grade, in decks or screened. Design efforts to provide shared parking will also be considered.

4. Accommodations for public transportation.

5. Buildings that face or appear to face public roadways.

6. Appearance standards for buildings and structured parking.

7. Limitations on uninterrupted building elevations.

8. Creation of vistas and view corridors within development.

9. Focal point features at prominent locations and ends of vistas.

10. Incorporation of natural site features.

11. Block lengths conducive to pedestrian traffic.

12. Detention and retention facilities designed to be aesthetically pleasing.

13. Creative methods for stormwater management to provide additional open space.

14. Attractive and usable street furniture in public spaces.

15. Emphasis on a high quality landscape plan.

16. Number of office jobs internally captured on-site.

G. Time Linkage. In order to ensure that the objectives of the PSC district are met and development occurs which incorporates a mix of uses, a development phasing strategy or time line shall be established for each PSC project. When reviewing the phasing strategy or timeline, the City Council may link the issuance of permits and/or certificates of occupancy for a portion of the development with the completion of other portions of the development.

([Ord. No. 715](#), § 2, 9-28-2015; [Ord. No. 718](#), §§ 3, 4, 12-14-2015; [Ord. No. 741](#), § 4, 6-5-2017; [Ord. No. 744](#), §§ 2, 4, 6, 7-10-2017)