



PLANNING COMMISSION MEETING MAY 10, 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. April 12, 2018 Minutes
- IV. ITEMS FROM BOARD MEMBERS
- V. ITEMS FROM STAFF
- VI. PUBLIC HEARING
 - a. CLUP-18-02/MP-18-03/Z-18-03/V-18-03 KB400/1699 Land Company
Consideration of a request to rezone approximately 12.4 acres from O-I (Office-Institutional) to R-8A/D (Dwelling, 'For-Sale', Attached/Detached Residential) to allow for the construction of 62 'For-Sale' single-family detached homes in a gated community. An amendment is requested to the KB400 Master Plan Pod A to add 'Dwelling, 'For-Sale', Detached' to the list of permitted uses. A Comprehensive Land Use Plan amendment is requested to change the designation of the property from 'Corporate Office' to 'High Density Residential'. Variances are requested to reduce minimum lot widths and building setbacks. The property is located at the southwest corner of Kimball Bridge Road and North Point Parkway and is legally described as being located in Land Lots 807, 808, 849 & 850, 1st District, 2nd Section, Fulton County, Georgia.
 - b. CU-18-02 It's My Party Rentals/South Main Street
Consideration of a request for conditional use to allow a 'Rental Services Establishment without outside storage' within an existing gas station and retail center zoned C-1 (Neighborhood Commercial). The property is located at 1670 Alpharetta Highway, Suites B – D and is legally described as being located in Land Lot 645, 1st District, 2nd Section, Fulton County, Georgia.
 - c. CLUP-18-01/Z-18-01/CU-18-03/V-18-01 Atlanta Senior Care Services
This item was tabled by the Planning Commission on April 12, 2018. It must be removed from the table for consideration.
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.
- VII. ADJOURNMENT



PLANNING COMMISSION MEETING SUMMARY APRIL 12, 2018

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

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

- I. CALL TO ORDER
- II. ROLL CALL

Members Present

- Fergal Brady (Chairman)
- Larry Attig
- Jamie Bendall
- John Goss
- Rob Partee
- Steve Usry
- Candy Waylock

Members Absent

- Francis Kung'u

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. March 1, 2018 Meeting Minutes

❖ Commissioner Partee offered a motion to approve

- Commissioner Usry seconded the motion
- The motion was approved (7-0)

IV. ITEMS FROM BOARD MEMBERS

V. ITEMS FROM STAFF

VI. PUBLIC HEARING

a. MP-18-02 Lifehope/Siemens Master Plan

Michael Woodman, Senior Planner, presented consideration of a request to amend the Siemens 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.

Applicant discussed:

- Project History
- History of developer with regard to medical office
- Lifehope Ministry support for medical diagnosis
- North Metro Miracle League
- Demand for Medical Services
- Project will be state of the art, cutting edge technology
- Focus on initial building renovation plus 2 and a half level of parking deck
- Location of decks

There was discussion from Commissioners:

- Access on North Point Pky subject to traffic study
- Developer stated Access to North Point Pky will occur at late phase
- Potential for Retail/Restaurants on interior of site
- Parking Decks will be designed to match panels of building
- Connectivity
- Traffic

Chairman Brady opened the floor to Public Comment at 7:02 p.m.

Residents with Concerns:

1. Dr. Brett Silverman, 3205 North Point Pky, Building D
2. Leslie Misch, 4046 Whitehall Way, Alpharetta, GA

Concerns:

1. Stormwater/Runoff
2. Amount of parking
3. Traffic
4. Potential loss of entrance off of North Point Pky
5. Infrastructure
6. Nature
7. Access
8. Safety
9. Destruction of trees, creek

Chairman Brady closed the floor to Public Comment at 7:12 p.m.

Applicant gave a rebuttal.

There was more discussion on:

1. Traffic on Old Milton Pky
2. Plans for 120 Traffic Signalization
3. Applicant's response to Conditions

After discussion:

❖ Commissioner Attig offered a motion to approve with 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 rooftop 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.

- Commissioner Attig seconded the motion
- The Motion was Approved (7-0)

b. CLUP-18-01/Z-18-01/CU-18-03/V-18-01 Atlanta Senior Care Services

Michael Woodman, Senior Planner, presented 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.

Staff recommended denial. If Approval was considered, Staff recommended the following conditions:

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 rooftops, 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.

After presentation from the Applicant and Discussion:

1. Site Plan
2. Surrounding Properties
3. Topography
4. Streams
5. Cantilevering over floodplain
6. Precedent/Significance of Stream Buffer Variances
7. Variances must be based on hardship
8. Locations of Buffers, 100 year Floodplain & Stream Buffer
9. Encroachment on Stream Buffer
10. Loss of Specimen Trees
11. For Sale Condominiums
12. Old Milton Corridor Area
13. Permitted uses in LI Zoning Category
14. Architectural Concepts
15. Greenspace
16. Biggest Concerns for Staff :
 - Old Milton Corridor is office and commercial development
 - Changes to Comprehensive Land Use Plan
 - Impact to Buffers
 - Loss of Specimen Trees
17. Amount of Traffic vs. existing zoning
18. Difficult piece of property
19. May be isolated for residents
20. Grade changes in Buffer
21. Movement in stream bed
22. Main stream channel
23. Applicant considered 2nd phase of Assisted Living, but it did not fit with demand study
24. Connectivity to Trails opportunity
25. Architecture
26. Price Points
27. Target market
28. Condition # 8
29. Applicant's response to Conditions
30. Applicant stated development promotes aging in place
- 31.

There was no Public Comment.

- ❖ Commissioner Partee offered a motion to table to provide the applicant with an opportunity to address concerns with Staff over stream buffer encroachment, density and overall site layout.
 - Commissioner Waylock seconded the motion
 - The Motion was Approved (7-0)

c. CU-18-01 Vape Bar/Windward Promenade

Michael Woodman, Senior Planner, presented 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.

Applicant presented:

- Description of Vape Bar
- No Hookah or Cigarette Smoking
- Product helps people quit smoking
- No food or alcohol served
- No one over 18 admitted
- Customers are put in a loyalty program which helps monitor purchases
- Target Market is 30- 50 year olds

After discussion of:

- No Issues with Public Safety
- Air Quality
- No restriction on distance of similar businesses
- Adjacent residential

There was no public comment.

❖ Commissioner Partee offered a motion to approve with Staff recommended 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. E-liquid shall be restricted to nicotine products only.
5. Storefront glass shall be clear.
6. Window signage shall not exceed 10% of the total window area. No lighting window trim.

❖ Commissioner Waylock seconded the motion

❖ The Motion was Approved (7-0)

d. PH-17-29 Unified Development Code Text Amendments/Heritage Design Areas

Kathi Cook, Director of Community Development, presented 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.

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 the creation of Heritage Design Areas along Roswell Street and along Old Canton Street and Church Street to encourage the protection of contributing historic structures in the area. Development incentives are recommended as it relates to building coverage, building placement, building height, parking requirements for historic structures and gravel parking. A maximum building height of 46' is proposed for buildings in the Heritage Design Areas, which includes a restriction on allowable uses when the height incentive is used. The change is recommended in order to meet the Downtown Code minimum requirement of a 14' first floor height for storefront buildings, as well as to allow for greater 1st floor building heights. Uses will be restricted to restaurant with no drive -thru, office, residential as a conditional use, non-automotive retail.

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.

There was no Public comment.

After discussion:

- ❖ Commissioner Waylock offered a motion to approve
- Commissioner Partee seconded the motion
- The Motion was Approved (6-0-1)(Commissioner Attig recused)

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.

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.

There was no Public Comment.

After discussion:

- ❖ Commissioner Usry offered a motion to approve
- Commissioner Goss seconded the motion
- The Motion was Approved (7-0)

f. PH-18-04 Unified Development Code Text Amendments/PSC District

Kathi Cook, Director of Community Development presented 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.

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.

- ❖ Commissioner Goss offered a motion to approve
- Commissioner Waylock seconded the motion
- The Motion was Approved (7-0)

vii. ADJOURNMENT

Chairman Brady adjourned the meeting at 9:40 p.m.



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: MP-18-03/CLUP-18-02/Z-18-03/V-18-03 KB400 MASTER PLAN/1699 LAND COMPANY LLC

PLANNING COMMISSION: MAY 10, 2018

CITY COUNCIL: MAY 21, 2018

II. RECOMMENDATION:

Approve MP-18-03/CLUP-18-02/Z-18-03/V-18-03 KB400 Master Plan/1699 Land Company LLC; Deny V-18-03 variance request to reduce lot width and to allow an alley within a residential lot, subject to the following conditions:

1. The property to be rezoned shall have an "R-8A/D" zoning classification with a minimum lot size of 4,500 square feet, minimum lot width of 50' and all lots shall be exclusive of street rights-of-way.
2. The Land Use classification shall be "High Density Residential".
3. Property shall be developed substantially as depicted on the zoning plan prepared by Kimley-Horn & Associates, dated 4/12/2018, except for modifications required to comply with these conditions. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning. Current flood plain information shall be required for LDP and may impact lot yield.
4. 'Dwelling, 'For-Sale' Detached' shall be listed as a permitted use in the KB400 Master Plan Pod A, with a maximum density of 4.98 dwelling units per acre.
5. All units facing North Point Pkwy shall be rear-loaded and Lots 13-21 shall front on the adjacent open space.
6. A minimum 25' undisturbed buffer, replanted where sparse and enhanced similar to Kimball Bridge Walk, shall be maintained along Kimball Bridge Rd. Landscape strips shall be exclusive of utilities and easements.
7. The minimum building setbacks shall be:
 - North Point Parkway and Kimball Bridge Road – 25'
 - Side/Rear (Perimeter) – 10'
 - Interior Setbacks: Front – 10', Side – 0' (10' b/w structures), Rear – 0' (w/alley), 10' (w/o alley)
8. Driveways shall provide a minimum 18' between garage and back of sidewalk.
9. Homes shall be similar to rendering submitted by the applicant, except as required to comply with these conditions, final approval by Staff. Homes shall further the EcoDistrict concept, including energy-efficient design/materials, outdoor spaces (porches, balconies and rooftop amenities), water conservation measures, etc. 50% of homes facing North Point Pkwy shall be 3-sided brick or stone. Front facades of homes facing North Point Pkwy shall be constructed with a minimum 5' setback offset from lot-to-lot, as approved by Staff. Roof style and materials shall not repeat on more than 2 consecutive homes along North Point Pkwy, as approved by Staff.
10. Minimum 75% of landscape material shall be native, drought-tolerant and/or edible (fruit trees, blueberries, etc.), as approved by Staff.
11. A minimum 10,000 square foot civic space, at the corner of North Point Parkway and Kimball Bridge Road, and 2 minimum 5,500 square foot pocket parks shall be developed as generally depicted on the zoning plan prepared by Kimley-Horn & Associates, dated 4/12/18 and including landscaping, focal feature with sculpture and/or water feature, benches or seat wall and brick paver hardscape as approved by Staff.

12. A shared community garden shall be provided in a central location on the property, including individual raised garden beds for each residential lot within the development at a minimum size of 25 SF/unit. Community garden shall include a shared shed, perimeter landscaping and fencing, irrigation, seating area with rain/shade shelter and individual raised garden beds with a minimum 10% being ADA accessible. Developer shall secure a maintenance agreement for community garden for a period of at least 2 years.
13. Minimum 2.65 acres of open space shall be developed substantially similar to the zoning plan prepared by Kimley-Horn & Associates, dated 4/12/2018. Open space shall include both amenity and civic space and may include a dog walk, trail system, recreation field, and/or passive green space. As depicted on the zoning plan, developer shall construct an amenity trail through the stream buffer.
14. Stormwater management facility shall have a natural appearance, with a full pond and aeration system/fountain, as approved by Staff. Smart stormwater design techniques shall be employed to address run-off reduction, as approved by Staff.
15. Privacy fences and unfinished wood decks shall not be visible from North Point Pkwy and Kimball Bridge Rd.
16. Development shall be gated and internal streets shall be private and maintained by the HOA. Pedestrian access shall be unrestricted.
17. All homes shall have connectivity to the sidewalk and trail system.
18. Minimum 5' sidewalks shall be required on both sides of internal streets (not including alleys), including minimum 4' planting strips between the street and sidewalk with street trees, pedestrian lighting, on-street parking and bulb-outs, as approved by Staff.
19. Alleys shall be at least 20' wide and shall include a cul-de-sac or alternative fire turnaround acceptable to the Fire Marshal for areas greater than 150'. Fire turnaround shall be constructed of grasscrete, or similar product, as approved by Staff.
20. A minimum 20' landscape strip shall be required along North Point Pkwy and Kimball Bridge Rd and shall include decorative walls, as approved by Staff. Landscape strips shall be exclusive of utilities and easements. Subdivision monument sign shall be brick or stone with decorative landscaping, as approved by Staff.
21. Developer shall improve North Point Pkwy frontage with 6' planting strips, 8' sidewalks and street trees and landscape material alternating on both sides of the sidewalk, as approved by Staff. Developer shall improve Kimball Bridge Rd frontage with minimum 4' planting strip or configuration approved by Staff, 8' sidewalks and street trees and landscape material alternating on both sides of the sidewalk, as approved by Staff. Both streetscapes shall include decorative pedestrian lighting.
22. Pedestrian amenities including pathways, lighting, and benches should be included throughout the development and amenity areas.
23. Developer shall provide a bus drop-off/pick-up area with shelter along North Point Parkway, Kimball Bridge Road 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 residents and guests.
24. Required frontage improvements along Kimball Bridge Road and North Point Parkway shall include elements of the proposed City improvements. Impact fee credits shall be available for work beyond the site boundaries.
25. Developer shall construct depicted Rock Mill Road access driveway, to City roadway standards, over the property obtained by the City from Fulton County Schools. All costs of construction shall be the responsibility of the developer.
26. Site shall have vehicular access from Rock Mill Road only and pedestrian access to Kimball Bridge Road and North Point Parkway, as depicted on the zoning plan prepared by Kimley-Horn & Associates, dated 4/12/2018. Pedestrian connection to Kimball Bridge Rd shall be located within open space maintained by the HOA and shall be a min. 20' wide with an 8' concrete sidewalk and landscaping, as approved by Staff.
27. Developer shall dedicate a 20' permanent public access easement within the stream buffer for future improvement of a trail by the City, as approved by Staff.
28. 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. Plantings shall be 80% evergreen and 20% deciduous. Recompense tree planting may be used towards the stream buffer replanting.

29. The following specimen trees shall be saved: 30" Elm (#202), 26" Red Maple (#635), 40" Elm (#637) and 33" Red Maple (#769).
30. Site plan modifications may be required in order to incorporate Trees of Quality and Tree Groupings. Modifications to the site plan may include reconfiguration, construction of walls, limited grading or use of innovative techniques to conserve trees and adequate soil area, as approved by Staff.
31. Off-site tree encroachment shall be limited to no more than 20% on the CRZ and shall require notification/approval by property owner, as approved by Staff.
32. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.
33. Overhead utilities shall be placed underground.
34. If a building permit is not issued by June 4, 2019, KB400 Master Plan Pod A shall revert to original approval.

III. REPORT IN BRIEF:

The applicant, 1699 Land Company LLC, is requesting an amendment to KB400 Master Plan Pod A to add 'Dwelling, 'For-Sale' Detached' to the list of permitted uses to allow for the construction of 62 'For-Sale' single-family detached lots on 12.46 acres in a gated community. The applicant requests a rezoning of the property from O-I (Office-Institutional) to R-8A/D (Dwelling, 'For-Sale', Attached/Detached Residential), as well as a change to the Comprehensive Land Use Plan designation from 'Corporate Office' to 'High Density Residential'. Variances are requested to reduce minimum lot widths and building setbacks in the R-8A/D district, as well as to allow a private alley within residential lots.

DISCUSSION

The submitted request, if approved, would allow for the development of 62 'For-Sale' single-family detached lots on 12.46 acres with a proposed density of 4.98 dwelling units per acre. The property is subject to the KB400 Master Plan Pod A, which allows office and accessory retail use only. The subject property is located at the southwest corner of North Point Parkway and Kimball Bridge Road.

The undeveloped, wooded property is zoned O-I and has a stream along its west property line. Surrounding properties are zoned O-I, except the property to the south is zoned SU (Special Use). Non-residential uses surround the property, including Verizon to the north, Royal 400 South office park to the east, North Point Park office condominiums to the west, Wells Fargo Bank to the southwest and New Prospect Elementary School to the south. The comprehensive land use plan designation of the property is 'Corporate Office', which allows office and accessory uses. Surrounding properties have the same designation, except that New Prospect Elementary School is designated 'Public, Institutional, Education'. The applicant proposes a rezone of the 12.46-acre property from O-I to R-8A/D and a comprehensive land use plan amendment from 'Corporate Office' to 'High Density Residential'.

The KB400 Master Plan was approved in 1999 and allows 252,200 square feet of office and accessory retail in Pod A. A master plan amendment (MP-06-10) was approved for Pod A in 2007; however, a building permit was never issued and Pod A reverted to the original master plan and conditions. KB400 Pod B is developed as Wells Fargo Bank and Pod C is developed as North Point Park office condominiums. City Council previously denied a similar proposal by the applicant on August 21, 2017. The applicant modified their proposal by removing project entrances on North Point Parkway and Kimball Bridge Road, providing project access from Rock Mill Road through the school site, increasing building setbacks along North Point Parkway and Kimball Bridge Road from 20' to 25' and adding a community garden amenity.

The western half of the property is located in the North Point Activity Center LCI, within an area designated Transition Area. The North Point LCI was developed in 2008 with a 10-year update adopted in 2018. The vision for the North Point LCI is to become a walkable, mixed-use village with a focus on sustainability, greenspace and connectivity. A market potential of 183 – 197 ‘For-Sale’ townhomes or condominium units, over the next five (5) years, is identified in the recent LCI update.

The LCI update envisions the North Point area as an EcoDistrict where land use, transportation and environmental planning are integrated with high performance infrastructure, buildings, landscapes and urban design. EcoDistricts provide a framework for realizing advanced sustainability (increasing efficiencies, reducing pollution, restoring ecosystems and improving communities) through behavior change, building design and infrastructure investments. Generally there are six (6) performance areas associated with an EcoDistrict, which includes Community (Equity, Health and Cultural Vibrancy), Transportation, Energy, Water, Habitat and Materials. Each new development within the North Point EcoDistrict should address goals and strategies for each performance area.

The LCI also discusses area-wide initiatives, such as Placemaking, Maximizing the Big Creek Greenway and Incorporating Green Pathways. Placemaking is the enhancement of development to create a memorable experience, which can include interactive art, fitness playgrounds and installations that support recreation, social interaction and relaxation. The success of the North Point area is tied to realizing the full potential of the Big Creek Greenway, including guiding principles such as orientation of buildings and active uses toward the Greenway, protecting the Greenway and requiring green spaces in residential developments. In an effort to connect park amenities and create a cohesive network, the LCI recommends creating green pathways and expansion of the City’s bike share program.

Viable office parcels typically have good access to the highway system, which is the case with the subject property given its proximity within ½-mile of the interchange at Haynes Bridge Road and Georgia 400. There is also demand for office in the City as evidenced by its low office vacancy rate and increasing number of office projects under construction in the City. The City’s office vacant available (for lease) rate has been steadily declining since 2013, with a slight increase in office vacancy over the last two (2) years as new office space comes online. The City’s vacant available office percentage was at its lowest in 2015 at 9.1%. As of the 1st quarter of 2018, the City’s vacant available office percentage has risen to 11.9%. According to the development community, spec office is typically developed when office vacant available rates drop below 10%. As shown in the table below, nearly 1.2 million square feet of office is currently under review or construction in the City, of which nearly 700,000 square feet of office development is coming out of the ground.

Office Development

Project Name	Location	Building Area (SF)	Status
Preston Ridge Skilled Nursing Center	Webb Bridge Rd & Morris Rd	74,000 SF	Under Review
Jackson Healthcare	2655 Northwinds Pkwy	294,200 SF	Under Construction
Triad Alpharetta Medical Center	Old Milton Pkwy & Morris Rd	104,000 SF	Under Review
AdvancED	Westside Pkwy	40,000 SF	Under Construction
Alpharetta Beach House	Old Milton Pkwy	6,480 SF	Under Construction
Notting Hill Office Bldg	Old Milton Pkwy & Park St	40,000 SF	Under Construction

Peak 10 Data Center	Edison Dr	50,000 SF	Under Construction
Verizon Data Center	Old Alabama Connector	20,000 SF	Under Construction
Lifeforce Medical Campus	Old Milton Pkwy	12,000 SF	Under Construction
Avalon 10000 Bldg	Old Milton Pkwy & 1 st St	252,000 SF	Under Review
Mayfair Partners Webb & Morris	Webb Bridge Rd & Morris Rd	48,000 SF	Under Review
East Village	Old Milton Pkwy & Westside Pkwy	18,000 SF	Under Construction
Teasley Place	50 Canton Street	7,596 SF	Under Construction
Liberty Hall	33 South Main St	13,536 SF	Under Construction
Providence Group Office	2425 Old Milton Pkwy	30,000 SF	Under Construction
The Edison	Edison Drive	110,000 SF	Under Construction
City Center	City Center	40,000 SF	Under Construction
TOTAL Under Construction		681,812 SF	
TOTAL Under Review		478,000 SF	
TOTAL		1,159,812 SF	

The nearest similar 'For-Sale' residential subdivisions are located to the south in Kimball Farms and The Palisades at Milton Park, as well as to the north in Braeden. Kimball Farms consists of single-family detached lots with an average lot size of approximately 14,000 square feet and a density of 1.59 dwelling units per acre. The Palisades at Milton Park is developed with minimum 4,500 square feet single-family detached lots and a density of 3.39 dwelling units per acre. Pulte is currently developing the Braeden subdivision on the northeast side of Kimball Bridge Road at Northwinds Parkway. Braeden was approved for 130 townhomes and single-family detached lots at a density of 4.9 dwelling units per acre.

The applicant is requesting a variance to reduce minimum lot widths in the R-8A/D district from 50' to 45' for 19 lots (Lots 44-62, interior lots) and from 50' to 40' for 25 lots (Lots 1-3 and 22-43, lots along North Point Parkway and Kimball Bridge Road). If approved, the variance would result in approximately four (4) additional lots along North Point Parkway and Kimball Bridge Road and approximately 1-2 additional interior lots. The applicant cites the existence of floodplain, stream buffers, sewer easements and site topography as hardships to justify the requested variance.

A variance is also requested to reduce the front setback along North Point Parkway and Kimball Bridge Road from 65' to 25' and from 35' to 10' on the interior private streets. Side setbacks are proposed to be reduced from 5' to 0' (with minimum 10' between structures) and rear setbacks on Lots 4-21 reduced from 20' to 10'.

A variance is requested to allow a private alley within residential lots. A 16' private alley is depicted within Lots 1-3, 21-62. UDC Section 1.4.2. Defined Terms, defines 'Lot' as, "A portion of a subdivision, or any other parcel of land, intended as a unit for transfer of ownership or for development or both. In determining the area and dimensions of a lot, no part of the street right-of-way or private street easement may be included." The proposed right-of-way represents approximately 320 - 360 square feet (8' right-of-way x 40' and 45' lot widths) of the land area of the affected lots.

SITE PLAN

The submitted zoning plan depicts 62 single-family detached lots with most lots oriented to North Point Parkway and Kimball Bridge Road. Over 70% of the lots are proposed to have reduced lot widths of 40' and 45', with the remaining lots depicted in compliance with the minimum lot width requirement of 50'. A minimum lot size of 4,500 square feet is proposed, except that an alley is depicted within several lots. Homes are depicted as rear entry, except that Lots 4-21 are proposed to be front entry. The subdivision will be a gated community with private streets and alleys. The applicant proposes the following minimum building setbacks:

- North Point Parkway and Kimball Bridge Road – 25'
- Side & Rear (Perimeter) – 10'
- Interior Setbacks:
 - Front – 10'
 - Side – 0' (10' between buildings)
 - Rear – 10' (Lots 4-21), 20' (all other lots)

Vehicular access to the site is depicted from a new driveway connection to Rock Mill Road, through the New Prospect Elementary School property. A pedestrian connection to the sidewalk on Kimball Bridge Road is depicted on the south side of Lot 3. Eight-foot (8') sidewalks are depicted along North Point Parkway; however, sidewalks are not shown along interior streets. The sidewalk along Kimball Bridge Road will require expansion to comply with the City's project design for the Kimball Bridge Road improvements.

2.65 acres, or 21.4%, of the property is depicted as open space. A 7,285 square foot civic space with hardscape and seating is provided at the corner of North Point Parkway and Kimball Bridge Road. Previous site plans depicted a larger civic space at the corner, with Staff recommending a minimum 10,000 square feet at this location. Two (2) small pocket parks, totaling 10,325 square feet, are depicted between Lots 27 and 28 and Lots 48 and 49. A 7,580 square foot community garden is depicted in the center of the site and a pedestrian connection to Kimball Bridge Road is depicted within a 1,510 square foot open space area south of Lot 3. 2.17 acres of open space is depicted on the west side of the property and consists primarily of floodplain and stream buffer. This area may only count toward open space, if it is improved as amenity space. The KB400 Master Plan requires a trail be developed through the property as part of the City's Greenway system. The applicant's site plan depicts a sidewalk and benches along the stream and depicts connectivity between the proposed subdivision and New Prospect Elementary School.

Six (6) lots, Lots 12 – 17, are depicted within the floodplain. A detention pond is shown adjacent to the stream, outside of the required stream buffers. The property is wooded, consisting of a mix of hardwoods and Pines. The only tree saves are depicted within the stream buffer on the west side of the property.

According to the applicant, homes will be approximately 2,400 square feet with prices starting in the \$500,000's. Renderings were provided depicting Farmhouse-inspired architecture. The renderings depict 2- and 3-story homes on slabs and basements consisting of siding and board and batten with metal roof accents.

TRAFFIC

City staff calculated trip generation figures for the existing entitlement and the proposed project. As shown in the table below, the proposed use would reduce the PM Peak Hour traffic in the area by approximately 249 trips as compared to the property being developed under office use.

		ADT	SAT	AM Peak Hour			PM Peak Hour			Sat. Peak Hour		
CURRENT ZONING				In	Out	Total	In	Out	Total	In	Out	Total
710: GENERAL OFFICE												
211,515	SF Gross Floor Area	2,375	471	301	41	342	54	262	316	37	31	68
Total Trips (Current Zoning)		2,390	485	304	48	352	55	262	317	43	37	80
PROPOSED ZONING												
210: Single Family Detached Housing												
61	Number of Units	660	661	13	39	52	44	25	69	35	30	65
Total Trips (Proposed Zoning)		660	661	13	39	52	44	25	69	35	30	65
NET TRIPS INCREASE (DECREASE)		(1,730)	176	(291)	(9)	(300)	(11)	(238)	(249)	(8)	(7)	(15)
* Trip Generation, 7th Edition (ITE)												

The applicant's original request, submitted in 2015, depicted site access from both North Point Parkway and Kimball Bridge Road. Due to concerns raised by area-residents over traffic and access, the applicant entered into discussions with Fulton County Schools to purchase land or an easement through the New Prospect Elementary School property to gain access to Rock Mill Road. The applicant's traffic engineer determined that an access road from the site to Rock Mill Road was feasible. With the City's assistance, an access agreement has been reached with Fulton County Schools and the applicant has moved forward with the Rock Mill Road access in lieu of access from North Point Parkway and Kimball Bridge Road. Fulton County Schools has requested pedestrian access be provided from the proposed development to New Prospect Elementary School. Therefore, if approved, staff recommends a condition for an enhanced sidewalk along Kimball Bridge Road from the applicant's property to New Prospect Elementary School.

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 – 62 Single-Family Detached Residential Units

School	Single Family Average #
New Prospect Elementary School	7 to 28 students
Webb Bridge Middle School	2 to 10 students
Alpharetta High School	5 to 20 students
TOTAL	14 to 58 students

Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 14 – 58 school age children. Numbers provided by Fulton County Schools show that

New Prospect Elementary School and Alpharetta High School have capacity; however, Webb Bridge Middle School is currently over capacity.

STANDARDS FOR ZONING CHANGES

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

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

Response: KB400 Master Plan Pod A was designated for office use, which is consistent with the development pattern along North Point Parkway and the property remains a viable office parcel. However, a portion of the property is located within the North Point Activity Center LCI, which envisions a mixed-use, walkable environment with an emphasis on sustainability, greenspace and connectivity. If approved, conditions are recommended that further the concepts of an EcoDistrict.

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

Response: KB400 Master Plan Pod A was designated for office use, which is consistent with the development pattern along North Point Parkway and the property remains a viable office parcel. However, a portion of the property is located within the North Point Activity Center LCI, which envisions a mixed-use, walkable environment with an emphasis on sustainability, greenspace and connectivity. If approved, conditions are recommended that further the concepts of an EcoDistrict.

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

Response: The proposed development could have impacts on the natural environment, as the applicant's site plan identifies few tree saves and several lots are depicted within the floodplain. If approved, conditions are recommended that protect the stream and tree canopy.

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

Response: KB400 Master Plan Pod A was designated for office use, which is consistent with the development pattern along North Point Parkway and the property remains a viable office parcel. However, a portion of the property is located within the North Point Activity Center LCI, which envisions a mixed-use, walkable environment with an emphasis on sustainability, greenspace and connectivity. If approved, conditions are recommended that further the concepts of an EcoDistrict.

- 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 office to residential would generate a greater demand public facilities and services, such as parks and recreational programs, fire and police, and schools. However, the proposed residential use would produce fewer vehicular trips than an office use, reducing traffic impacts.

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

Response: KB400 Master Plan Pod A was designated for office use, which is consistent with the development pattern along North Point Parkway and the property remains a viable office parcel. However, a portion of the property is located within the North Point Activity Center LCI, which envisions a mixed-use, walkable environment with an emphasis on sustainability, greenspace and connectivity. If approved, conditions are recommended that further the concepts of an EcoDistrict.

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 office to residential reflects a reasonable balance, if conditions are included that further the concept of the area becoming an EcoDistrict.

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

Response: KB400 Master Plan Pod A was designated for office use, which is consistent with the development pattern along North Point Parkway and the property remains a viable office parcel. However, a portion of the property is located within the North Point Activity Center LCI, which envisions a mixed-use, walkable environment with an emphasis on sustainability, greenspace and connectivity. If approved, conditions are recommended that further the concepts of an EcoDistrict.

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 an amendment to the Comprehensive Land Use Plan designation of the property to 'High Density Residential'.

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 within a ½-mile of the interchange at Haynes Bridge Road and Georgia 400 and remains a viable office parcel. However, a portion of the property is located within the North Point Activity Center LCI, which envisions a mixed-use, walkable environment with an emphasis

on sustainability, greenspace and connectivity. If approved, conditions are recommended that further the concepts of an EcoDistrict.

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

Response: The applicant's proposal complies with the goals and policies of the City's Comprehensive Plan, if conditions are required that further the concepts of an EcoDistrict.

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

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

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

Response: The subject property is located within a ½-mile of the interchange at Haynes Bridge Road and Georgia 400 and remains a viable office parcel. However, a portion of the property is located within the North Point Activity Center LCI, which envisions a mixed-use, walkable environment with an emphasis on sustainability, greenspace and connectivity. If approved, conditions are recommended that further the concepts of an EcoDistrict.

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

Response: Not applicable.

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

Response: Not applicable.

VARIANCE REVIEW CRITERIA

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

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

Response: There are no extraordinary or exceptional conditions pertaining to the subject property that justify the applicant's requested lot width variance. Variance requests to allow a private alley within residential lots have generally only been approved in the Downtown.

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

Response: The application of the UDC to the subject property would not create an unnecessary hardship.

(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 lot width variance and variance to allow a private alley within residential lots.

(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 approximately four (4) additional lots along North Point Parkway and Kimball Bridge Road and approximately 1 – 2 additional interior lots.

CONCURRENCES

Staff has reviewed the applicant's proposal and finds that it can generally support the request for master plan amendment, comprehensive land use plan amendment, rezoning and setback variance. However, staff does not support the variance requests to reduce lot widths and to allow a private alley within residential lots. While the property remains a viable office parcel, a portion of the site is located within the North Point Activity Center LCI, which supports a mixed-use, walkable environment. The proposed change in use would have a greater impact on parks and schools; however, traffic impacts would be less.

The variance requests to reduce lot width and allow a private alley within residential lots are not supported. The proposed lot width reduction is requested for over 70% of the lots and would result in approximately four (4) additional lots along North Point Parkway and Kimball Bridge Road and approximately 1 – 2 additional interior lots. In addition, variance requests to allow private streets within residential have generally only been approved in the Downtown.

The subject property is located within a ½-mile of the interchange at Georgia 400 and Haynes Bridge Road. Alpharetta has one of the lowest office vacancy rates in the Atlanta metro area and over 725,000 square feet of office is currently under construction in the City. As parcels zoned for office uses are developed or rezoned for other uses, the result will be less opportunity for growth once the office market picks up. Therefore, the subject property remains a viable office parcel.

The western half of the property is located within the North Point Activity Center LCI, which includes a concept for the North Point area to become an EcoDistrict. The recent LCI plan update describes the EcoDistrict, as follows:

"Establishing measures and standards that would transform North Point into a livable and highly sustainable mixed-use EcoDistrict might prove effective in helping achieve the placemaking, branding, and asset repositioning goals outlined in this report. A future EcoDistrict study should look at strategies and goals to best manage the area's existing assets and natural resources while establishing targets for improving the area's economic vitality and environmental health. Towns and cities nationwide are driving economic development and achieving their placemaking goals through detailed EcoDistrict planning and practices that integrate land use, transportation,

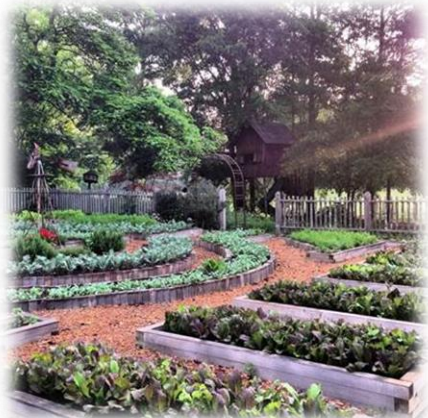
and environmental planning with high performance infrastructure, buildings, landscapes and urban design. In other words, an EcoDistrict approach seeks to foster harmony and interaction between people and nature.

Within North Point specifically, the EcoDistrict concept might be realized by applying a layer of “eco” thinking to every investment going forward. For example, the City might consider the following paradigm shifts:

- Incentivizing future energy, stormwater, and transportation infrastructure that meets high-performance metrics and goals
- Encouraging non-motorized mobility by connecting activity nodes, parks, and green spaces with new places to walk and bike
- Promoting more efficient use of buildings by establishing minimum building standards such as LEED, Earth Craft, or similar programs
- Incorporating solar panels and/or use of recycled building materials and geothermal energy
- Constructing urban design guidelines to shape the design of new parks, plazas, and public spaces
- Re-imagining streets with low-impact design principles, including bioswales, stormwater collection, native vegetation, trailing plants, and grasses to provide habitat and nature in concert with vibrant places for people”

Generally there are six (6) performance areas associated with an EcoDistrict, including Community (Equity, Health and Cultural Vibrancy), Transportation, Energy, Water, Habitat and Materials. While the applicant’s zoning plan depicts a community garden and walkable improvements along the stream, additional measures are necessary to implement the concepts of the EcoDistrict. The applicant is encouraged to look at a variety of strategies, including but not limited to, community gardens, gathering areas, public art, MARTA bus shelter, Big Creek Greenway wayfinding signage, installation of pedestrian and bicycle infrastructure, energy-efficient building design and materials, renewable energy generation, LEED certification, alternative energy sources, water conservation, smart stormwater management, protect and increase tree canopy, protection of the natural environment, creation of new habitat and recycling and composting programs. Below are photographic examples from Vickery and Serenbe developments of appropriate EcoDistrict amenities, such as residential architecture and building materials, community gardens, cisterns, solar panels, and streetscapes.





Pulte is currently developing the Braeden subdivision, which is zoned R-8A/D, on the northeast side of Kimball Bridge Road at Northwinds Parkway. Braeden subdivision was approved for 130 townhomes and single-family detached units at a maximum density of 4.9 dwelling units per acre. If approved, staff recommends that the density not exceed that of the Braeden subdivision. In addition, architectural and site standards are recommended to achieve the EcoDistrict concept of the North Point LCI. This includes a focus on energy-efficient design and materials, preservation and creation of greenspace, placemaking, promoting walkability and green connections and protection of the natural environment.

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. The report states that no comments were received in response to the mailed letters.

IV. ATTACHMENTS:

- Site Plan
- Renderings

MP-18-03 / CLUP-18-02 / Z-18-03 / V-18-03



Aerial Map
KB400
1699 Land Company

MP-18-03 / CLUP-18-02 / Z-18-03 / V-18-03

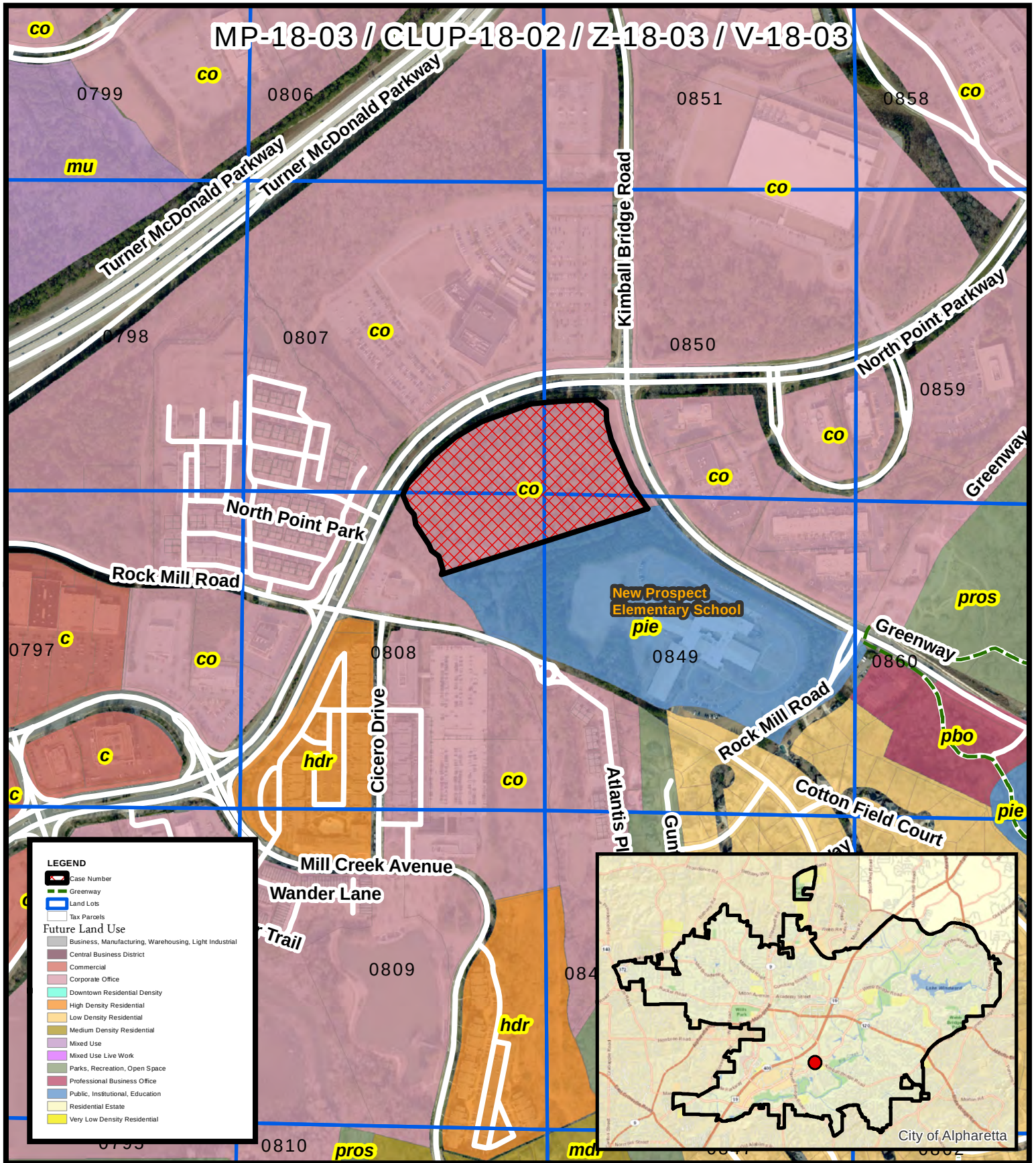
D/LL: 1/2/807, 808, 849, 850

PC: 5/10/18

CC: 5/21/18

Location Map Provided by:
Community Development - GIS

MP-18-03 / CLUP-18-02 / Z-18-03 / V-18-03



Future Land Use
KB400
1699 Land Company

MP-18-03 / CLUP-18-02 / Z-18-03 / V-18-03

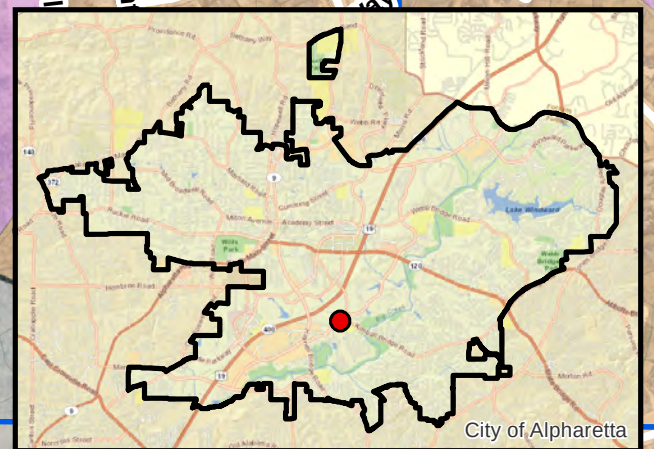
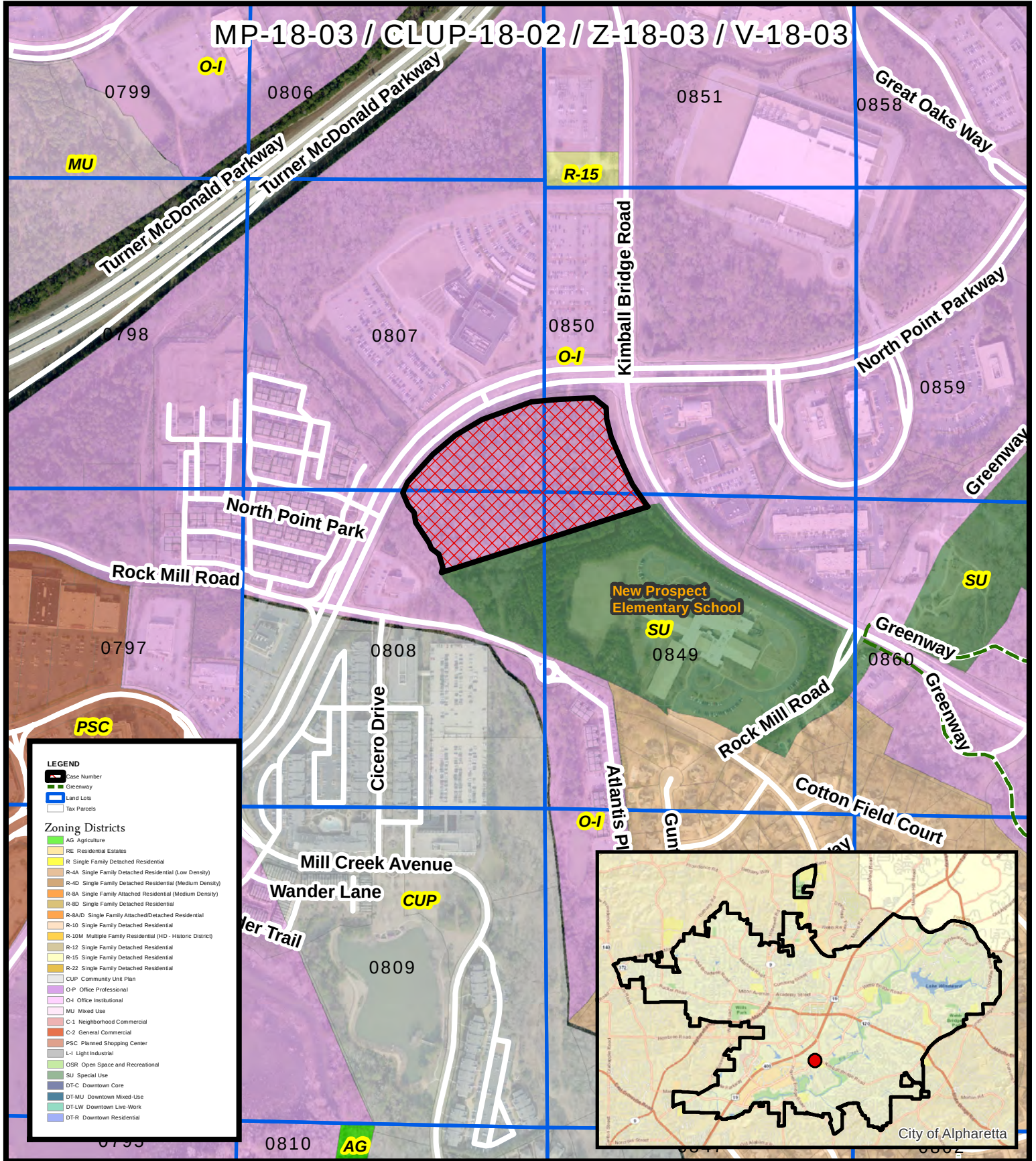
D/LL: 1/2/807, 808, 849, 850

PC: 5/10/18

CC: 5/21/18

Location Map Provided by:
Community Development - GIS

MP-18-03 / CLUP-18-02 / Z-18-03 / V-18-03



MP-18-03 / CLUP-18-02 / Z-18-03 / V-18-03

D/LL: 1/2/807, 808, 849, 850

PC: 5/10/18

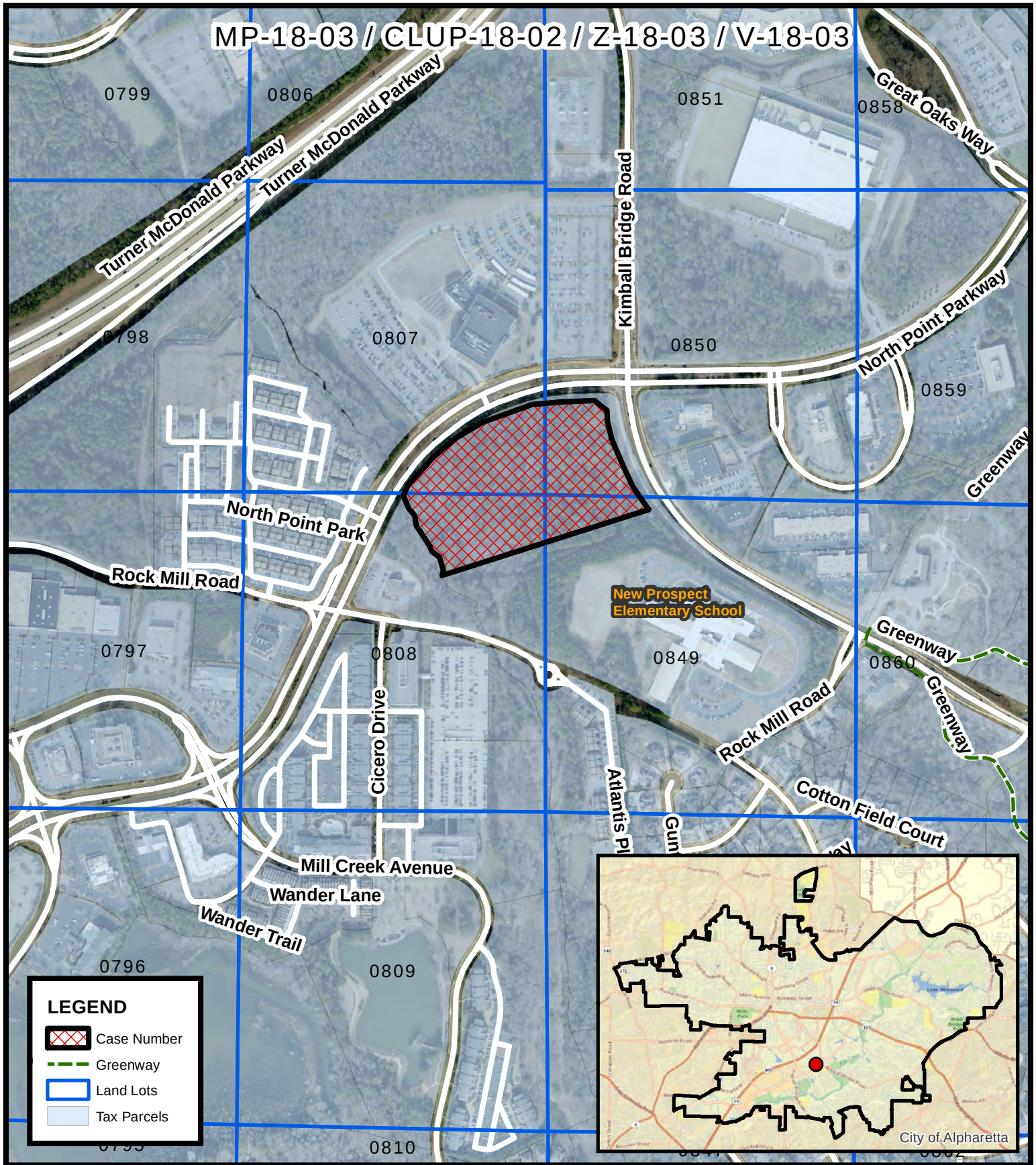
CC: 5/21/18



Zoning Map
KB400
1699 Land Company

Location Map Provided by:
Community Development - GIS

MP-18-03 / CLUP-18-02 / Z-18-03 / V-18-03



Location Map
KB400
1699 Land Company

MP-18-03 / CLUP-18-02 / Z-18-03 / V-18-03

D/LL: 1/2/807, 808, 849, 850

PC: 5/10/18

CC: 5/21/18

Location Map Provided by:
Community Development - GIS

THE PROJECT SITE DOES LIE WITHIN A FLOOD HAZARD AREA PER FIRM PANEL 13121C0067F DATED 09/18/2013.

VICINITY MAP

LOT NUMBER	AREA (SF)
1	5,419
2	5,419
3	6,675
4	5,446
5	5,446
6	5,445
7	5,445
8	5,444
9	5,443
10	5,443
11	5,442
12	6,368
13	7,052
14	5,611
15	6,111
16	6,010
17	5,475
18	5,475
19	6,025
20	6,016
21	6,808
22	4,849
23	4,849
24	4,849
25	4,849
26	4,851
27	5,886
28	5,471
29	4,780
30	5,588
31	5,508
32	4,547
33	4,678
34	4,525
35	4,523
36	5,337
37	5,728
38	5,401
39	5,049
40	5,056
41	5,063
42	5,069
43	5,070
44	7,011
45	5,761
46	5,570
47	5,522
48	5,531
49	6,053
50	6,762
51	6,507
52	5,799
53	6,414
54	4,438
55	4,950
56	4,950
57	4,950
58	5,493
59	5,900
60	5,475
61	5,475
62	6,818



KEY NOTE	PARCEL DESCRIPTION
A	A = 883.26' R = 989.93' CH = 847.45' N 60°21'58"E
B	N 24°20'04"W 50.69'
C	N 38°01'30"W 54.32'
D	N 03°00'29"W 40.90'
E	E N 34°12'52"W 99.83'
F	N 26°20'05"W 34.52'
G	N 58°12'41"W 32.16'
H	N 15°09'55"W 64.57'
I	N 29°56'34"E 46.18'
J	N 31°51'13"W 14.79'
K	S 72°40'29"W 986.33' A = 513.03' R = 986.90' CH = 507.27' S 22°10'30"E
L	
M	S 46°26'28"E 48.62'
N	N 88°48'32"E 135.22'

SITE NOTES:

EXISTING ZONING:	O-1
PROPOSED ZONING:	R-8A/D
OVERALL SITE AREA (EXISTING):	12.46 ACRES
OVERALL SITE AREA (POST R/W DEDICATION):	12.39 ACRES
TOTAL NUMBER OF LOTS/UNITS:	62
DENSITY:	5.25 UNITS PER ACRE
OPEN SPACE:	2.65 ACRES (21.4%)
PROPOSED LAND USE: (SINGLE FAMILY)	40' REAR ENTRY LOTS - 25 45' REAR ENTRY LOTS - 19 50' FRONT ENTRY LOTS - 18
MINIMUM LOT SIZE: (SINGLE FAMILY DETACHED)	4500 SF
PROPOSED PERIMETER SETBACK:	FRONT (FROM STREET) - 25' SIDE - 10' REAR - 10'
PROPOSED INTERIOR SETBACK:	FRONT - 10' SIDE - 0' REAR - 10'

- PROPOSED DEVELOPMENT WILL BE GATED AND WILL HAVE PRIVATE STREETS. ALL INTERIOR SETBACKS WILL BE MEASURED FROM THE FACE OF CURB.
- ALL BOUNDARY AND TOPOGRAPHIC INFORMATION USED ON THIS ZONING PLAN HAS BEEN PROVIDED BY THE OWNER.

VARIANCES:

1. REDUCE THE LOT WIDTH ON LOTS 44-62 FROM 50 FEET TO 45 FEET AND REDUCE THE LOT WIDTHS ON LOTS 1-3, AND 22-43 FROM 50 FEET TO 40 FEET.
2. REDUCE THE 65 FOOT SETBACK ON NORTH POINT PARKWAY AND KIMBALL BRIDGE ROAD TO 25 FEET (INCLUDING LANDSCAPE STRIP).
3. REDUCE THE INTERIOR STREET SETBACKS FROM 35 FEET TO 10 FEET (PRIVATE STREETS). REDUCE THE SIDE SETBACKS TO 0 FEET WITH A MINIMUM OF 10 FEET BETWEEN STRUCTURES. REDUCE THE REAR SETBACK ON LOTS 4-21 FROM 20 FEET TO 10 FEET.

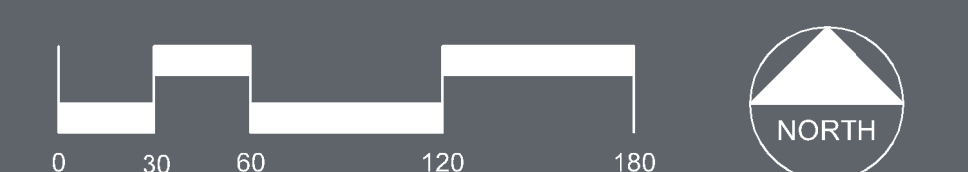


Exhibit A--Private Amenity Trail

8 foot wide trail

Trail would be approximately 1/4 Mile (Cogburn Park Loop is same size)

HOA in charge of its upkeep through maintenance agreement
(Soft Surface Trail Recommended--wood chips, natural earth material)

Topography in trail area is quite flat, calling for little to no grading--
trail could be spot located around trees to be kept



Sanitary
Sewer
Easement

Benches

5750 N. POINT
PKWY

Conceptual Streetscapes – Kimball Bridge 5.3.18



28 x 54 – Alley Fed – Farmhouse Inspired (Available in Slab as 3 story plan or buried basement (shown here))



34 x 60 – Alley Fed – Farmhouse Inspired - 1 BR Down/2 Master on Main (Slab only)

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: 1699 Land Company, LLC

Contact Name: Donald Rolader

Telephone: 770-442-0330

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

Notice letters have been mailed. As of the date of this report, Keith

Hamilton, by email, raised questions about guest parking, school buses, the trail system and a traffic study -

No other responses have been received as of this 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.

See list of property owners attached

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

Signature of Authorized Agent: _____

Donald A. Rolader

Date: _____

4.20.2018

Print Form

Property Owners within 500 feet of subject property:

Frank and Cindy Meertens
2975 Rock Mill Road
Alpharetta, GA 30022

Scope Academy, Inc.
3105 Kimball Bridge Road
Alpharetta, GA 30022

Paul and Karen Duffley
905 Gunter Court
Alpharetta, GA 30022

Jayantha and Irandathy Rodgico
900 Gunter Court
Alpharetta, GA 30022

Wachovia Bank National Association
PO Box 2609
Carlsbad, CA 92018-2609

Sugaroak Kimball Royal LLC
Attn: Philip Nickles
481 Carlisle Drive
Herndon, VA 20170-4830

Samantha Assoc. LLC
3520 Piedmont Road, NE
Suite 125
Atlanta, GA 30305-1516

Wim Desmet
1010 Seale Drive
Alpharetta, GA 30022

Terrence and Morgan Moraczewski
910 Gunter Court
Alpharetta, GA 30022

Fulton County Board of Education
786 Cleveland Avenue
Atlanta, GA 30315

Murali Mohan Naredry and Sindhu Chamala
2995 Rock Mill Road
Alpharetta, GA 30022

Development Authority of Fulton County
5055 North Point Parkway
Alpharetta, GA 30022

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

Talcott III Two Hundred Milton Park LLC
1 Financial Plaza
Hartford, CT 06103

Royal Forest Partners LLC
PO Box 93809
Atlanta, GA 30359

Four Hundred Crestline LLC
3000 Royal Blvd S
Alpharetta, GA 30022-4432

Kimball Bridge Holdings LLC
3350 Riverwood Parkway SE
Suite 1600
Atlanta, GA 30339-3359

Pla Milton Park LLC
200 W. Monroe Street
Suite 2200
Chicago, IL 60606

April 16, 2017

RE; Rezoning Application of 1699 Land Company, LLC for 12.46 acres at the intersection of Kimball Bridge Road and North Point Parkway; Rezoning from O&I to R-8 A/D Dwelling, "For-Sale", Attached/Detached Residential-Medium Density

Dear Property Owner:

1699 Land Company, LLC has filed a rezoning application on the property referenced above. A site plan is attached for your consideration. The application requests 62 single family detached homes in a gated subdivision with private streets. The resulting density will be 5.25 units per acre. The request has changed from C.U.P. to R-8 A/D.

The interior roads will not allow any public access or "cut through" traffic. The homes will be a minimum of 2,400 square feet, and the price point is anticipated to be from \$500,000.00. No homes will directly access North Point Parkway or Kimball Bridge Road. The project will contain 2.65 acres of open space with parks and a trail. Pedestrian access to sidewalks along Kimball Bridge Road and North Point Parkway will be provided through pedestrian gates from the community.

The traffic generated by the proposed development is 82% less than what than that which could be generated by an office development under the current O&I zoning category. The density of this project has been reduced 36% from the initial request filed in 2015 and townhome product has been eliminated.

The application includes a master plan amendment, Comprehensive Plan Amendment and the three Variances shown on the site plan.

If you have questions or would like additional information, please contact our representative, Don Rolader. His address is 1865 Lockeway Drive, Suite 601, Alpharetta, GA. His phone number is 770-442-0330 and his fax number is 770-442-0641. His email address is don@roladerandrolader.com.

Thank you for your consideration of this application.

Sincerely,

1699 Land Company, LLC
Mark T. Whitmire, Manager
(678) 252-2500

cc: City of Alpharetta Community Development Department

**1699 Land Company, LLC – North Point Parkway/Kimball Bridge
Parcels Within 500 Feet**

LastName	FirstName	Address1	City	State	PostalCode	Parcel	Property
312 Holdings LLC		1905 Willshire Gln.	Alpharetta	GA	30009	12-286008071250	5755 NP Pkwy 102
AEG Holdings LLC		5755 North Point Pkwy., Suite 37	Alpharetta	GA	30022	12-286008070799	5755 NP Pkwy 37 10
AMLI at Milton Park LLC		200 W. Monroe St., Ste. 2200	Chicago	IL	60606	12-287007960170	2600 Mill Creek Ave
Anthem Holdings LLC		5755 North Point Pkwy., Suite 96	Alpharetta	GA	30022	12-286008071193	5755 NP Pkwy 96
Assurance Forensic Accounting LLC		2180 Satellite Blvd., Suite 400	Duluth	GA	30097	12-286008071151	5755 NP Pkwy 92
Atlanta MB Properties LLC		5755 North Point Pkwy., Suite 19	Alpharetta	GA	30022	12-286008070617	5755 NP Pkwy 19 6
Blazer Realty LLC		5755 North Point Pkwy., Suite 60	Alpharetta	GA	30022	12-286008070989	5755 NP Pkwy 60 14
Bloom Investments LLC		750 Pimlico Pl.	Suwanee	GA	30024	12-286008070757	5755 NP Pkwy 33 6
Blue Frog Capital Management LLC		5755 North Point Pkwy., Suite 50	Alpharetta	GA	30022	12-286008070914	5755 NP Pkwy 49 11
Breen Holdings of Georgia LLC		5755 North Point Pkwy., Suite 39	Alpharetta	GA	30022	12-286008070815	5755 NP Pkwy 39 11
Buford Care Inc.		2721 Buford Hwy.	Buford	GA	30518	12-286008070765	5755 NP Pkwy 34 6
Cabot Investments LLC		1689 Duluth Hwy.	Lawrenceville	GA	30043	12-286008070955	5755 NP Pkwy 53 14
Case Holding Group LLC		315 Boundary Pl.	Roswell	GA	30075	12-286008071219	5755 NP Pkwy 98
Christi Property LLC		4400 Dovershire Dr.	Norcross	GA	30092	12-286008070906	5755 NP Pkwy 48 12
City of Alpharetta		2 Park Plaza	Alpharetta	GA	30009	12-286008081267	0 NP Pkwy
DC KRS Northpoint LLC		5755 North Point Pkwy., Suite 262	Alpharetta	GA	30022	12-286008070807	5755 NP Pkwy 38 10
Desmet	Wim	1010 Seale Drive	Alpharetta	GA	30022		
Development Authority of Fulton Co.		141 Pryor St SW	Atlanta	GA	30303	12-286008070369	5055 NP Pkwy
Domain Realty Inc.		5755 North Point Pkwy., Suite 62	Alpharetta	GA	30022	12-286008071003	5755 NP Pkwy 62 14
Duffley	Paul & Karen	905 Gunter Court	Alpharetta	GA	30022		
Four Hundred Crestline LLC		3000 Royal Blvd. S.	Alpharetta	GA	30022	12-299008500442	3000 Royal Blvd
Fulton County Board of Education		786 Cleveland Ave.	Atlanta	GA	30315	12-299008490214	0 Kimball Bridge Rd
Gangwal	Mukund & Jayshree	5755 North Point Pkwy., Suite 64	Alpharetta	GA	30022	12-286008071078	5755 NP Pkwy 64
Gavranovic Kimball Farms HOA President	Heather	1345 Seale Drive	Alpharetta	GA	30022		
House	William A.	5755 North Point Pkwy., Suite 36	Alpharetta	GA	30022	12-286008070773	5755 NP Pkwy 35 5
House & Assoc. Inc.		5755 North Point Pkwy., Suite 36	Alpharetta	GA	30022	12-286008070781	5755 NP Pkwy 36 5
Inertia Rehabilitation Assoc. Inc.		5755 North Point Pkwy., Suite 31	Alpharetta	GA	30022	12-286008070732	5755 NP Pkwy 31 7
JJM Real Estate Ltd		4646 North Shallowford Rd.	Atlanta	GA	30338	12-286008071094	5755 NP Pkwy 74
Kennemore	William L.	5755 North Point Pkwy, Suite 20	Alpharetta	GA	30022	12-286008070625	5755 NP Pkwy 20 6
Kimball Bridge Holdings LLC		3350 Riverwood Pkwy. SE, Suite 1600	Atlanta	GA	30339	12-299008500434	4905 NP Pkwy

Koziara Family Limited Partnership		1340 Gulf Blvd., Unit 17G	Clearwater Beach	FL	33767	12-286008070849	5755 NP Pkwy 42 12
KT Interests LLC		4994 Lower Roswell Rd., Suite 9	Marietta	GA	30068	12-286008070930	5755 NP Pkwy 51 10
LH Investments LLC		265 Dunhill Way	Alpharetta	GA	30005	12-286008071060	5755 NP Pkwy 63
Li	Yong & Deng Youying	5755 North Point Pkwy., Suite 95	Alpharetta	GA	30022	12-286008071185	5755 NP Pkwy 95
Lisa Shippel Law LLC		5755 North Point Pkwy., Suite 90	Alpharetta	GA	30022	12-286008071136	5755 NP Pkwy 90
Matherly	Richard W.	5755 North Point Pkwy., Suite 21	Alpharetta	GA	30022	12-286008070633	5755 NP Pkwy 21 7
Meertens	Frank & Cindy	2975 Rock Mill Road	Alpharetta	GA	30022		
Miller	David W. & Mary C.	5755 North Point Pkwy., Suite 54	Alpharetta	GA	30022	12-286008070963	5755 NP Pkwy 54 14
Morczewski	Terrence & Morgan	910 Gunter Court	Alpharetta	GA	30022		
Naredry	Murali Mohan & Sindhu Chamala	2995 Rock Mill Road	Alpharetta	GA	30022		
Neo Realty LLC		5755 North Point Pkwy., Suite 17	Alpharetta	GA	30022	12-286008070591	5755 NP Pkwy 17 5
North Point II LLC		22300 McCauley Rd.	Shaker Heights	OH	44122	12-286008070443	5755 NP Pkwy 2 1
North Point Partners LLC		30 N. LaSalle St., Suite 2330	Chicago	IL	60602	12-286008070641	5755 NP Pkwy 22 7
North Point Properties LLC		5755 North Point Pkwy., Suite 89	Alpharetta	GA	30022	12-286008071128	5755 NP Pkwy 89
Palmer House LLC		2911 Piedmont Rd., NE, Suite B	Atlanta	GA	30305	12-286008070575	5755 NP Pkwy 15 1
Palubiak Ventures LLC		1702 Rivercreek Dr.	Dacula	GA	30019	12-286008070740	5755 NP Pkwy 32 7
PAT LLC		5755 North Point Pkwy., Suite 93	Alpharetta	GA	30022	12-286008071169	5755 NP Pkwy 93
Philip Reid Realty LLC		360 Summer Shade Ln.	Roswell	GA	30075	12-286008071177	5755 NP Pkwy 94
Pla Milton Park LLC		200 W. Monroe St., Suite 2200	Chicago	IL	60606		
Rodgico	Jayantha & Irandathy	900 Gunter Court	Alpharetta	GA	30022		
Royal Forest Partners LLC		PO Box 98309	Atlanta	GA	30359	12-299008490453	3010 Royal Blvd
Samantha Assoc. LLC		3520 Piedmont Road, NE, Suite 125	Atlanta	GA	30305		
Scope Academy, Inc.		3105 Kimball Bridge Road	Alpharetta	GA	30022		
SL Property Holding LLC		730 Culworth Mnr.	Alpharetta	GA	30022	12-286008071201	5755 NP Pkwy 97
Sugaroak Kimball Royal LLC		481 Carlisle Dr.	Herndon	VA	20170	12-299008490461	3050 Royal Blvd
Talcott III Two Hundred Milton Park LLC		1 Financial Plaza	Hartford	CT	06103	12-287007960188	11175 Rock Mill Rd
V & R Investments LLC		3 Vandy Ct.	Savannah	GA	31411	12-286008071243	5755 NP Pkwy 101
Value Plus Ventures LLC		5755 North Point Pkwy., Suite 41	Alpharetta	GA	30022	12-286008070831	5755 NP Pkwy 41 12
Wachovia Bank N.A.		PO Box 2609	Carlsbad	CA	92018	12-286008070427	5750 NP Pkwy

3/1/18

CLUP-18-02/MP-18-03/V-18-03
KB400 1699 LAND COMPANY

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: 1699 Land Company, LLC (Alex Tetterton)

Telephone: 678-252-2500

Address: 1424 N. Brown Road

Suite: 100

City: Lawrenceville

State: GA

Zip: 30043

Fax: _____

Mobile Tel: _____

Email: _____

Subject Property Information:

Address: North Point Parkway / Kimball Bridge Road

Current Zoning: O-1

District: 1

Section: 2

Land Lot: 849, 850

Parcel ID: 12-2860-0807-032-8 / 12-2990-0849-052-9

Proposed Zoning: R-8A

Current Use: Vacant

This Application For (Check All That Apply):

☐ Conditional Use

☒ Rezoning

☒ Variance

☒ Comprehensive Plan Amendment

☒ Master Plan Amendment

☐ Master Plan Review

☐ Public Hearing

☐ Other (Specify): _____

3/1/18

CLUP-18-02/MP-18-03/V-18-03
KB400 1699 LAND COMPANY

APPLICANT REQUEST AND INTENT

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

Single family homes

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

Applicant requests rezoning from O&I to R-8 A/D, Comprehensive Plan Amendment, Master Plan Amendment and variances as outlined in the application.

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

Applicant intends to develop a residential subdivision of 61 single family homes.

3/1/18

CLUP-18-02/MP-18-03/V-18-03
KB400 1699 LAND COMPANY

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Courtenay Partners, LLC (Ralph G. Edwards, Jr.)

Telephone: 404-364-0022

Address: 3520 Piedmont Road

Suite: 125

City Atlanta

State: GA

Zip: 30305

- 1516

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: 1699 Land Company, LLC

Telephone: 678-252-2500

Address: 1424 N. Brown Road

Suite: 100

City Lawrenceville

State: GA

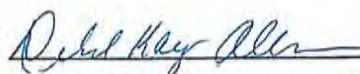
Zip: 30043

So Sworn and Attested:

Owner Signature: 

Date: March 1, 2018

Notary:

Notary Signature: 

Deborah Kay Alexander

NOTARY PUBLIC

Pickens County, GEORGIA

My Commission Expires 05-17-21

Date: 3/1/2018

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: 1699 Land Company, 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 has been made.

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

Name of Official: 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:

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The proposal will provide high quality housing close to office campus uses, which is desirable. The housing component created will be an ideal transition from existing office use to nearby single family homes.

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

The proposal will have no negative effect on the use and value of nearby properties. It is a complimentary use with lower impact than surrounding uses, and less impact than development under the current O&I zoning.

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

The property cannot be developed as zoned O&I. It has been on the market zoned O&I for 15 years with no offers. There is other, more desirable vacant land available zoned O&I.

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

The project will produce far less traffic and population than would an office project at presently permitted densities.

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

The impact on schools will be minimal. The impact on utilities will be far less than an office development at presently permitted densities.

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

It is inconsistent with the current plan.

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

There is sufficient land available for O&I needs for the future, and there is a current need for quality single family homes near office development. The development will be desirable and readily accessible to shopping, restaurants and the greenway.

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.

Lot Width Reduction - Variance 1 A - 50' to 45' B - 50' to 40'

BOARD OF ZONING APPEALS REVIEW CRITERIA

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

- A - Applicant seeks to reduce the lot widths on Lots 43-61 from 50' to 45'.
B - Applicant seeks to reduce the lot widths on Lots 1-3 and 22-42 from 50' to 40'.

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

The topography slopes from east to west. A substantial portion of the property is located in floodplain, stream buffers and sewer easements. The property slopes downward severely from North Point Parkway and Kimball Bridge Road.

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

The application of Zoning Code standards would expand the home sites closer to buffers and wetland areas. The homes on lots 1-3 and 22-42 will have rear entry garages which are not visible from public streets, giving the appearance of a wider home product. Lots 43 - 61 are interior lots not visible to the public. Requiring standard setbacks would relocate the detention pond, threaten existing trees and increase impervious surface with no resulting gain to the City.

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

There are substantial stream buffers, wetlands and trees on the western boundary worthy of preservation. The property fronts two major collector roads and lies well below the elevations of North Point Parkway and Kimball Bridge Road. The raised road elevations create a hardship in developing a subdivision.

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.

Permitting this Variance will cause no detriment to the public good, or will it impair the purpose and intent of the Zoning Code. There is precedent for allowing lot width variances in R-B A/D developments.

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.

Front Setback Reduction - Variance 2

BOARD OF ZONING APPEALS REVIEW CRITERIA

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

Applicant requests a Variance to reduce the front setbacks on North Point Parkway and Kimball Bridge Road from 65' to 20' with a landscape strip.

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

The property is below the elevation of North Point Parkway and Kimball Bridge Road. Neither road frontage abuts residential development. The adjoining properties are developed as Corporate Office uses. Property Owner has previously conveyed right-of-way on Kimball Bridge Road for right-of-way improvements without charge to the City, reducing the footprint of developable property. If setbacks are not reduced, the homes will face an earthen bank on the right-of-way and road traffic will see only rooftops. The appearance would be undesirable and the product would not be marketable. Variance allows homes to be near street level with decorative walls of stone or brick columns with architectural picket fences with a gate leading to each home.

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

Application of Zoning Code standards would create a hardship to Applicant in reducing the number of and/or altering the uniform shape of the lots in the subdivision with no corresponding benefit to the City. Granting the Variance gives benefit in exchange for the previous contribution of right-of-way, and the overall appearance of the road frontage of the subdivision.

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

The property is much lower than the rights of way of North Point Parkway and Kimball Bridge Road. The western boundary of the property contains wetlands, stream buffers, sewer easements and substantial trees. Locating the homes closer to the streets enhances to appearance of the street frontage.

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 the requested Variance would cause no detriment to the public good nor cause any threat to the safety or health of the citizens. The granting of the Variance does not impair the purpose or intent of the Zoning Ordinance. There is no benefit to anyone by enforcing the standards. There is benefit to the City and the Applicant due to the topography of the property.

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.

Interior Setback Reductions - Variance 3 A - Front Setback 35' to 10' B - Side Setbacks 0'
C - Rear Setback 20' to 10'

BOARD OF ZONING APPEALS REVIEW CRITERIA

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

Applicant requests Variance to lot setback requirements, as follows:

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

The property is generally lower than North Point Parkway and Kimball Bridge Road. The topography is steep. The planned subdivision will be gated with no public vehicular access and will have private streets. There will be no public streets in the development.

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

Yes, as to A, B & C. For "A" the streets are private and internal. Enforcement of the standard 35' setback would require construction of smaller, less valuable homes. For "B", lots 43-61 are rear alley entry lots with no driveways beside the homes. Zero setbacks with 10' minimum distance between homes permits construction of larger, more desirable homes. For "C", reducing the rear setback to allow construction of larger homes with no impact to the public. Lots 4-13 abut a wooded bank at the rear of the school property and lots 14-21 abut open land which is a part of the development.

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

The property is peculiar in that (i) the south boundary abuts a wooded bank on public school property; (ii) the internal streets are private and not accessible or visible to the public, and (iii) a portion of the lots are served by rear entry alleys. This development is not a standard, residential subdivision design, and the standard setbacks provide no benefit to the public.

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 these Variances causes no detriment to the public good and only affects the subdivision itself. Granting these variances increases the value of the housing product, but does not impair the purpose and intent of the Zoning Code.

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

3/1/18

CLUP-18-02/MP-18-03/V-18-03
KB400 1699 LAND COMPANY

VARIANCE TO INCLUDE ALLEYS WITHIN LOTS

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 property is severe and a substantial portion is wetlands or stream buffer.

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

It would create an unnecessary hardship in that it would create additional impervious space with no corresponding benefit to the City.

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

The property falls away from Kimball Bridge Road and North Point Parkway severely. A large portion of the property is in floodplain or stream buffers. This creates a disadvantage as related to other properties similarly zoned.

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 the variance would cause no detriment intent of the UDC. The City has granted this variance for other applicants on other properties.

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

3/1/18

CLUP-18-02/MP-18-03/V-18-03
KB400 1699 LAND COMPANY

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: 1699 Land Company, LLC

Contact Name: Donald A. Rolader

Telephone: 770-442-0330

The following people will be notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified. Use additional pages as needed.

All those persons listed on Exhibit "A" attached hereto and

the Kimball Farms HOA,

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

☐

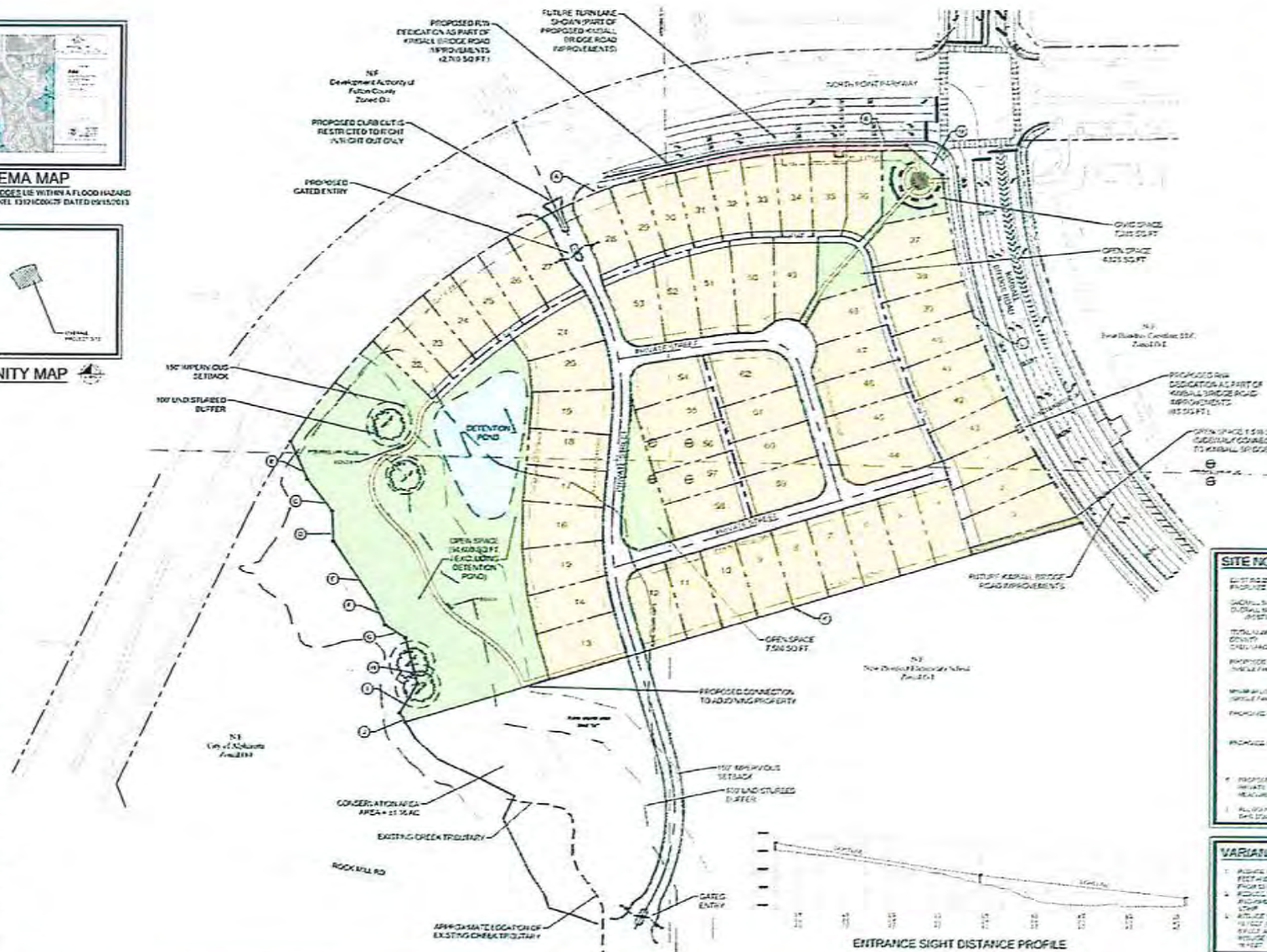
Other (Please Specify) _____

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.

**1699 Land Company, LLC – North Point Parkway/Kimball Bridge
Parcels Within 500 Feet**

LastName	FirstName	Address1	City	State	PostalCode	Parcel	Property
312 Holdings LLC		1905 Willshire Gln.	Alpharetta	GA	30009	12-286008071250	5755 NP Pkwy 102
AEG Holdings LLC		5755 North Point Pkwy., Suite 37	Alpharetta	GA	30022	12-286008070799	5755 NP Pkwy 37 10
AMLI at Milton Park LLC		200 W. Monroe St., Ste. 2200	Chicago	IL	60606	12-287007960170	2600 Mill Creek Ave
Anthem Holdings LLC		5755 North Point Pkwy., Suite 96	Alpharetta	GA	30022	12-286008071193	5755 NP Pkwy 96
Assurance Forensic Accounting LLC		2180 Satellite Blvd., Suite 400	Duluth	GA	30097	12-286008071151	5755 NP Pkwy 92
Atlanta MB Properties LLC		5755 North Point Pkwy., Suite 19	Alpharetta	GA	30022	12-286008070617	5755 NP Pkwy 19 6
Blazer Realty LLC		5755 North Point Pkwy., Suite 60	Alpharetta	GA	30022	12-286008070989	5755 NP Pkwy 60 14
Bloom Investments LLC		750 Pirimicon Pl.	Suwanee	GA	30024	12-286008070757	5755 NP Pkwy 33 6
Blue Frog Capital Management LLC		5755 North Point Pkwy., Suite 50	Alpharetta	GA	30022	12-286008070914	5755 NP Pkwy 49 11
Breen Holdings of Georgia LLC		5755 North Point Pkwy., Suite 39	Alpharetta	GA	30022	12-286008070815	5755 NP Pkwy 39 11
Buford Care Inc.		2721 Buford Hwy.	Buford	GA	30518	12-286008070765	5755 NP Pkwy 34 6
Cabot Investments LLC		1689 Duluth Hwy.	Lawrenceville	GA	30043	12-286008070955	5755 NP Pkwy 53 14
Case Holding Group LLC		315 Boundary Pl.	Roswell	GA	30075	12-286008071219	5755 NP Pkwy 98
Christi Property LLC		4400 Dovershire Dr.	Norcross	GA	30092	12-286008070906	5755 NP Pkwy 48 12
City of Alpharetta		2 Park Plaza	Alpharetta	GA	30009	12-286008081267	0 NP Pkwy
DC KRS Northpoint LLC		5755 North Point Pkwy., Suite 262	Alpharetta	GA	30022	12-286008070807	5755 NP Pkwy 38 10
Desmet	Wim	1010 Seale Drive	Alpharetta	GA	30022		
Development Authority of Fulton Co.		141 Pryor St SW	Atlanta	GA	30303	12-286008070369	5055 NP Pkwy
Domain Realty Inc.		5755 North Point Pkwy., Suite 62	Alpharetta	GA	30022	12-286008071003	5755 NP Pkwy 62 14
Duffley	Paul & Karen	905 Gunter Court	Alpharetta	GA	30022		
Four Hundred Crestline LLC		3000 Royal Blvd. S.	Alpharetta	GA	30022	12-299008500442	3000 Royal Blvd
Fulton County Board of Education		786 Cleveland Ave.	Atlanta	GA	30315	12-299008490214	0 Kimball Bridge Rd
Gangwal	Mukund & Jayshree	5755 North Point Pkwy., Suite 64	Alpharetta	GA	30022	12-286008071078	5755 NP Pkwy 64
Gavranovic Kimball Farms HOA President	Heather	1345 Seale Drive	Alpharetta	GA	30022		
House	William A.	5755 North Point Pkwy., Suite 36	Alpharetta	GA	30022	12-286008070773	5755 NP Pkwy 35 5
House & Assoc. Inc.		5755 North Point Pkwy., Suite 36	Alpharetta	GA	30022	12-286008070781	5755 NP Pkwy 36 5
Inertia Rehabilitation Assoc. Inc.		5755 North Point Pkwy., Suite 31	Alpharetta	GA	30022	12-286008070732	5755 NP Pkwy 31 7
JJM Real Estate Ltd		4646 North Shallowford Rd.	Atlanta	GA	30338	12-286008071094	5755 NP Pkwy 74
Kenmore	William L.	5755 North Point Pkwy, Suite 20	Alpharetta	GA	30022	12-286008070625	5755 NP Pkwy 20 6
Kimball Bridge Holdings LLC		3350 Riverwood Pkwy. SE, Suite 1600	Atlanta	GA	30339	12-299008500434	4905 NP Pkwy

Koziara Family Limited Partnership		1340 Gulf Blvd., Unit 17G	Clearwater Beach	FL	33767	12-286008070849	5755 NP Pkwy 42 12
KT Interests LLC		4994 Lower Roswell Rd., Suite 9	Marietta	GA	30068	12-286008070930	5755 NP Pkwy 51 10
LH Investments LLC		265 Dunhill Way	Alpharetta	GA	30005	12-286008071060	5755 NP Pkwy 63
Li	Yong & Deng Youying	5755 North Point Pkwy., Suite 95	Alpharetta	GA	30022	12-286008071185	5755 NP Pkwy 95
Lisa Shippel Law LLC		5755 North Point Pkwy., Suite 90	Alpharetta	GA	30022	12-286008071136	5755 NP Pkwy 90
Matherly	Richard W.	5755 North Point Pkwy., Suite 21	Alpharetta	GA	30022	12-286008070633	5755 NP Pkwy 21 7
Meertens	Frank & Cindy	2975 Rock Mill Road	Alpharetta	GA	30022		
Miller	David W. & Mary C.	5755 North Point Pkwy., Suite 54	Alpharetta	GA	30022	12-286008070963	5755 NP Pkwy 54 14
Morczewski	Terrence & Morgan	910 Gunter Court	Alpharetta	GA	30022		
Naredry	Murali Mohan & Sindhu Chamala	2995 Rock Mill Road	Alpharetta	GA	30022		
Neo Realty LLC		5755 North Point Pkwy., Suite 17	Alpharetta	GA	30022	12-286008070591	5755 NP Pkwy 17 5
North Point II LLC		22300 McCauley Rd.	Shaker Heights	OH	44122	12-286008070443	5755 NP Pkwy 2 1
North Point Partners LLC		30 N. LaSalle St., Suite 2330	Chicago	IL	60602	12-286008070641	5755 NP Pkwy 22 7
North Point Properties LLC		5755 North Point Pkwy., Suite 89	Alpharetta	GA	30022	12-286008071128	5755 NP Pkwy 89
Palmer House LLC		2911 Piedmont Rd., NE, Suite B	Atlanta	GA	30305	12-286008070575	5755 NP Pkwy 15 1
Palubiak Ventures LLC		1702 Rivercreek Dr.	Dacula	GA	30019	12-286008070740	5755 NP Pkwy 32 7
PAT LLC		5755 North Point Pkwy., Suite 93	Alpharetta	GA	30022	12-286008071169	5755 NP Pkwy 93
Philip Reid Realty LLC		360 Summer Shade Ln.	Roswell	GA	30075	12-286008071177	5755 NP Pkwy 94
Pla Milton Park LLC		200 W. Monroe St., Suite 2200	Chicago	IL	60606		
Rodgico	Jayantha & Irandathy	900 Gunter Court	Alpharetta	GA	30022		
Royal Forest Partners LLC		PO Box 98309	Atlanta	GA	30359	12-299008490453	3010 Royal Blvd
Samantha Assoc. LLC		3520 Piedmont Road, NE, Suite 125	Atlanta	GA	30305		
Scope Academy, Inc.		3105 Kimball Bridge Road	Alpharetta	GA	30022		
SL Property Holding LLC		730 Culworth Mnr.	Alpharetta	GA	30022	12-286008071201	5755 NP Pkwy 97
Sugaroak Kimball Royal LLC		481 Carlisle Dr.	Herndon	VA	20170	12-299008490461	3050 Royal Blvd
Talcott III Two Hundred Milton Park LLC		1 Financial Plaza	Hartford	CT	06103	12-287007960188	11175 Rock Mill Rd
V & R Investments LLC		3 Vandy Ct.	Savannah	GA	31411	12-286008071243	5755 NP Pkwy 101
Value Plus Ventures LLC		5755 North Point Pkwy., Suite 41	Alpharetta	GA	30022	12-286008070831	5755 NP Pkwy 41 12
Wachovia Bank N.A.		PO Box 2609	Carlsbad	CA	92018	12-286008070427	5750 NP Pkwy

[illegible][illegible]

VARIANCES

1. ASSUME THE LOSS WITHIN EACH YEAR AND PROVIDE AN INLET TO THE FIRST YEAR BEFORE THE LOSS OCCURS ON LOSS = 0.5 AND 1.00 FROM 1.00 TO 1.0000
2. PROVIDE LOSS TO FIRST OCCURRENCE OF LOSS WITHIN EACH YEAR AND PROVIDE AN INLET TO THE FIRST YEAR BEFORE THE LOSS OCCURS ON LOSS = 0.5 AND 1.00 FROM 1.00 TO 1.0000
3. ASSUME THE LOSS WITHIN EACH YEAR AND PROVIDE AN INLET TO THE FIRST YEAR BEFORE THE LOSS OCCURS ON LOSS = 0.5 AND 1.00 FROM 1.00 TO 1.0000



EXHIBIT "A"

ALL THAT TRACT OR PARCEL of land lying and being in the City of Alpharetta, in Land Lots 807, 808, 849, and 850 of the 1st District, 2nd Section, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a concrete monument found on the southeastern right-of-way line of North Point Parkway (130-foot right-of-way), said concrete monument found also being located at the northwestern corner of the mitered intersection of the southeastern right-of-way line of North Point Parkway and the southwestern right-of-way line of Kimball Bridge Road (60-foot right-of-way); running thence along said mitered intersection, south 46 degrees 26 minutes 28 seconds east a distance of 48.62 feet to a point located on the southwestern right-of-way line of Kimball Bridge Road; running thence southeasterly along the arc of a curve to the left in said right-of-way line, said arc being subtended by a chord line having a bearing of south 22 degrees 10 minutes 30 seconds east and a length of 507.27 feet, said curve having a radius of 986.90 feet, an arc distance of 513.03 feet to an iron pin found; thence leaving the southwestern right-of-way line of Kimball Bridge Road, and running south 72 degrees 40 minutes 29 seconds west a distance of 986.33 feet to a point located in the centerline of a creek; running thence along the centerline of said creek the following courses and distances: north 31 degrees 51 minutes 13 seconds west 14.79 feet to a point; north 29 degrees 56 minutes 34 seconds east 46.18 feet to a point; north 15 degrees 09 minutes 55 seconds west 64.57 feet to a point; north 58 degrees 12 minutes 41 seconds west 32.16 feet to a point; north 26 degrees 20 minutes 05 seconds west 34.52 feet to a point; north 34 degrees 12 minutes 52 seconds west 99.83 feet to a point; north 03 degrees 00 minutes 29 seconds west 40.90 feet to a point; north 38 degrees 01 minute 30 seconds west 54.32 feet to a point; and north 24 degrees 20 minutes 04 seconds west 50.69 feet to a point located on the southeastern right-of-way line of North Point Parkway; running thence northeasterly along the arc of a curve to the right in said right-of-way line, said arc being subtended by a chord line having a bearing of north 60 degrees 21 minutes 58 seconds east and a length of 847.45 feet, said curve having a radius of 889.93 feet, an arc distance of 883.26 feet to a concrete monument found; continuing thence along said right-of-way line, north 88 degrees 48 minutes 32 seconds east a distance of 135.22 feet to the concrete monument found at the **POINT OF BEGINNING**; according to Survey for "KB/400 Partners," dated December 17, 1999, prepared by Bates-Long & Associates, under the seal and certification of Fred Wilson Long, Georgia Registered Land Surveyor No. 1685; said tract of land containing 12.4610 acres according to said survey, which survey is incorporated herein and made a part hereof by reference.

LESS AND EXCEPT that portion of the above-described property conveyed by Courtenay Partners, LLC to The City of Alpharetta for the widening of Kimball Bridge Road by that Right of Way Deed dated December 5, 2008, recorded in Deed Book 47501, Page 653 of the Records of the Clerk of the Superior Court of Fulton, County, Georgia.

3/1/18

CLUP-18-02/MP-18-03/V-18-03
KB400 1699 LAND COMPANY

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 1, 2018

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

RE: Application 1699 Land Company, LLC for Amendment to Master Plan, Rezoning from O&I to R-8 A/D, Comprehensive Plan Amendment and Variances on 12.4 acres on North Point Parkway, City of Alpharetta, Fulton County, Georgia owned by Courtenay Partners, LLC. KB 400 Master Plan; **LETTER OF INTENT**

Dear Mayor and Councilpersons:

This firm represents 1699 Land Company, LLC, the Applicant, seeking approval of this Comprehensive Plan Amendment, Amendment to the Master Plan, Rezoning from O&I to R-8 A/D and Variances. This letter shall be construed as the Revised Letter of Intent for this Application, and shall replace the original Letter of Intent filed with the initial application.

The subject property contains approximately 12.4 acres and is located on the south side of North Point Parkway at Kimball Bridge Road. To the north across North Point Parkway is property zoned and developed O&I and the Braden Subdivision. To the east across Kimball Bridge Road is property zoned O&I (Siemens). To the south is New Prospect Elementary School, the Kimball Farms Subdivision and The Palisades Subdivision. To the west on North Point Parkway is property zoned O&I.

Applicant proposes to rezone the property R-8 A/D "*For-Sale*", *Attached/Detached Residential-Medium Density* and construct 62 detached, for sale, single family residences in a gated community with private streets. The minimum lot size is 4,500 square feet and homes will be a minimum of 2,400 square feet. The development will contain 2.09 acres of open space, including parks and a trail. The density and design are similar to Braden and Palisades, nearby residential communities. Home prices are projected to begin at \$500,000.00. The gated entry will prevent cut through vehicular traffic, while pedestrian gates will provide access from the community to the sidewalks on North Point Parkway and Kimball Bridge Road.

Mayor and City Council
March 1, 2018
Page Two

Traffic generated by this development will be 82% less than that which could be generated by O&I Corporate Office development for which the property is presently approved. The number of housing units requested is 62 units and no townhome product has been proposed.

Applicant requests four variances to the UDC. First, Applicant seeks to reduce the lot width on lots 43-61 from 50 feet to 45 feet, and to reduce it to 40 feet on lots 1-3 and 22-42. Second, Applicant seeks to reduce the setbacks along North Point Parkway and Kimball Bridge Road from 65 feet to 20 feet with a landscape strip. Third (Lot Setbacks), the Applicant seeks to reduce (a) the front building setback on internal streets from 35 feet to 10 feet, (b) reduce the side setbacks to zero feet with a minimum of 10 feet between homes, and (c) reduce the rear setback on lots 4-21 from 20 feet to 10 feet. Fourth, Applicant wants the alleys to be included within the lots.

The impact on the surrounding area would be minimal compared to high density office development for which the property is currently zoned, and will fill an existing need for quality single family housing in the area. The property has been vacant for more than 15 years, and has received no offers for office development. Due to the existence of large amounts of available office space and land zoned and available for office development closer to main arterials, this tract may not be expected to be developed for office use in the near future.

The granting of this Zoning Application will have no negative impact on adjoining or nearby properties, but will provide a compatible, transitional use. This development will not unduly tax any City of Alpharetta services, including, but not limited to, fire and police protection, water service and garbage collection. Presently sewer is available through Fulton County. The development will have minimal impact on the Fulton County School System. To fail to approve this Application will be of no benefit to the citizens of Alpharetta, Georgia while causing a financial burden upon the property owners and the developer. There is a current demand for high quality housing near office campus development, and that demand is increasing presently. Offering residences near substantial office development significantly reduce overall traffic and permit employees to work near home. Applicant has an outstanding track record for quality residential development in North metro Atlanta.

Applicant has attached Constitutional Objections to this Revised Letter of Intent, and incorporates it herein by reference.

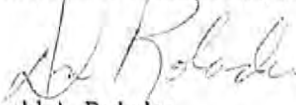
3/1/18

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KB400 1699 LAND COMPANY

Mayor and City Council
March 1, 2018
Page Three

Property owner and Applicant respectfully request that the Mayor and City Council approve this Application for Comprehensive Plan Amendment, Master Plan Amendment, Rezoning and the Variances requested to allow the use of the property as indicated on the site plan.

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



Donald A. Rolader

DAR/ddf

CONSTITUTIONAL OBJECTIONS

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

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

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

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

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

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

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

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

ROLADER & ROLADER, P.C.

By: 

Donald A. Rolader
Attorney for Owner

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

Kimball Bridge Road Tract
City of Alpharetta, Georgia
Project Trip Generation Comparison

Existing Zoning

Trip Generation Analysis (9th Ed.)											
Existing Zoning											
Land Use			Intensity		Daily Trips	AM Peak Hour			PM Peak Hour		
						Total	In	Out	Total	In	Out
Proposed Site Traffic											
	210	Single-Family Detached Housing	0	d.u.	0	0	0	0	0	0	
	230	Residential Condominium/Townhouse	0	d.u.	0	0	0	0	0	0	
	710	General Office Building	211,515	s.f.	2,320	348	306	42	315	54	
	912	Drive-in Bank*	4,000	s.f.	593	48	27	21	97	49	
	Gross Trips				2,913	396	333	63	412	103	

Source: Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 9th Ed., 2012

* A bank was assumed for the 2-acre outparcel under existing zoning conditions.

Proposed Use (CUP)

Trip Generation Analysis (9th Ed.)											
Proposed Zoning											
Land Use			Intensity		Daily Trips	AM Peak Hour			PM Peak Hour		
						Total	In	Out	Total	In	Out
Proposed Site Traffic											
	210	Single-Family Detached Housing	59	d.u.	646	51	13	38	65	41	24
	230	Residential Condominium/Townhouse	37	d.u.	271	23	4	19	27	18	9
	710	General Office Building	0	s.f.	0	0	0	0	0	0	0
	912	Drive-in Bank	0	s.f.	0	0	0	0	0	0	0

Source: Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 9th Ed., 2012

Comparison Summary

The proposed Kimball Bridge Road Tract residential development is projected to generate less development traffic compared to the projected development traffic with build-out of the existing property's zoning.

The proposed land uses and densities are projected to generate approximately 69% fewer daily trips, 81% fewer AM peak hour trips, and 78% fewer PM peak hour trips, compared to the land uses and densities under existing zoning.

TREE CONDITION STUDY

KIMBALL BRIDGE @
NORTHPOINT PARKWAY
ALPHARETTA GA
PROJECT: 1932

Prepared for:

The Providence Group of Georgia LLC
Dave Bocolucci
11340 Lakefield Drive, Suite 250
Johns Creek, GA 30097



PO BOX 870784
STONE MOUNTAIN GA 30087
O 678-344-6948
F 678-261-1498
WWW.ONEBARK.COM

TABLE OF CONTENTS

SPECIMEN TREE STUDY

Assignment.....1

Background.....1

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Methodology2

Inventory2

Discussion.....3

Recommendations3

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ASSIGNMENT

Analyze structural and physiological condition of hardwoods 24" DBH and greater, and pines 30" DBH and greater. Document problems that affect tree health and long-term viability. Document developing issues that affect the status of these trees as *Specimen* class trees.

BACKGROUND

Site visit and inspection occurred February 4, 2015

A property survey, including property boundaries, major features, and located trees, was provided to me in preparation of the assignment. Because the condition of trees may affect the design of the site, it is critical during the planning phase to have an understanding of the condition of each tree.

DISCLOSURE

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 and mitigation cannot be guaranteed. Clients may choose to accept or disregard the recommendations of the arborists, or to seek additional advice.

METHODOLOGY

INVENTORY

The entire site was traversed to locate each inventoried tree.

An inspection of each subject tree was conducted, using visual techniques and basic instruments standard for arboricultural inspection. The buttress roots, trunk, limbs, branches, twigs, leaves, and surrounding environment of each tree were reviewed.

Please refer to the Appendix for the results of the inventory. The table below defines the data gathered for each field of information:

ID	Prior to my site visit, each tree had been assigned a unique serial number (by others) with a corresponding stamped aluminum tag affixed to the trunk of the tree. The numbering is not sequential. Four additional specimen-size trees are identified by numbers assigned for this report, #201-204. These had not been marked in the field prior to my visit.
Species	North American common name is used for the tree
Size	Diameter at breast height (approximately 4.5') or diameter at narrowest point below stem splits was measured using a Lufkin Forestry diameter tape. General methodology follows that of the City of Alpharetta recommendations.
Condition	An overall condition was assigned based on tree vigor and structural conditions at the time of inspection. • Good - tree health is vigorous and structure is not problematic. Minor issues can be easily mitigated. • Fair – tree health may not be optimal and some stress may be present. Some structural problems might be present. Minor issues require attention. • Poor – tree vigor is not optimal, tree is stressed or possibly in a slow gradual decline. Tree structure is likely below average. Severe structural problem may exist. Tree may have less than 10 years of useful life. • Dead – Tree is dead. • Declining – Death is imminent, or useful life expectancy will end, within 15 years.
Status	Opinion as to whether the tree meets Specimen Tree criteria
Pathology	Diagnosis of any significant active pathologies
Form	General shape or structural classification of the tree and canopy
Comments	Narrative description of pertinent observations
Recommendation	Recommendations if needed or required

DISCUSSION

The condition of the trees on this parcel are average for a typical urban woodland.

The following criteria are used by the City of Alpharetta administrator to identify specimen trees. Both the size and condition criteria must be met for a tree to qualify.

Size Criteria

- Overstory Trees: 24-inches diameter or larger, pines 30-inches or larger
- Understory Trees: 8-inches diameter or larger

Condition Criteria

- Life expectancy of greater than fifteen (15) years
- Relatively sound and solid trunk with no extensive decay
- No more than one major and several minor dead limbs (hardwoods only).
- No major insect or pathological problem.

RECOMMENDATIONS

The information on forthcoming land surveys for submittal should be updated to reflect the tree sizes and species verifications made in the field. **Eleven (11) of the trees identified in the field clearly appear to meet specimen criteria (both on-site and boundary trees):**

#201, 202, 203, 204, 635, 637, 639, 769, 770, 771 & 773

CERTIFICATION

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.

1-31



Jesse Milton
Consulting Arborist
Board Certified Master Arborist, ISA # SO-1170B

February 5, 2015

3.1.18

ID: 201

Species: Tulip poplar

Status: **Specimen**

Size: 25

Condition: Fair

Pathology:

Form: Single

Comment: no significant problems

Recommend:



ID: 202

Species: Elm, slippery

Status: **Specimen**

Size: 30

Condition: Fair

Pathology:

Form: Single

Comment: no significant problems

Recommend:



ID: 203

Species: Tulip poplar

Status: **Specimen**

Size: 26

Condition: Fair

Pathology:

Form: Asymmetric

Comment: no significant problems

Recommend:



3.1.18

ID: 204

Species: Tulip poplar

Status: **Specimen**

Size: 26

Condition: Fair

Pathology:

Form: Asymmetric

Comment: no significant problems

Recommend:



ID: 634

Species: Maple, red

Status: **Not Specimen**

Size: 30

Condition: Defect

Pathology:

Form: Bifurcated

Comment: structural defect between codominant stems.

Recommend:



ID: 635

Species: Maple, red

Status: **Specimen**

Size: 26

Condition: Fair

Pathology:

Form: Bifurcated

Comment: some bark inclusion observed in lower trunk. Not yet problematic

Recommend:



3.1.18

ID: 636

Species: Maple, red

Status: **Not Specimen**

Size: 26

Condition: Poor

Pathology: Saprot of trunk

Form: Asymmetric

Comment: multiple regions of cambial and xylem dieback in lower trunk

Recommend:



ID: 637

Species: Elm, american

Status: **Specimen**

Size: 40

Condition: Fair

Pathology:

Form: Multiple trunks

Comment: bark inclusions near trunk base.
canopy is somewhat asymmetrical towards west.

Recommend:



ID: 639

Species: Pine, loblolly

Status: **Specimen**

Size: 35

Condition: Fair

Pathology:

Form: Single

Comment: vines growing on trunk face
somewhat a symmetrical.

Recommend:



3.1.18

ID: 642

Species: Tulip poplar

Status: **Not Specimen**

Size: 28

Condition: Declining

Pathology:

Form: Single

Comment: no significant problems

Recommend:



ID: 643

Species: Tulip poplar

Status: **Not Specimen**

Size: 24

Condition: Defect

Pathology: trunk decay

Form: Bifurcated

Comment: large trunk wound, closed; trunk resonant when tapped with mallet, indicating decay behind woundwood formation

Recommend:



ID: 645

Species: Pine, loblolly

Status: **Not Specimen**

Size: 31

Condition: Unsound

Pathology:

Form: Bifurcated

Comment: Trunk bifurcation is in a state of active failure. Radial crack, open, has developed below bifurcation.

Recommend:



3.1.18

ID: 648

Species: Pine, loblolly

Status: **Not Specimen**

Size: 35

Condition: Unsound

Pathology: Fusiform

Form: Single

Comment: Significant advanced canker with secondary decay infections at base.

Recommend:



ID: 650

Species: Sweetgum

Status: **Not Specimen**

Size: 24

Condition: Poor

Pathology: Buttress Decay

Form: Asymmetric

Comment: Large decaying wound at base of trunk

Recommend:



ID: 653

Species: Tulip poplar

Status: **Not Specimen**

Size: 30

Condition: Unsound

Pathology: Buttress Decay

Form: Single

Comment: Trunk is hollow; large open cavity at base

Recommend:



3.1.18

ID: 769

Species: Maple, red

Status: **Specimen**

Size: 36

Condition: Fair

Pathology:

Form:

Comment: Burley trunk; not problematic
Tree may not be located properly on survey.

Recommend:



ID: 770

Species: Tulip poplar

Status: **Specimen**

Size: 28

Condition: Fair

Pathology:

Form: Multiple trunks

Comment: small side them is dead and decayed, growing from
bottom of trunk

Recommend:



ID: 771

Species: Pine, loblolly

Status: **Specimen**

Size: 35

Condition: Good

Pathology:

Form: Single

Comment: no significant problems

Recommend:



3.1.18

ID: 772

Species: Tulip poplar

Status: **Not Specimen**

Size: 27/25

Condition: Defect

Pathology:

Form: Bifurcated

Comment: tree group is comprised of two widely angled trunks. decay exists at the base of the bark inclusion. Connective tissues are structurally problematic

Recommend:



ID: 773

Species: Pine, loblolly

Status: **Specimen**

Size: 32

Condition: Poor

Pathology: Fusiform

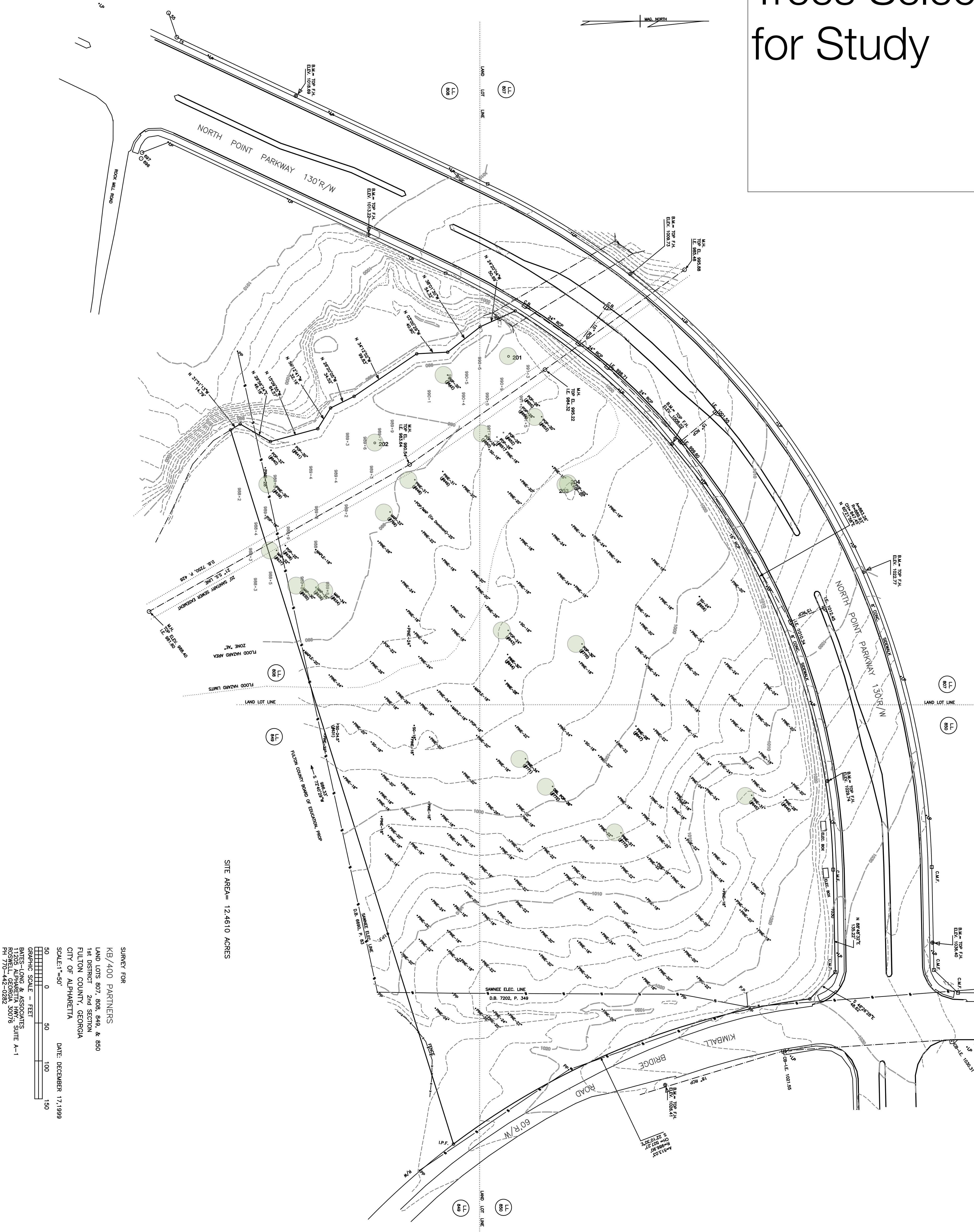
Form: multiple upper

Comment: large disease canker in lower trunk, below trifurcation.

Recommend:



Trees Selected for Study





CITY COUNCIL MEETING STAFF REPORT

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

I. AGENDA ITEM TITLE: CU-18-02 It's MY PARTY RENTALS/SOUTH MAIN STREET

PLANNING COMMISSION: MAY 10, 2018

CITY COUNCIL: JUNE 4, 2018

II. RECOMMENDATION:

Approve CU-18-02 It's My Party Rentals/South Main Street, subject to the following conditions:

1. 'Rental Services Establishment with no outside storage' shall be added as a conditional use at 1670 South Main Street, Suites B – D, and limited to no more than 4,240 square feet.
2. Conditional use approval shall be limited to It's My Party Rentals; no additional 'Rental Services Establishment with no outside storage' businesses or subleasing shall be permitted within the approved space.
3. Hours of operation shall be limited to Monday – Friday 9:00 AM – 5:00 PM and Saturday 9:00 AM – Noon.
4. The business shall not have outside storage or outdoor displays, including storage of vehicles associated with the applicant's business.
5. Business shall secure a business license within 10 business days from the approval of the conditional use.
6. The van with rug store advertisement shall be permanently removed from the subject property prior to issuance of a building license for It's My Party Rentals.
7. Horse trailers shall not be kept on the property.
8. Property owner shall install the required parking lot landscaping and landscape strips along South Main Street and Wills Road, as approved by Staff. Landscaping shall be installed within 30 days from the approval of the conditional use.
9. Parking and loading spaces of sufficient size shall be provided for delivery trucks associated with the applicant's business. Parking and loading spaces for delivery trucks shall be screened from the public right-of-way, as approved by Staff.
10. Storefront glass shall be clear. Business inventory/equipment shall not be visible through storefront windows, as seen from the public right-of-way.
11. Window signage, for the entire building, shall not exceed 10% of the total window area. There shall be no lighting window trim and no neon signs.

III. REPORT IN BRIEF:

The applicant, It's My Party Rentals, is requesting a conditional use to allow a 'Rental Services Establishment with no outside storage' in a 4,240 square foot suite within an existing retail strip center associated with a gas station. The proposed use requires approval of a conditional use permit in the C-1 (Neighborhood Commercial) district. The subject property is located at 1670 South Main Street, Suites B – D, at the northeast corner of South Main Street and Wills Road.

DISCUSSION

The submitted request, if approved, will allow the applicant to operate a 'Rental Services Establishment with no outside storage' in a 4,240 square foot suite within an existing retail strip center connected to a gas station. The applicant's business includes equipment rental services for special events and weddings. The subject property is located at 1670 South Main Street, Suites B – D, at the northeast corner of South Main Street and Wills Road.

The property is located within the Downtown Overlay and is developed with an Exxon gas station, convenience store and retail strip center. The zoning of the property is C-1 (Neighborhood Commercial), which allows 'Rental Services Establishment with no outside storage' with conditional use approval. Surrounding properties are zoned C-1 to the east and west, SU (Special Use) to the north and C-2 (General Commercial) to the south. Wills Park is located to the north, Village Park Assisted Living Facility was approved on the property to the west, Atlanta Saddlery is located to the east and Xavier & Sons Auto Body and Paint is located to the south.

The property was developed in 1980 with a commercial building and gas pump canopy structure. The 7,600 square foot commercial building is the Exxon Food Mart (convenience store), which is connected to four (4) retail center suites. Suites B – D were previously occupied by a boxing and fitness studio. Other businesses occupying the building, include the Exxon Food Mart, It's My Party Rentals and a rug store. There are 34 parking spaces associated with the property, which exceeds the parking requirement in the Downtown Overlay.

Unified Development Code (UDC) Section 1.4.2 defines 'Rental Services Establishment' and 'Outdoor Storage' as follows:

"Rental Services Establishment. Any business establishment which rents or leases items of personal property such as tools, appliances and equipment to the general public."

"Outdoor Storage. The keeping, in an unroofed area of any goods, material, merchandise or vehicles in the same place for more than 24 hours."

It's My Party Rentals has been in business for approximately ten (10) years, with a previous location at 11940 Alpharetta Highway, Suite 150 in Alpharetta. The applicant's business is equipment rental for special events and weddings, including tents, tables and chairs, inflatables, generators and miscellaneous decor. According to the applicant, two (2) delivery vehicles will be used for the business during the day and parked on the property overnight. Hours of operation are Monday – Friday 9:00 AM – 5:00 PM and Saturday 9:00 AM – Noon.

GDOT has a roadway project along South Main Street, which will include a 10' multi-use sidewalk adjacent to the applicant's property. The GDOT project will not require additional right-of-way from the subject property, only temporary construction easements to facilitate the re-construction of the driveways. The existing strip of land between the sidewalk and parking lot along South Main Street will remain, which provides planting area to accommodate landscape screening material.

CONDITIONAL USE REVIEW CRITERIA

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

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

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

Response: The subject property has two (2) road frontage, with access from Highway 9 (South Main Street) and Wills Road. 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: Loading and parking spaces of sufficient size to serve the businesses delivery trucks are not provided on the property and the property was not developed with the required landscape strips and parking lot screening. If approved, conditions are recommended requiring appropriately-sized loading and parking spaces, as well as installation of required landscaping.

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: Properties in the South Main Street Corridor generally lack aesthetic attractiveness and property maintenance. Given the property's location at the southern entrance into the City and the Downtown Overlay, conditions are recommended requiring screening and aesthetic improvements.

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 subject property is located within the Downtown Overlay in an area designated Mixed Use. The Mixed Use designation calls for DT-MU (Downtown Mixed-Use) zoning along the South Main Street Corridor, of which the requested use is permitted by right. The conditional use should not have significant impacts on development in the area. If approved, conditions are recommended limiting expansion of the business and requiring appropriately-sized loading and parking spaces and installation of required landscaping.

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 subject property is located within the Downtown Overlay in an area designated Mixed Use. The Mixed Use designation calls for DT-MU (Downtown Mixed-Use) zoning along the South Main Street Corridor, of which the requested use is permitted by right. The conditional use should not have significant impacts on development in the area. If approved, conditions are recommended limiting expansion of the business and requiring appropriately-sized loading and parking spaces and installation of required landscaping.

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. However, it is recommended that conditions be established as part of this application that regulate and limit any expansion of the business.

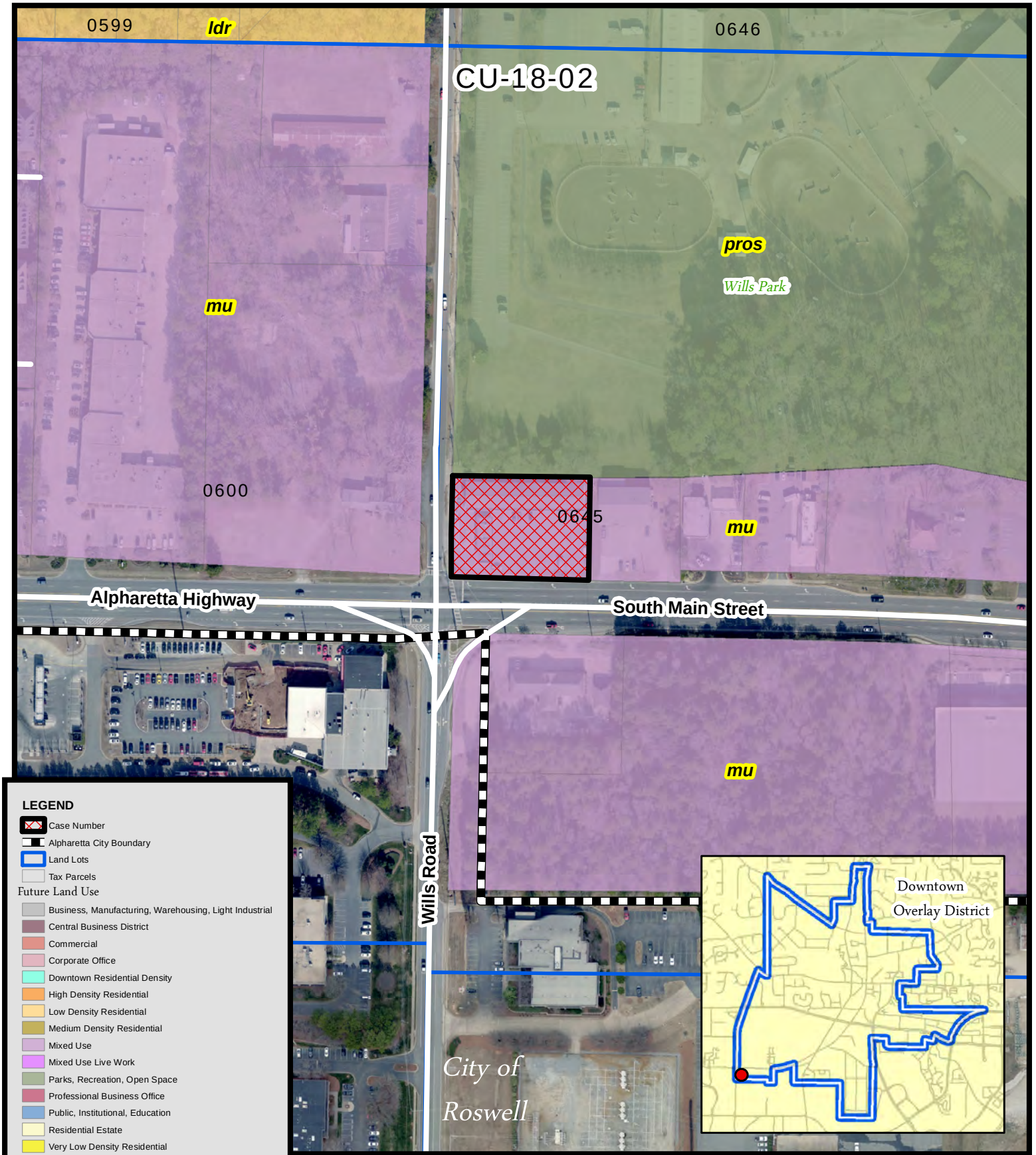
The subject property is located in the Downtown Overlay and is designated Mixed Use on the City's Comprehensive Land Use Plan. The applicant's proposed use is a permitted use in the DT-MU (Downtown Mixed-Use) zoning district, which is listed as an appropriate zoning district in the South Main Street Corridor Mixed Use designation. Development along the South Main Street Corridor is typically auto-oriented, free-standing businesses with separate parking lots and curb cuts, which is contrary to the walkable, mixed-use pattern that is desired for the area. In addition, properties in the South Main Street Corridor generally lack aesthetic attractiveness and property maintenance, which usually results in underperforming properties. Given the property's location at the southern entrance into the City and the Downtown Overlay, conditions are recommended requiring screening and aesthetic improvements.

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
 Its My Party Rentals
 1670 Alpharetta Highway

CU-18-02
 D/LL: 1/2/645
 PC Date: 5/10/18
 CC Date: 6/04/18

Location Map Provided by:
 Community Development - GIS



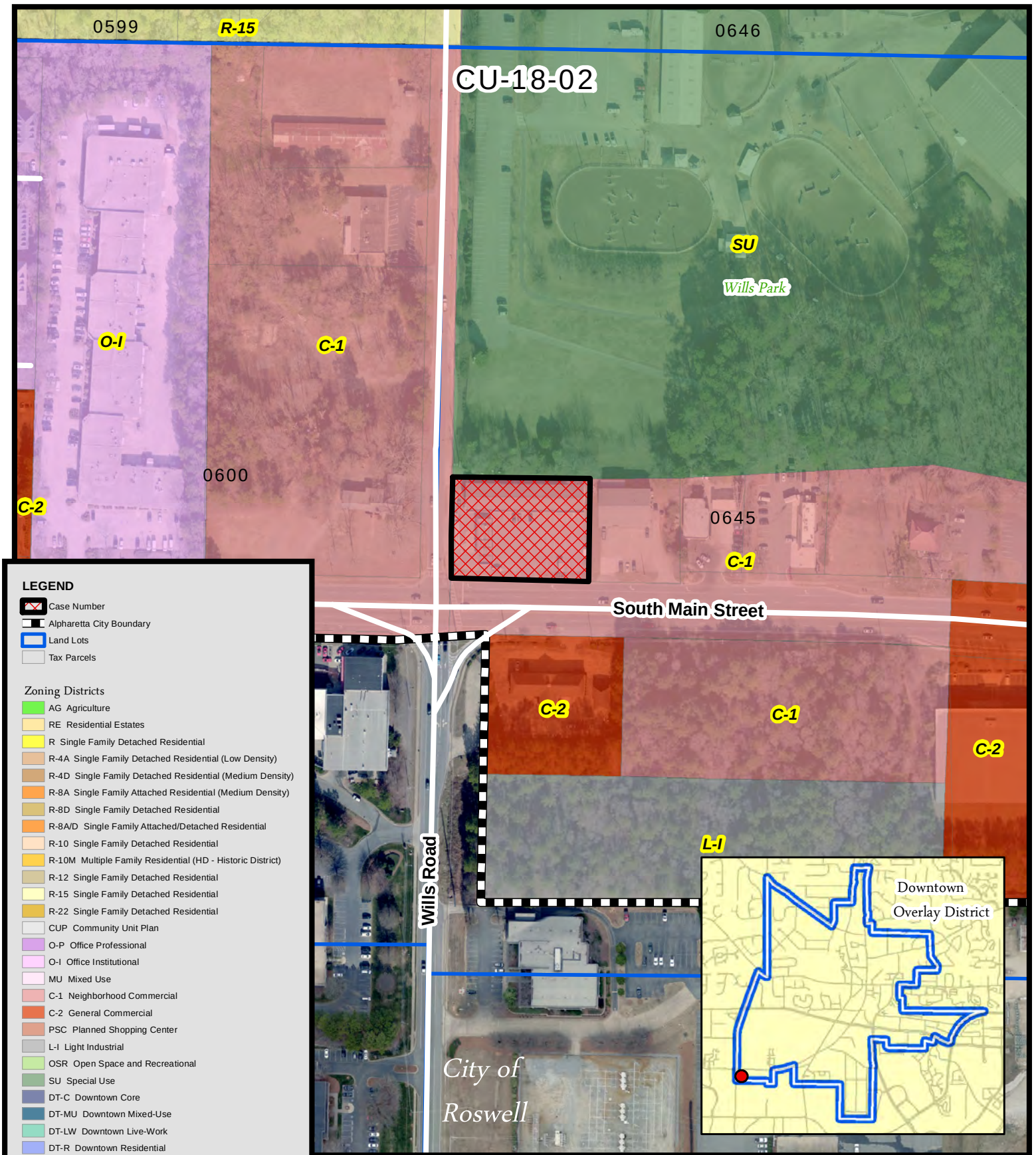


Aerial Map
 Its My Party Rentals
 1670 Alpharetta Highway

CU-18-02
 D/LL: 1/2/645
 PC Date: 5/10/18
 CC Date: 6/04/18

Location Map Provided by:
 Community Development - GIS





LEGEND

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

Zoning Districts

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

Zoning Map

Its My Party Rentals

1670 Alpharetta Highway

CU-18-02
D/LL: 1/2/645
PC Date: 5/10/18
CC Date: 6/04/18

Location Map Provided by:
Community Development - GIS



0599

0646

CU-18-02

Wills Park

0600

0645

Alpharetta Highway

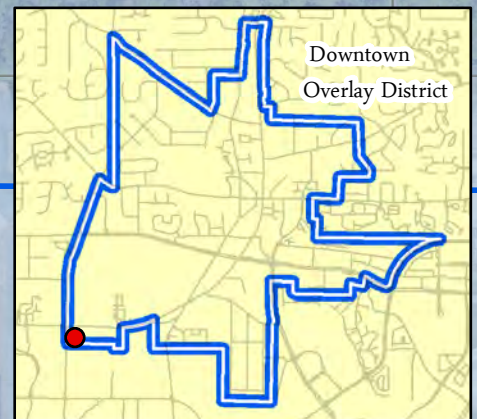
South Main Street

Wills Road

0601

LEGEND

-  Case Number
-  Land Lots
-  Tax Parcels



Location Map
Its My Party Rentals
1670 Alpharetta Highway

CU-18-02
D/LL: 1/2/645
PC Date: 5/10/18
CC Date: 6/04/18

Location Map Provided by:
Community Development - GIS



Tony Worley

It's My Party Rentals

1670-B South Main St

Alpharetta, GA 30009

Citizen Participation B Report:

Attached is a copy of the property owners within 500 feet of the above address. Each of these property owners were notified by the attached letter of the purpose of the zoning variance, my contact information for additional information, and the date, time, and location of the Planning Commission meeting, and the City Council meeting. I have not been contacted by anyone for additional information.

Two customers have seen the sign on the property and asked about the zoning. Those were Ron Wallace, 678/624-1090 and Cheryl Sims, 404/518-9198. Neither of these are property owners within 500' of the property. Both of these customers are also personal friends. Ron Wallace said he had heard that we were having some type of problem with our new location and asked what was going on. I explained the process we were going through and that, for the most part, was the end of the conversation. Cheryl Sims saw the sign on the road when she came into our store. She asked about it. I explained to her about the process we are going through and that was the end of the discussion relating to the zoning. Both of these people asked from a personal standpoint. Neither gave me the impression that they were concerned about the zoning. It was more of a personal inquiry.

Tony Worley

ALPHA BC L L C
Or Current Property Owner
3520 PIEDMONT RD NE STE 410
ATLANTA GA 30305

DAMAGHI KAMBIZ TR
Or Current Property Owner
80 CUTTERMILL RD STE 500
GREAT NECK NY 11021

KOKIL ENTERPRISE LLC
Or Current Property Owner
653 CITATION TRL
ALPHARETTA GA 30004

O CALLAGHAN JAS P III & JUDITH
Or Current Property Owner
1395 BEREAD RD
COMMERCE GA 30530

WILLS ROAD LLC
Or Current Property Owner
5481 MORTON RD
ALPHARETTA GA 30022

AUTO-BRITE INC
Or Current Property Owner
1710 ALPHARETTA HWY
ALPHARETTA GA 30009

EHW INVESTMENTS LLC
Or Current Property Owner
P O BOX 3507
JACKSON MS 39207

MORLEY HOLDINGS COFFEE PLANTATION LLC
Or Current Property Owner
14765 GLENN CREEK WAY
ALPHARETTA GA 30004

SHAH D N
Or Current Property Owner
1670 HWY 9 SOUTH
ALPHARETTA GA 30009

CHRISTIAN CHURCH THE ROCK INC
Or Current Property Owner
3050 FRANCIS RD
ALPHARETTA GA 30004

GEORGIA POWER COMPANY TAX DEPT BIN 10120
Or Current Property Owner
241 RALPH MCGILL BLVD NE
ATLANTA GA 30308-3374

NORTHMEADOW INVESTORS LLC
Or Current Property Owner
P.O. BOX 56607
ATLANTA GA 30343

WAFFLE HOUSE INC
Or Current Property Owner
P O BOX 6450
NORCROSS GA 30091

March 20, 2017

It's My Party Rentals

1670-B South Main St

Alpharetta, GA 30009

info@itsmypartyrentals.com

Dear Property Owner,

It's My Party Rentals has filed an application for a variance to the current C-1 zoning to allow a party equipment rental business to operate at the above referenced address. There are no other changes to the current zoning.

The planning Commission meeting is scheduled for May 10, 2018 at 6:30 at Alpharetta City Hall. The City Council meeting is scheduled for June 4 at 6:30 at Alpharetta City Hall. If you have questions or would like additional information, please contact Tony Worley at 770/403-7641 or at the above referenced address and email.

Sincerely,

Tony Worley

It's My Party Rentals

CITY OF ALPHARETTA

8.22.18

ITS MY PARTY RENTALS

CU-18-02
FOR OFFICE USE ONLY

PUBLIC HEARING APPLICATION

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: Tony Worly Telephone: 770-403-7641

Address: 1670-B South Main Street Suite: B&C

City: Alpharetta State: GA Zip: 30009 Fax: _____

Mobile Tel: 404-229-1426 Email: tony@itsmypartyrentals.com

Subject Property Information:

Address: 1670- B SOUTH MAIN STREET Current Zoning: C-1

District: 10 Section: _____ Land Lot: _____ Parcel ID: 12 - 2460-0645-023-7

Proposed Zoning: _____ Current Use: empty vacant

This Application For (Check All That Apply):

- | | |
|---|---|
| ☒ Conditional Use | ☐ Master Plan Amendment |
| ☐ Rezoning | ☐ Master Plan Review |
| ☐ Variance | ☐ Public Hearing |
| ☐ Comprehensive Plan Amendment | ☐ Other (Specify): _____ |

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

pilot office with rental services

Applicant's Request (Please itemize the proposal):

to allow office use and rental services on a very limited basis for members of the community

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

to provide rental services for alpharetta citizens and business community.

please understand this facility is used with no outside storage,

no visibility from street,

not renting big tents, as Party rentals does have big warehouse on Mcfarland alpharetta, for big events

subject property be used for pilot offices, administration, and small rental services for birthdays,

very minimal traffic impact,

no impact on school

will have one vehicle for moving - which won't be parked there all the time , it will be on road

will have 3 to 4 employees cars , which will be parked , as building has sufficient parking space,

will do as per city's advice on that as well.

2.22.18

PROPERTY OWNER AUTHORIZATION FOR MY PARTY RENTALS

CU-18-02

Property Owner Information:

Contact Name: Shah Divyesh N

Telephone: 404-667-3825

Address: 653 citation trl

Suite:

City Milton

State: GA

Zip: 30004

Authorization:

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

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

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

Identify Authorized Applicant:

Name of Authorized Applicant: Tony Worly

Telephone: 404-229-1426

Address: 1670- C South Main Street

Suite: unit B&C

City Alpharetta

State: GA

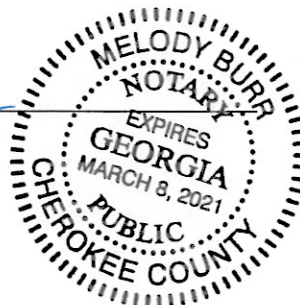
Zip: 30009

So Sworn and Attested:Owner Signature: 

Date: 2-16-18

Notary:Notary Signature: 

Date: 2/16/18



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: Tony Worly

Subject Public Hearing Case: conditional use

Campaign Contribution Information:

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

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

Name of Official: n/a

Position: _____

Description of Contribution: n/a

Value: _____

Description of Contribution: _____

Value: _____

Description of Contribution: _____

Value: _____

Description of Contribution: _____

Value: _____

Description of Contribution: _____

Value: _____

Campaign Contribution Information:

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

Signature: Tony Worly

Date: 2/20/18

How will this proposal be compatible with surrounding properties?

works well with surrounding areas

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

will have minimal effect

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

not really, several retail outlets have tried unsuccessfully

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

very minimal, less than 5 cars per day on an average.

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

None

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

Is used by several corporate business for events and citizens of alpharetta

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

not at this time

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.

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: It's my party rental - office and rental services

Contact Name: Tony Worly

Telephone: 404-229-1426

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.

Atlanta Saddlery

Waffle House

Xavier & sons body and paint

Auto brite car wash

Exxon gas station (property owner)

Art of Persia (tenant on same building)

Ferrari Maseriti

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.

we will personally visit all above, and let them know about our moving in to this location from our previous location
11940 alpharetta hwy , suite 150 alpharetta GA (been their for 6 years), and going forward moving to 1670 - B
south main (alpharetta hwy) alpharetta GA



CU-18-02
ITS MY PARTY RENTALS

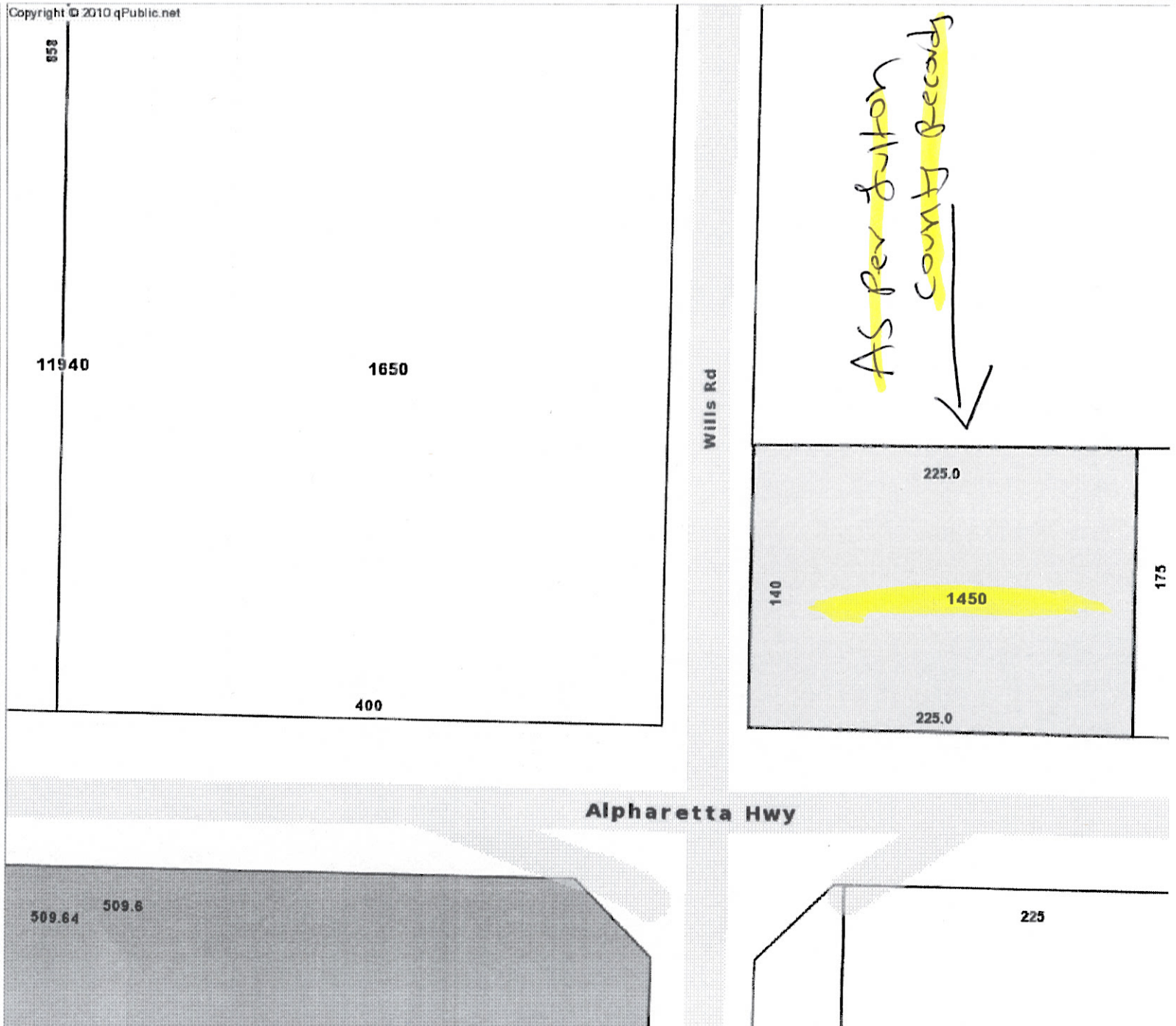
2.22.18

Controls

- Available Layers
- ☒ Parcels
 - ☒ Dimensions
 - ☐ Parcel Numbers
 - ☒ Address #
 - ☒ Yearly Sales
 - ☒ Roads
 - ☐ Flood Map
 - ☒ Lakes & Rivers
 - ☐ Aerial Photos

[Show Scale](#)

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DETAILED TAX SUMMARY

Incorporated Fulton County

TAX YEAR: 2017 ▼

Owner Name

SHAH D N

Parcel Identification

12 -2460-0645-023-7

Account Number

0668061

Property Location

450 STATE HIGHWAY

Tax District

10 - ALPHARETTA

Fair Market Value

994,700

Assessed Value

397,880

Temporary Assessment

Not Found

City Exemption:County Exemption:

<u>Levies</u>	<u>Assessment</u>	<u>Exemptions</u>	<u>Net Assessment</u>	<u>X</u>	<u>Net Rate</u>	<u>State Credit</u>	<u>TAX</u>
Fulton Cycle							
FULTON BONDS	397,880	0	397,880	X	.000250	\$0.00	\$99.47
FULTON OPER	397,880	0	397,880	X	.010380	\$0.00	\$4,129.99
FULTON SCHOOL GEN	397,880	0	397,880	X	.018546	\$0.00	\$7,379.08
INTEREST							\$0.00
PENALTIES/FEES							\$0.00
Last Payment: 11/30/2017			Total Amount Billed				\$11,608.54
			Less Amount Paid				\$11,608.54
			Total Due				\$0.00
Incorporated Fulton County Cycle							
INTEREST							\$0.00
PENALTIES/FEES							\$0.00
Last Payment: Not Found			Total Amount Billed				\$0.00
			Less Amount Paid				\$0.00
			Total Due				\$0.00

Property owners with current legal matters, such as bankruptcy or foreclosure, must contact the Tax Commissioner's office at (404) 613-6100 for the official balance due on their parcel(s).

[Return to Tax Bill](#) | [Return to Search Results](#)

CU-18-02
ITS MY PARTY RENTALS
2.22.18





Real Estate

[View Bill](#)

As of 2/15/2018

Bill Year 2017

Bill 1705315

Owner SHAH D N

Parcel ID 12 -2460-0645-023-7

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	1/15/2018	\$2,287.81	\$2,287.81	\$0.00	\$0.00	\$0.00
TOTAL		\$2,287.81	\$2,287.81	\$0.00	\$0.00	\$0.00

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To: 2.22.18
Kathy Cook / Michael Woodman
Community Development
City of Alpharetta

Re: Conditional Use / Business License - Application

From: Tony Worly
IT'S my Party Rentals

Date: Feb 15th, 2018

Please allow this letter for conditional use on subject property located on 1670 – B South Main Street Alpharetta GA.

We been in city of Alpharetta for almost 11 years, and last 6 years we were located at 11940 Alpharetta hwy, suite 150 Alpharetta GA. Our lease end there and we just move up the street on subject property, which requires **conditional use**. We do hold great reputation from Alpharetta citizens we serve along with business community as well.

The subject property will be used for Pilot office along with rental services for surrounding Alpharetta citizens, and business community. The hours of operation will be from 9 AM to 5 PM Mon to Friday, and 9 am to 12 PM on Saturday. No visible impact from street view, as no outside storage.

There will be minimal effect on traffic, and absolutely no impact on school. Basically, we are just relocating our operations, which we were doing on previous location 11940 Alpharetta hwy. We will have 3 to 4 employees at subject location. We kindly request you to look in to this process, and a smooth transition of my business to operate and get city license. Please see attached all documents for public hearing.

We will follow all city's guidelines and your code enforcement can contact me any time, if needed, my direct number is 404-229-1426.

Best Regards,

Sincerely



Tony Worly



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: MAY 10, 2018

CITY COUNCIL: JUNE 4, 2018

This item was considered at the April 12, 2018 Planning Commission meeting. Residents voiced concerns over residential use, density and traffic. After discussion, the Planning Commission tabled the item to provide the applicant with an opportunity to address concerns with Staff over stream buffer encroachment, density and overall site layout.

UPDATE: The applicant provided a revised site plan depicting the southernmost building pulled back from the 25' State buffer by approximately 10' – 15', as well as a slight shrinking of the parking deck footprint below. The number of condominium units remains the same from the original proposal of 200 units. The applicant has also made the argument that the buildings would be cantilevered over the stream buffers and that the only disturbance would be from piers. Staff remains concerned with the encroachment on the stream buffer as the natural vegetation on stream banks would not get the necessary light to grow.

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 5/1/2018, 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 5/1/2018, 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:

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

Response: The 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 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."

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

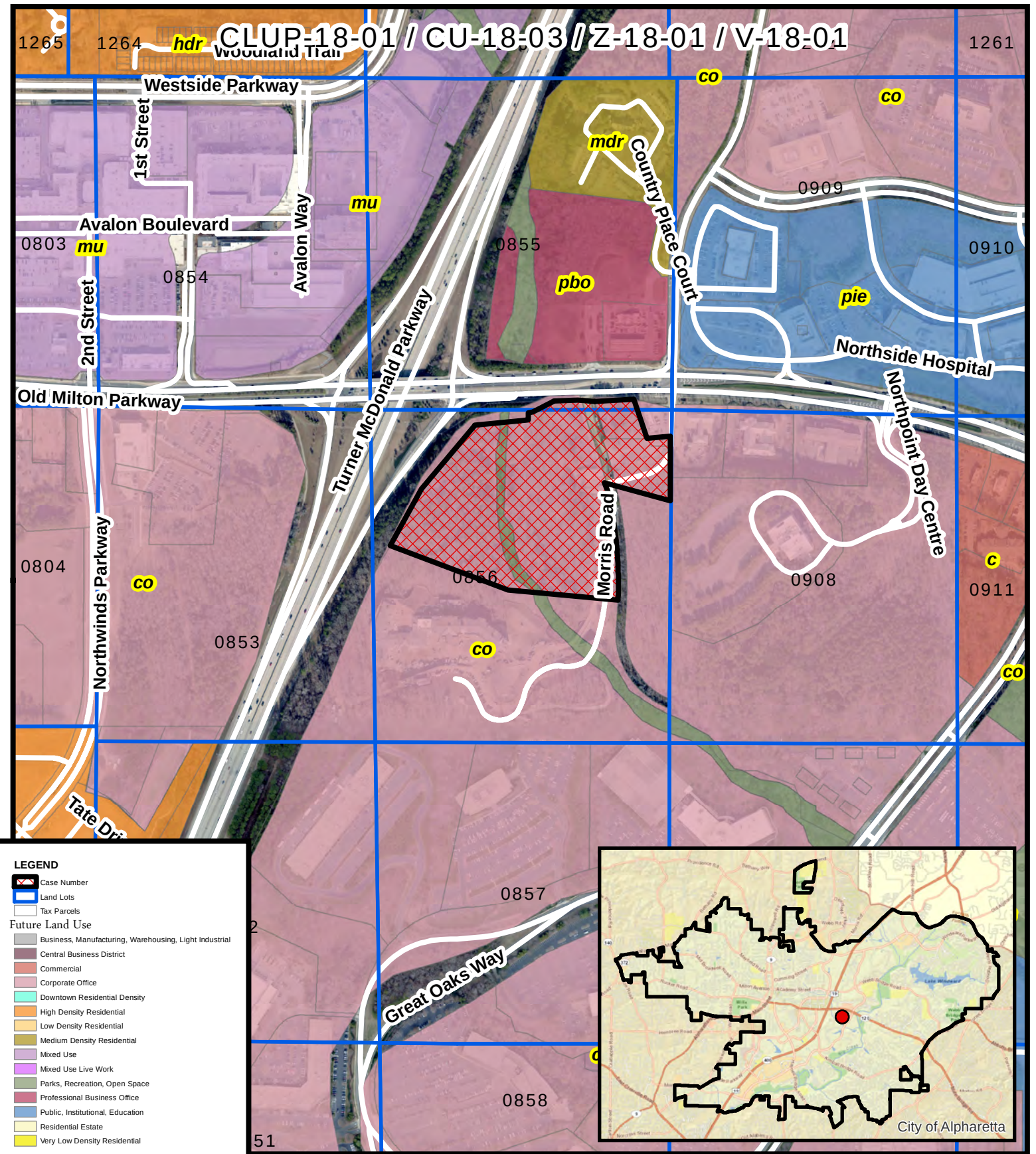
Deny CLUP-18-01/Z-18-01/CU-18-03/V-18-01 Atlanta Senior Care Services request for comprehensive land use plan amendment, rezoning, conditional use and variances.

APPLICANT VERSION

If approval is considered, the following conditions are recommended:

1. The ~~17.3 acre property comprised of the approximately 14.9 acre former~~ LI (Light Industrial) ~~property parcel, and the approximately 2.4 acre O-I (Office Industrial) parcels, consisting of approximately 14.9 acres,~~ shall be zoned C-2 and developed substantially similar to site plan submitted by AEC, revision dated 5/1/2018, 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 no more than 200 dwelling units on the 17.3 acre property, 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 ~~subject to primarily masonry (brick or stone) on all sides of the building, with final~~ approval by DRB. ~~Green roof tops, roof top amenities and balconies~~ Balconies and amenities 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 5/1/2018, 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.~~

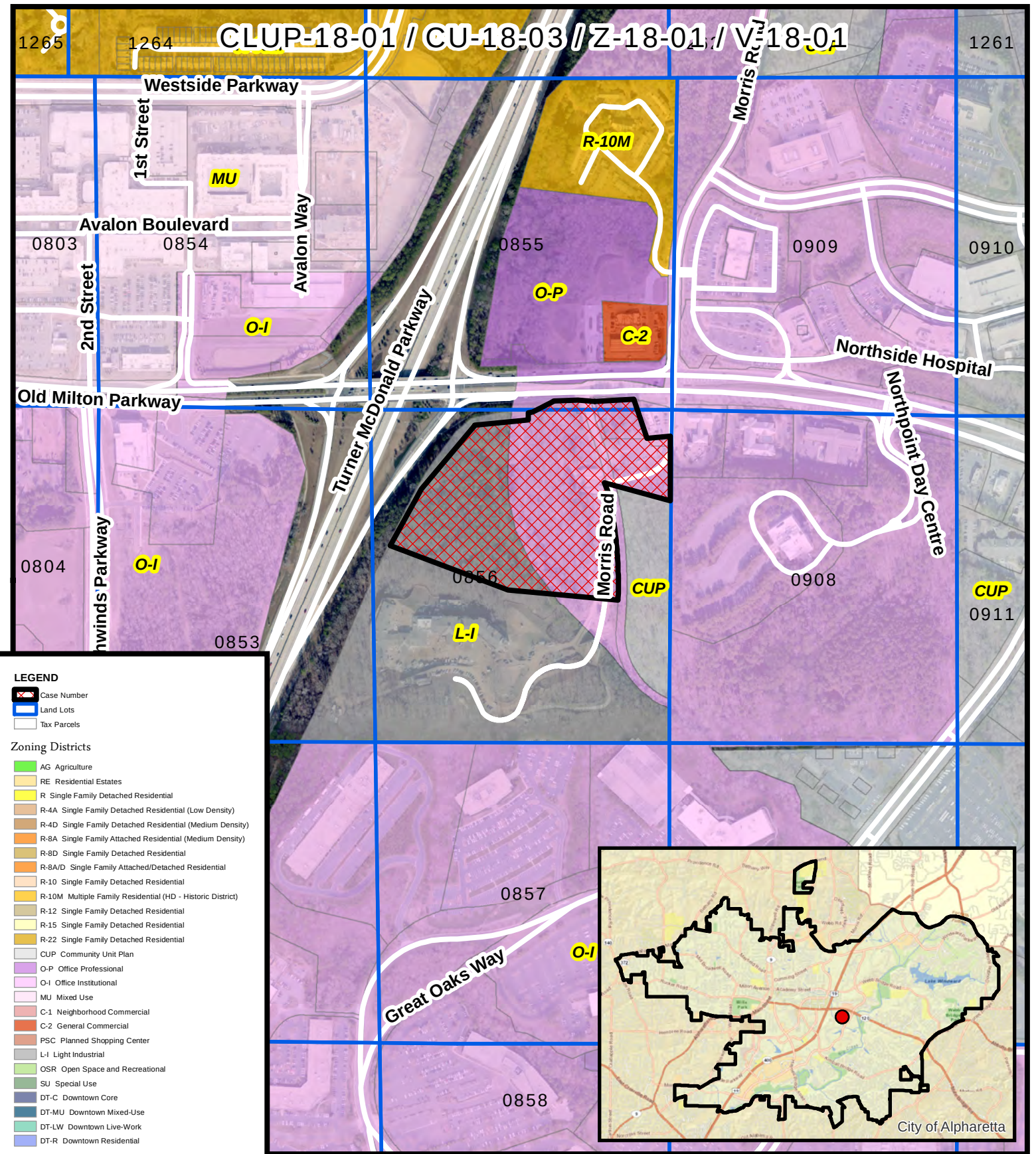


Future Land Use
 ATL Senior Care Services
 11425 Morris Road

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



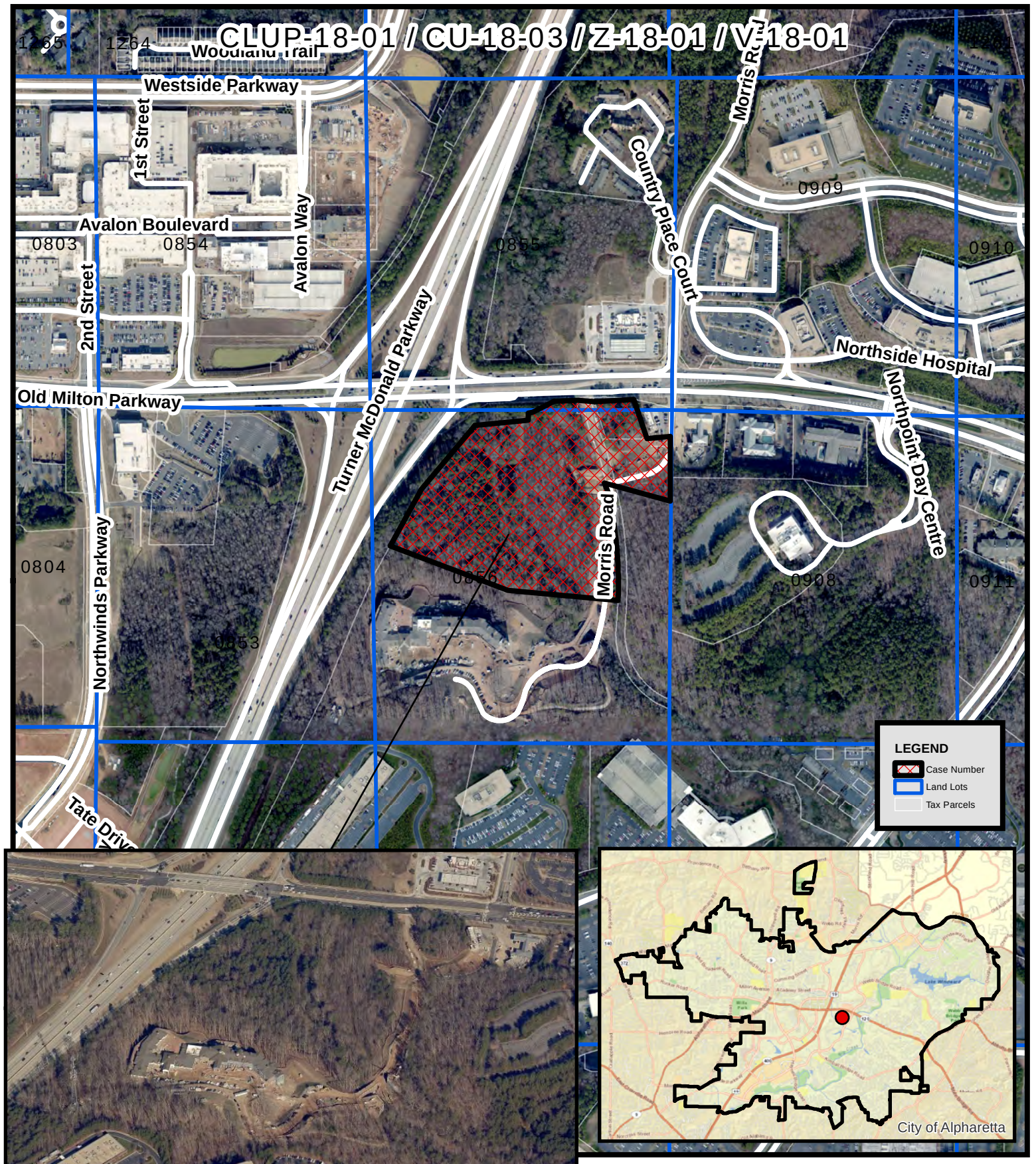


Zoning Map
ATL Senior Care Services
11425 Morris Road

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





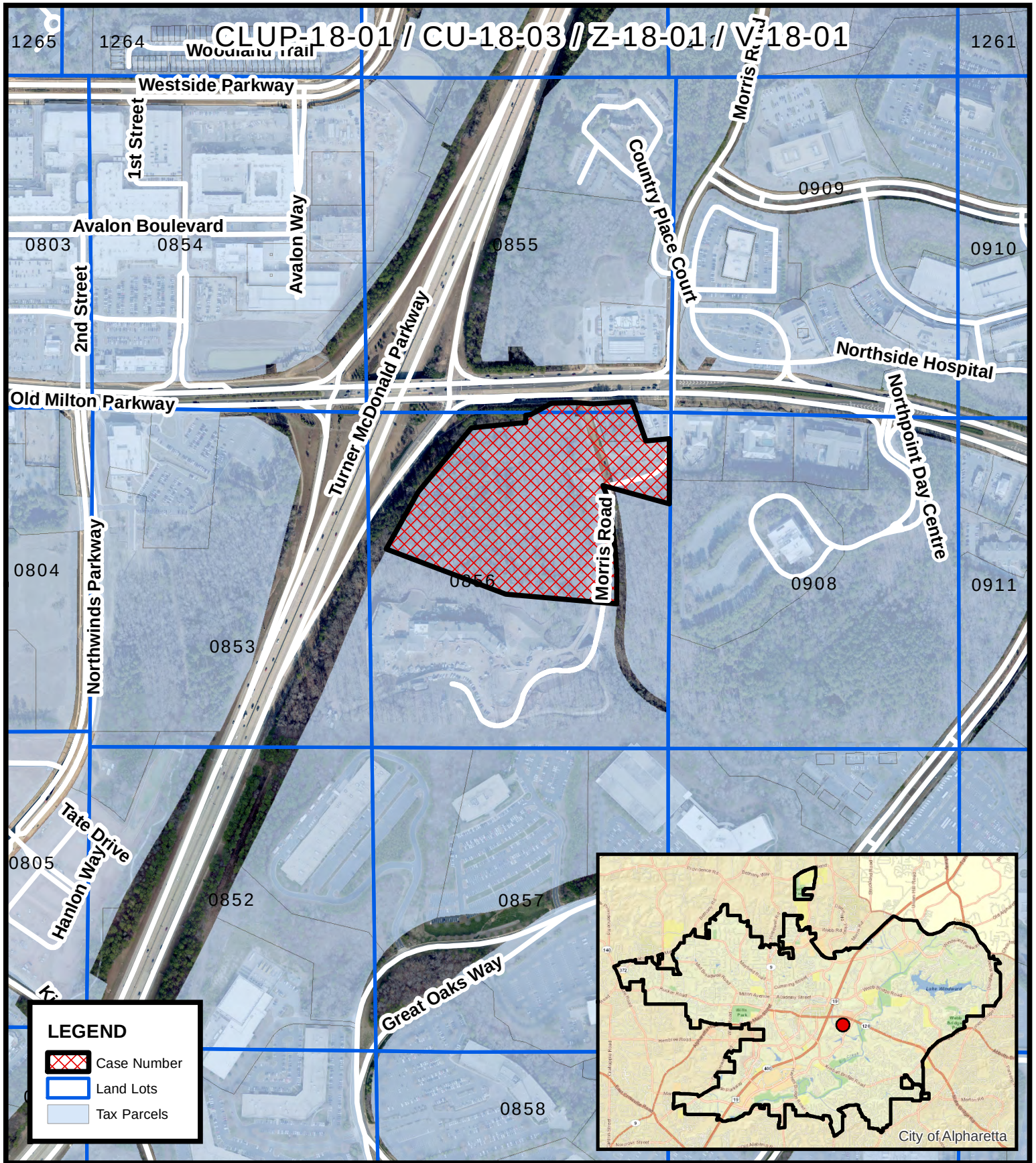
Aerial Map
 ATL Senior Care Services
 11425 Morris Road

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



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

3.15.18

**Atlanta Senior Care
Inspiration Architecture**



3.15.18



3.15.18



3.15.18





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.

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.



Steven L. Rowe, ASLA
Vice President

SLR/sch
Attachments

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

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.

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.

**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.

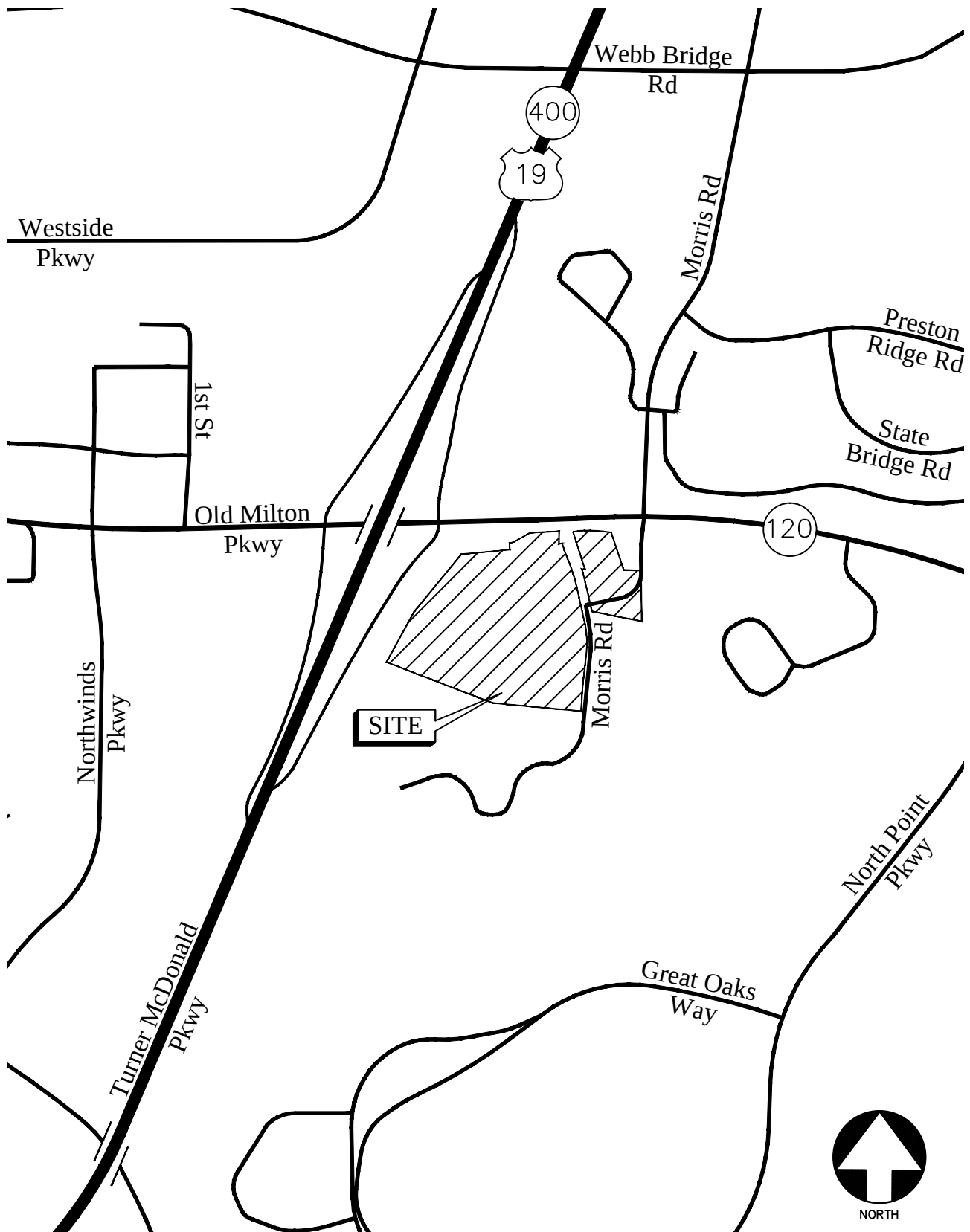


The development is proposed to have access via Morris Road extended south from SR 120 (Old Milton Parkway) as part of the Inspired Living Phase I development.

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

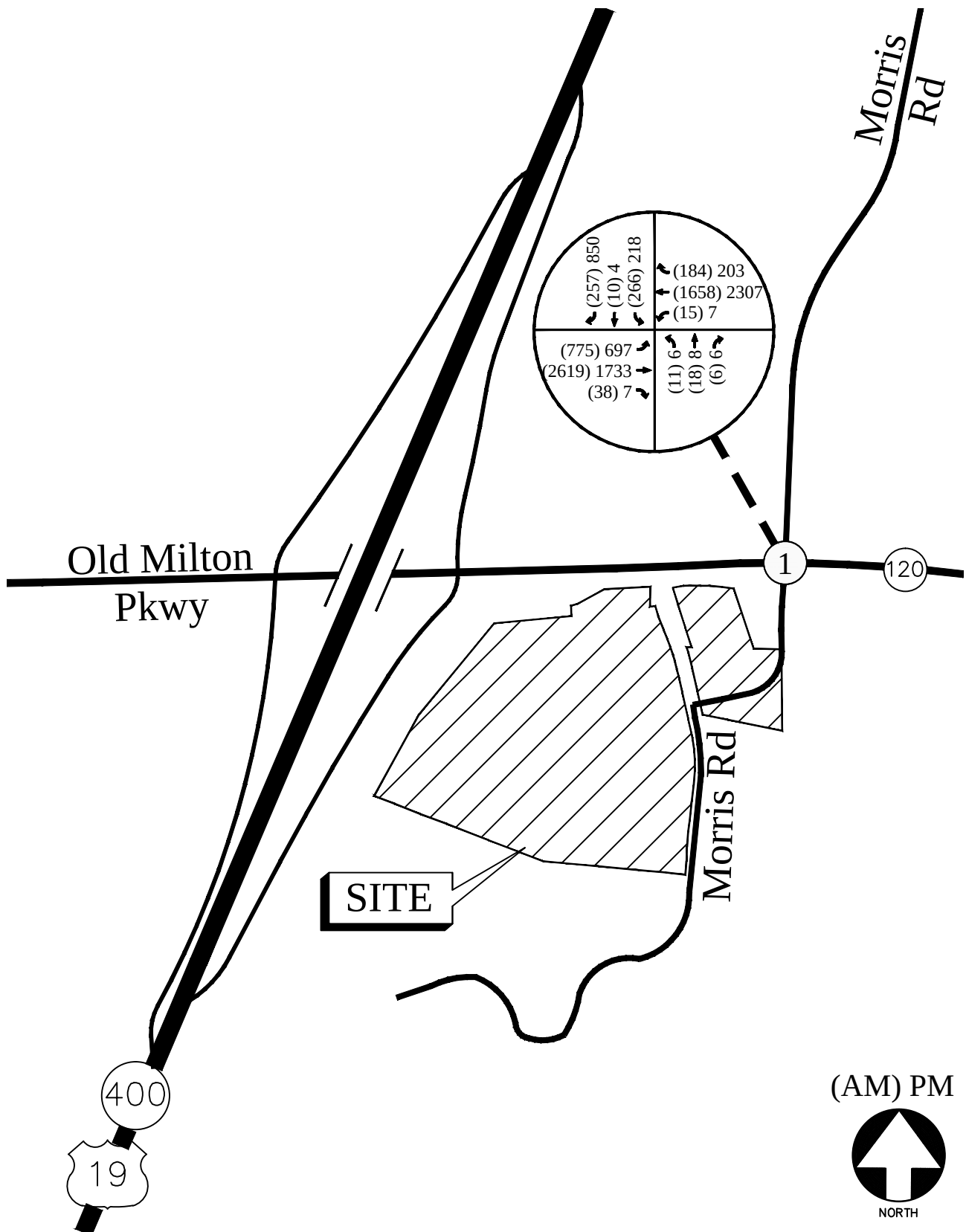
Turning movement counts were collected on Tuesday, February 27, 2018. All turning movement counts were recorded during the AM and PM peak hours between 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., respectively. The four consecutive 15-minute interval volumes that summed to produce the highest volume 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

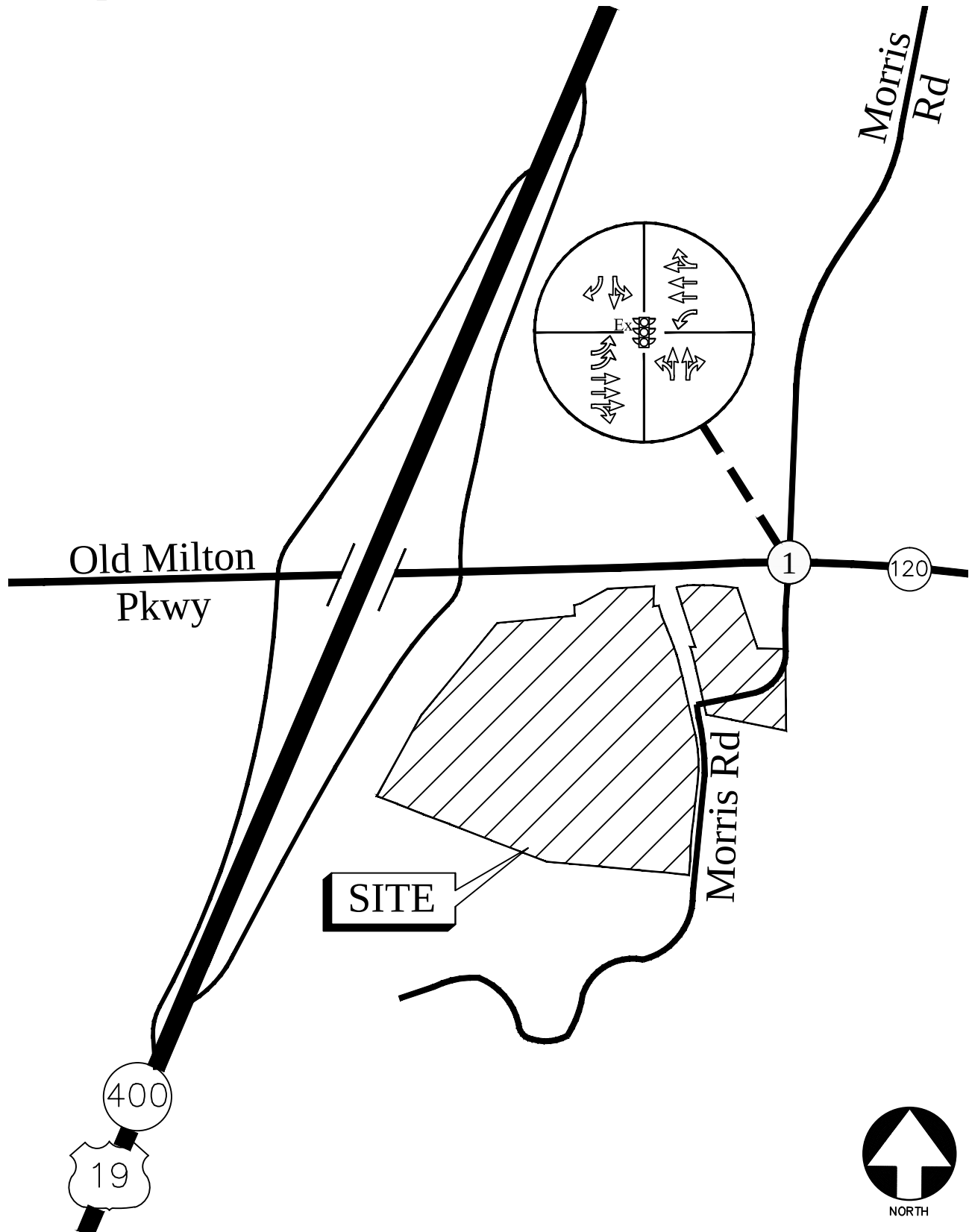
A&R Engineering Inc.

LEGEND

Ex  Existing Signed Approach

 Existing Lane Geometry

Ex  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.

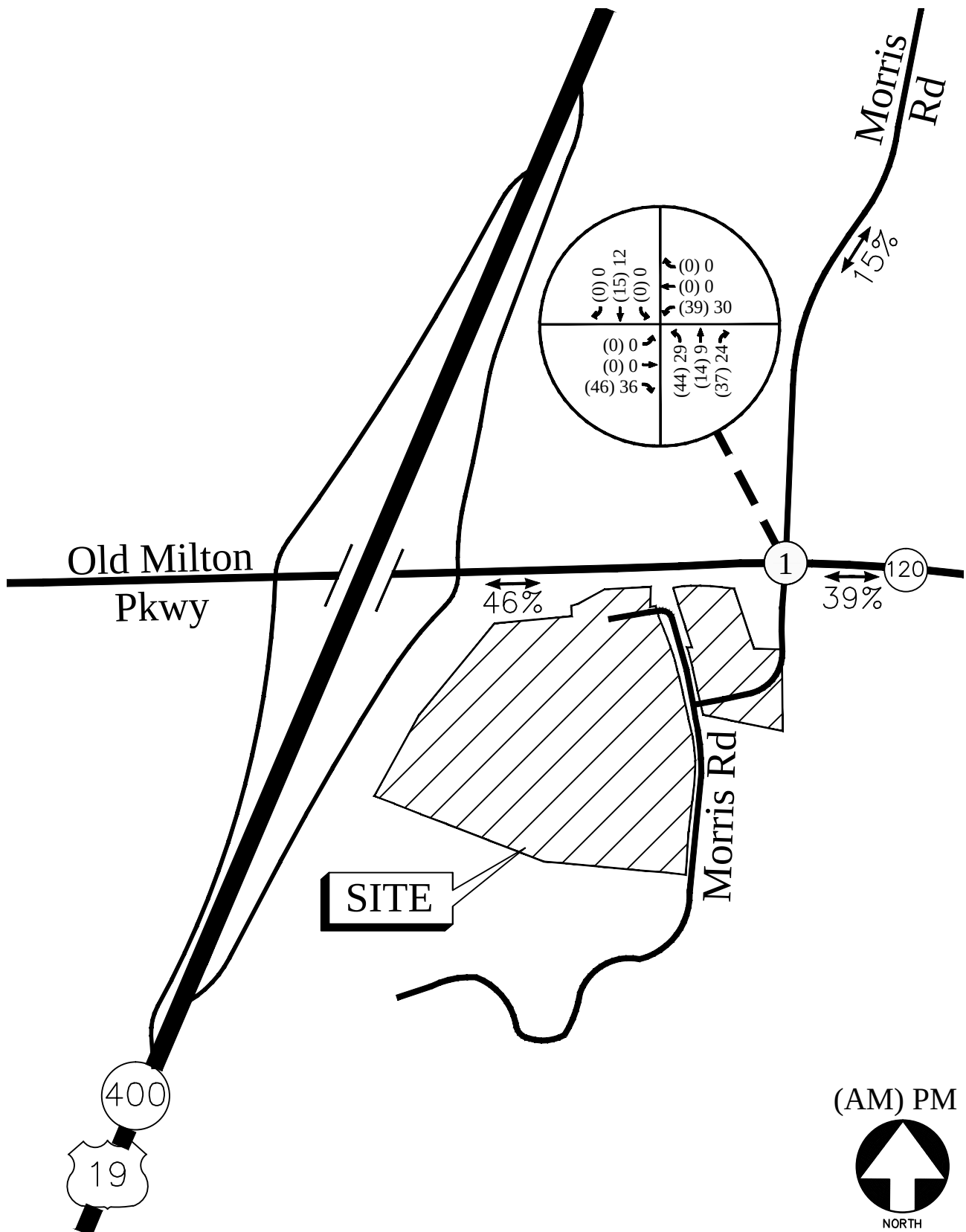
5.1 Trip Generation

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.



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	E (67.7)	F (272.2)	D (48.4)	F (107.5)
	-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

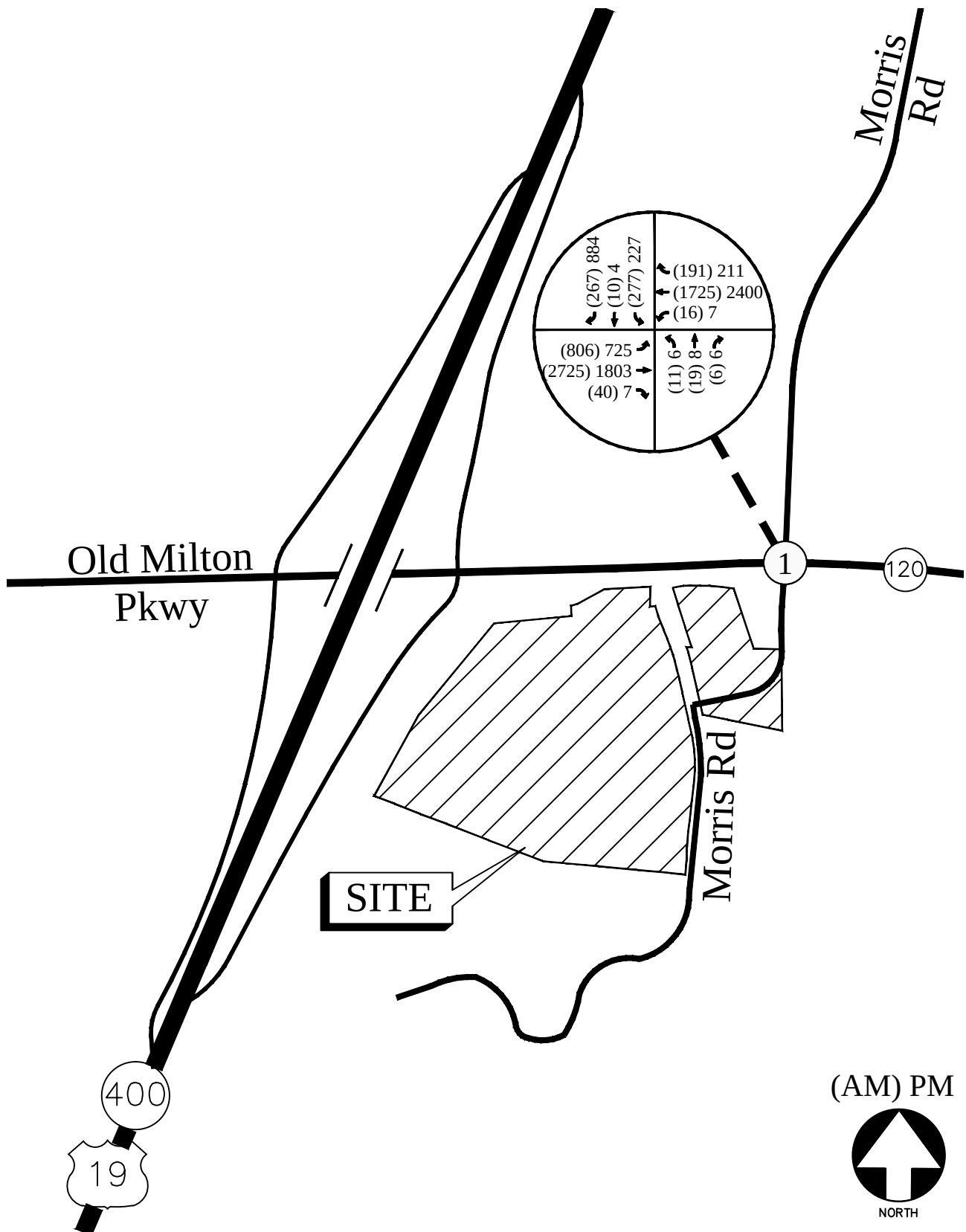
Intersection		Available Storage	No-Build Condition: Queue Length (feet)			
			NO IMPROVEMENTS		SYSTEM IMPROVEMENTS	
			AM Peak	PM Peak	AM Peak	PM Peak
1	<u>SR 120 @ Morris Road</u>					
	-Eastbound Left	342'	389	315	389	463
	-Eastbound Through/Right	-	887	416	887	416
	-Westbound Left	250'	40	27	18	11
	-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

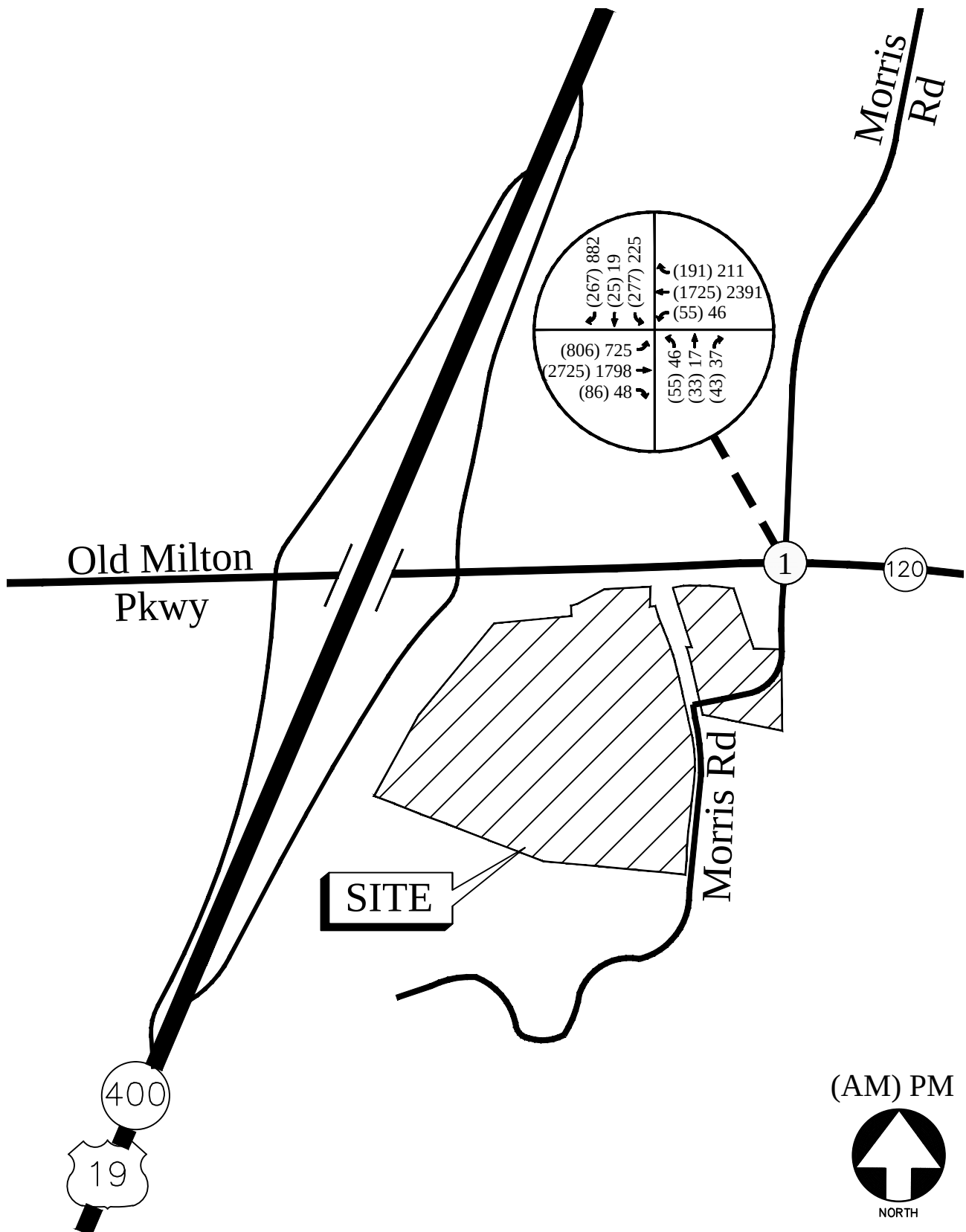
The “Build” conditions are evaluated to determine effectiveness of the recommended system and site mitigation improvements. Recommendations on traffic control and lane geometry are shown graphically in Figure 8. The results of the analyses, including the recommended improvements, are discussed in detail 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	<u>SR 120 @ Morris Road</u>					
	-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

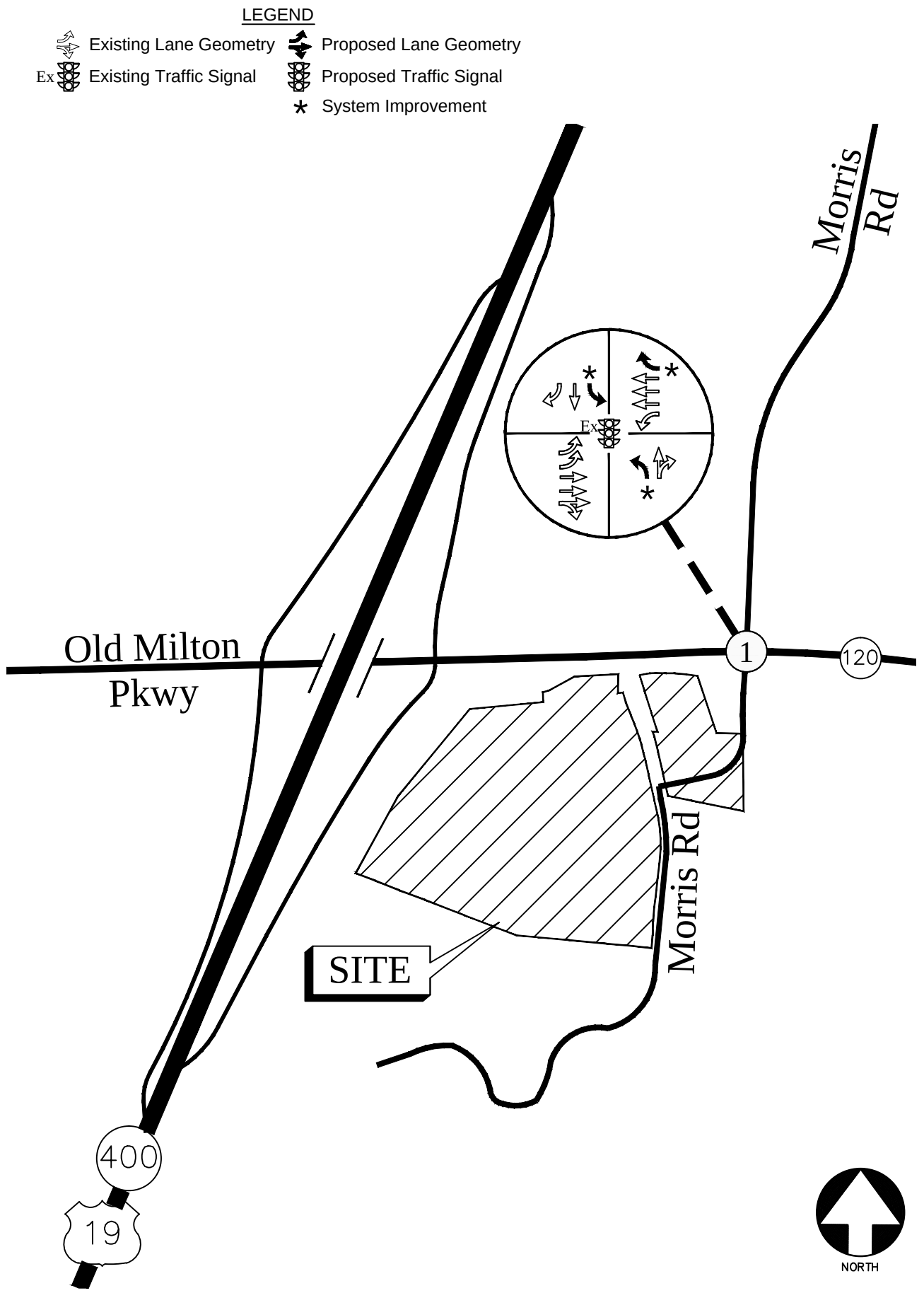
Improvements that are identified as mitigation improvements address deficiencies that are caused by site traffic and can be identified as related to the proposed development. As operations would not be impacted beyond the Existing conditions, no further improvements are recommended at the study intersection.



FUTURE (BUILD) PEAK HOUR VOLUMES

FIGURE 7

A&R Engineering Inc.



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	

EXISTING INTERSECTION TRAFFIC COUNTS

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	

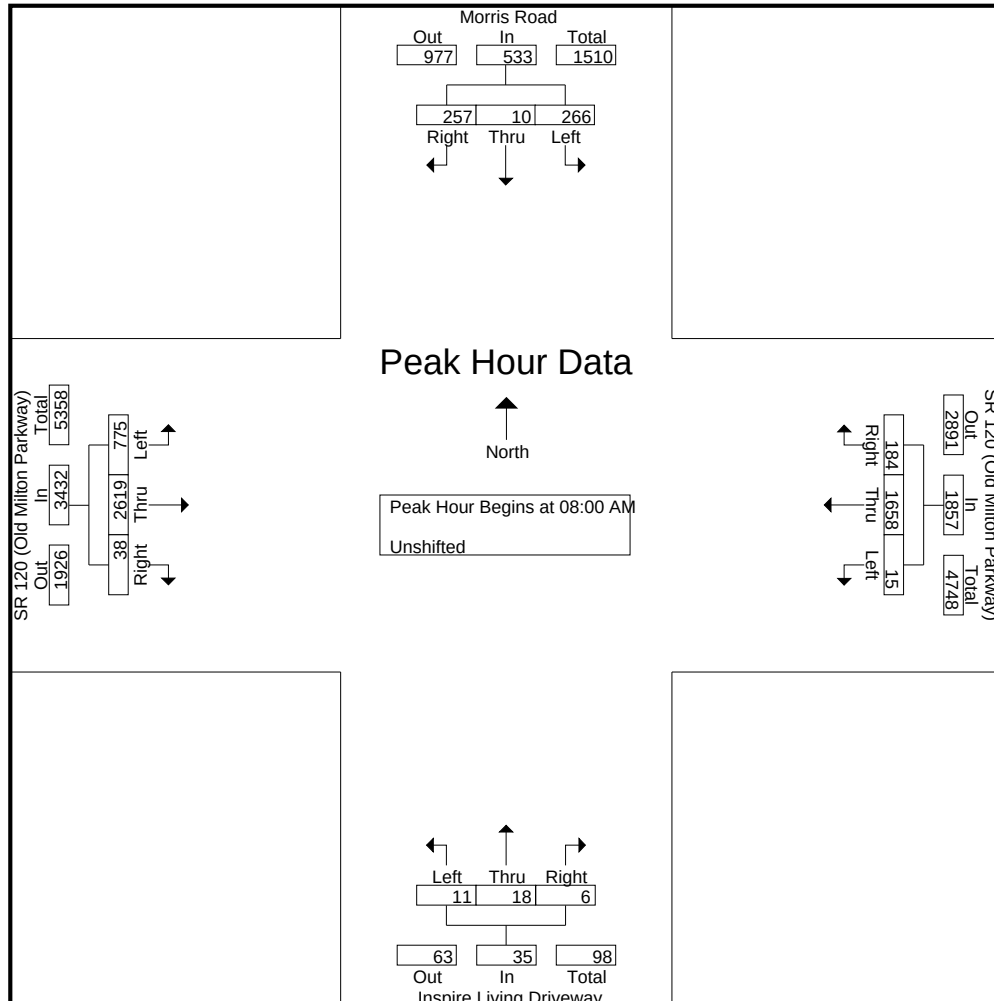
A & R Engineering, Inc.

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



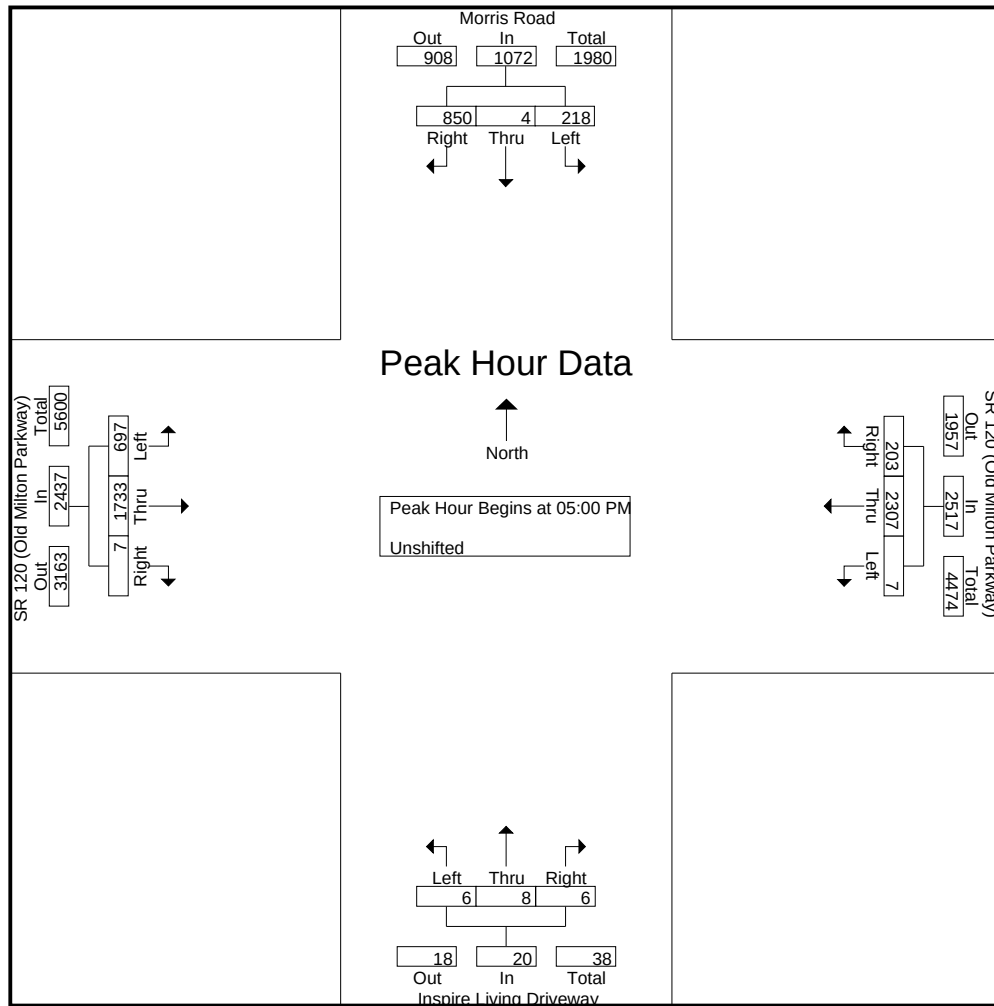
A & R Engineering, Inc.

2160 Kingston Court, Suite 'O',
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TMC Data
SR 120 (Old Milton Parkway) at Morris Rd
and Inspire Living Driveway
07 - 09 AM - 04 - 06 PM

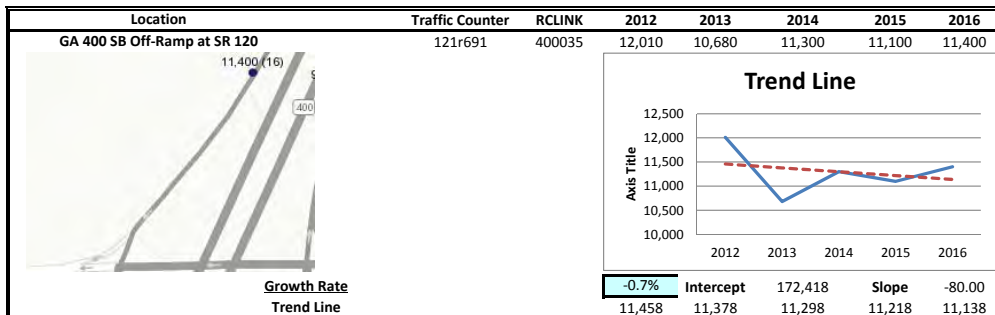
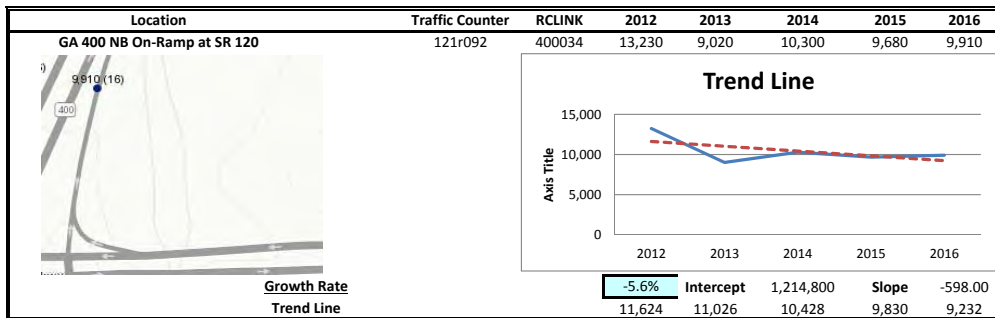
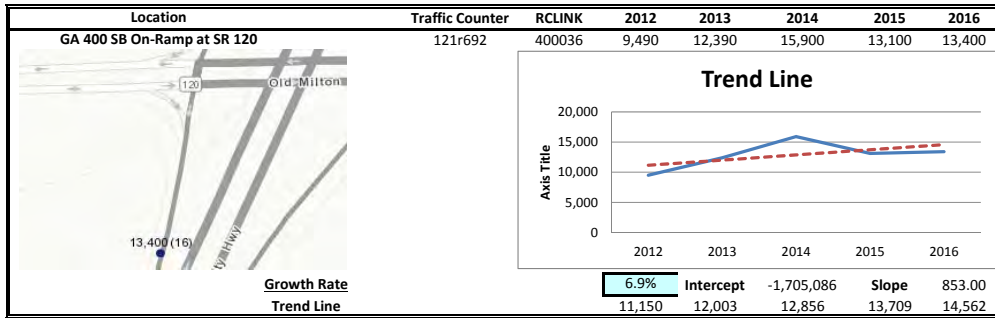
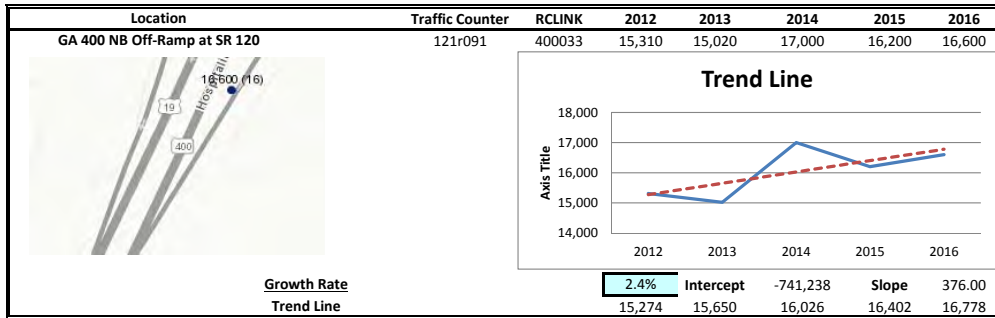
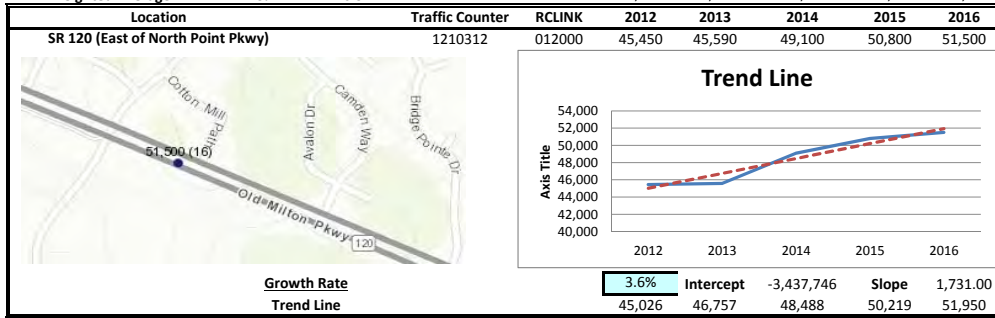
File Name : 20180030
Site Code : 20180030
Start Date : 2/27/2018
Page No : 3

	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



LINEAR REGRESSION OF DAILY TRAFFIC

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



EXISTING INTERSECTION ANALYSIS

Timings

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

Existing AM
03/13/2018

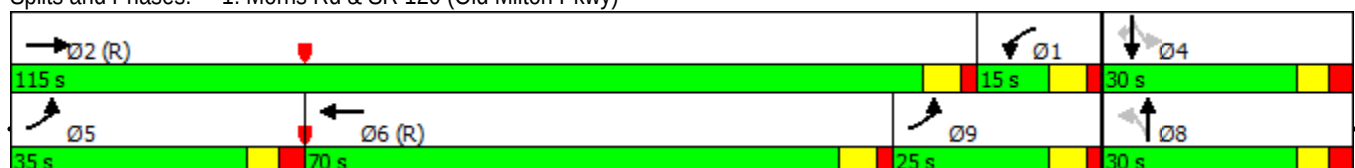


Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT	SBR	Ø5	Ø9
Lane Configurations	←←	↑↑↑	←	↑↑↑		↑↑		↑	←		
Traffic Volume (vph)	775	2619	15	1658	11	18	266	10	257		
Future Volume (vph)	775	2619	15	1658	11	18	266	10	257		
Lane Group Flow (vph)	901	2880	28	2022	0	64	0	349	343		
Turn Type	Prot	NA	Prot	NA	Perm	NA	Perm	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)



HCM Signalized Intersection Capacity Analysis

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

Existing AM
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												

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

Existing PM
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

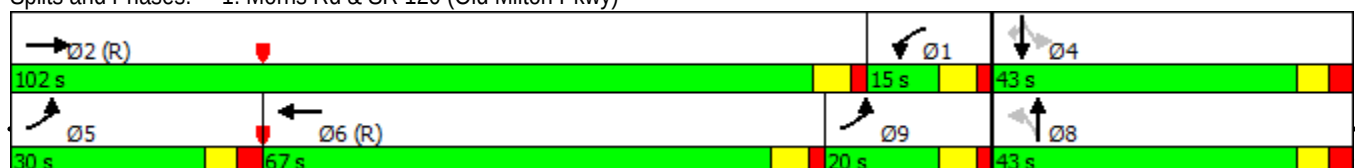
~ Volume exceeds capacity, queue is theoretically infinite.

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)



HCM Signalized Intersection Capacity Analysis

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

Existing PM
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												

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

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

Future No-Build AM

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

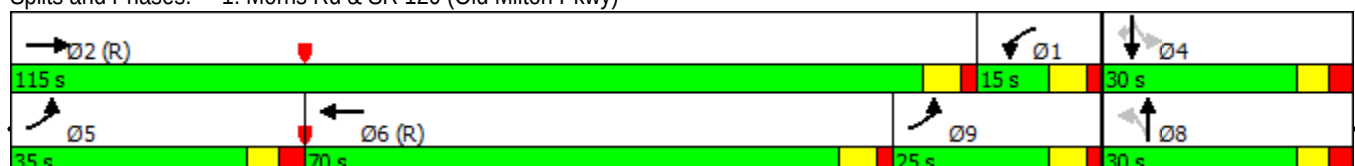
~ Volume exceeds capacity, queue is theoretically infinite.

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)



HCM Signalized Intersection Capacity Analysis

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

Future No-Build AM

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												

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

Future No-Build PM

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

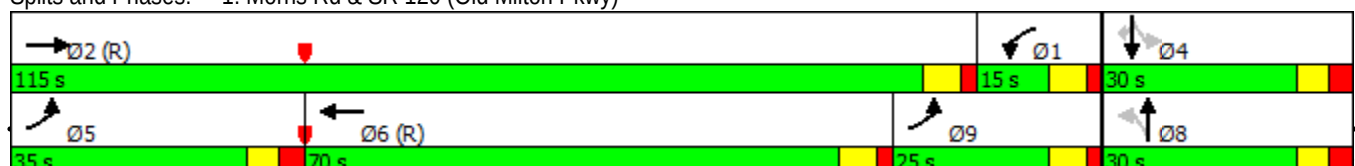
~ Volume exceeds capacity, queue is theoretically infinite.

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)



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												

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

Timings

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

Future No-Build AM - Improved

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

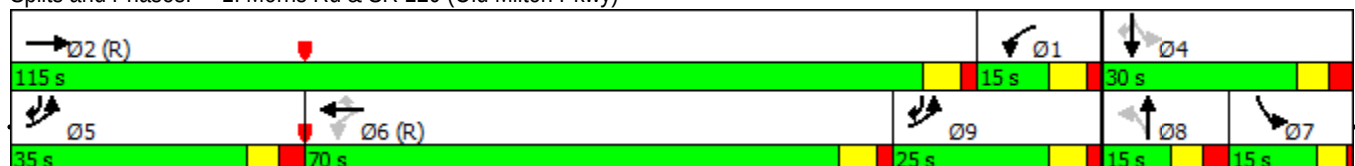
~ Volume exceeds capacity, queue is theoretically infinite.

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)



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												

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

Future No-Build PM - Improved

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

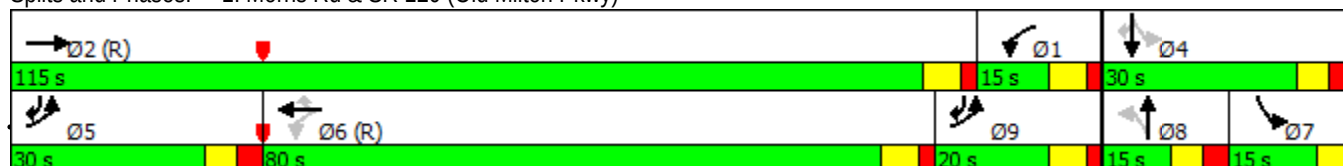
~ Volume exceeds capacity, queue is theoretically infinite.

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)



HCM Signalized Intersection Capacity Analysis

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

Future No-Build PM - Improved

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												

FUTURE “BUILD” INTERSECTION ANALYSIS

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

Future Build AM

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

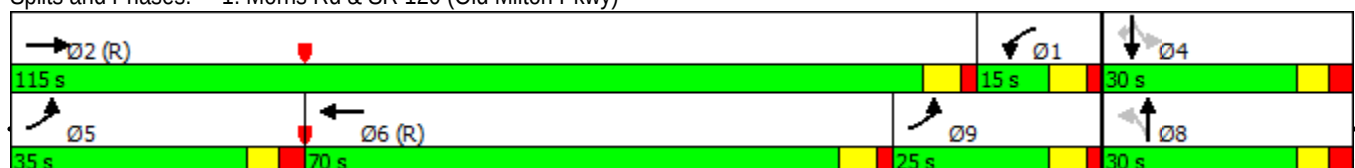
~ Volume exceeds capacity, queue is theoretically infinite.

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)



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												

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

Future Build PM

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

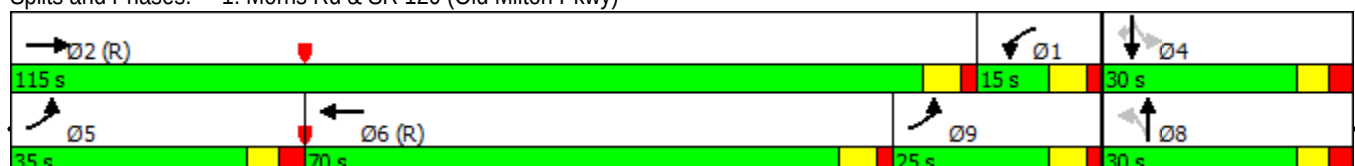
~ Volume exceeds capacity, queue is theoretically infinite.

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)

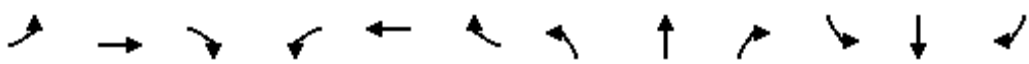


HCM Signalized Intersection Capacity Analysis

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												

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

Timings

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

Future Build AM - Improved

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:WBTL, Start of Green

Natural Cycle: 150

Control Type: Actuated-Coordinated

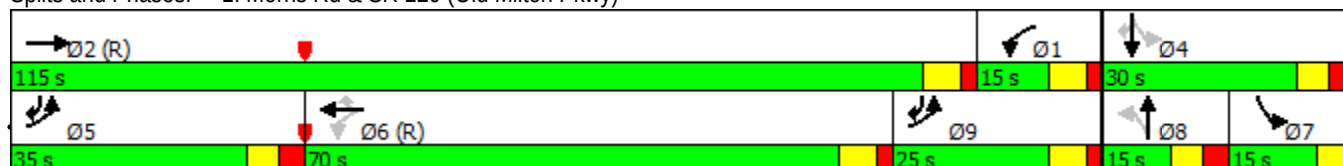
~ Volume exceeds capacity, queue is theoretically infinite.

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)



HCM Signalized Intersection Capacity Analysis

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

Future Build AM - Improved

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												

Timings

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

Future Build PM - Improved

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

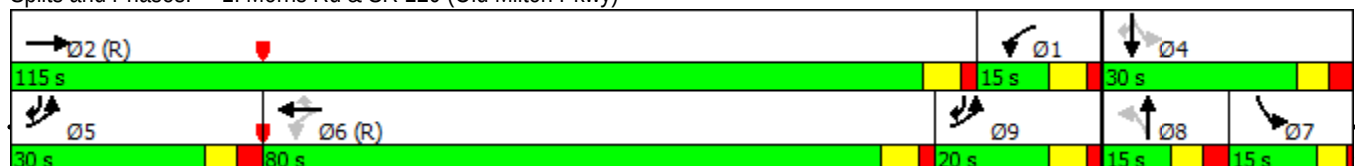
~ Volume exceeds capacity, queue is theoretically infinite.

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)



HCM Signalized Intersection Capacity Analysis

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

Future Build PM - Improved

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									F
HCM 2000 Volume to Capacity ratio			1.42									
Actuated Cycle Length (s)			160.0							31.5		
Intersection Capacity Utilization			124.6%									H
Analysis Period (min)			15									
c Critical Lane Group												

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

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.

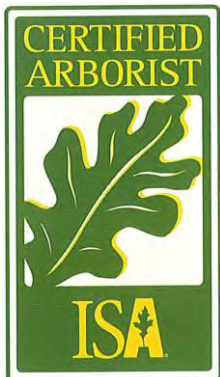
Outdoor Spaces, LLC

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.

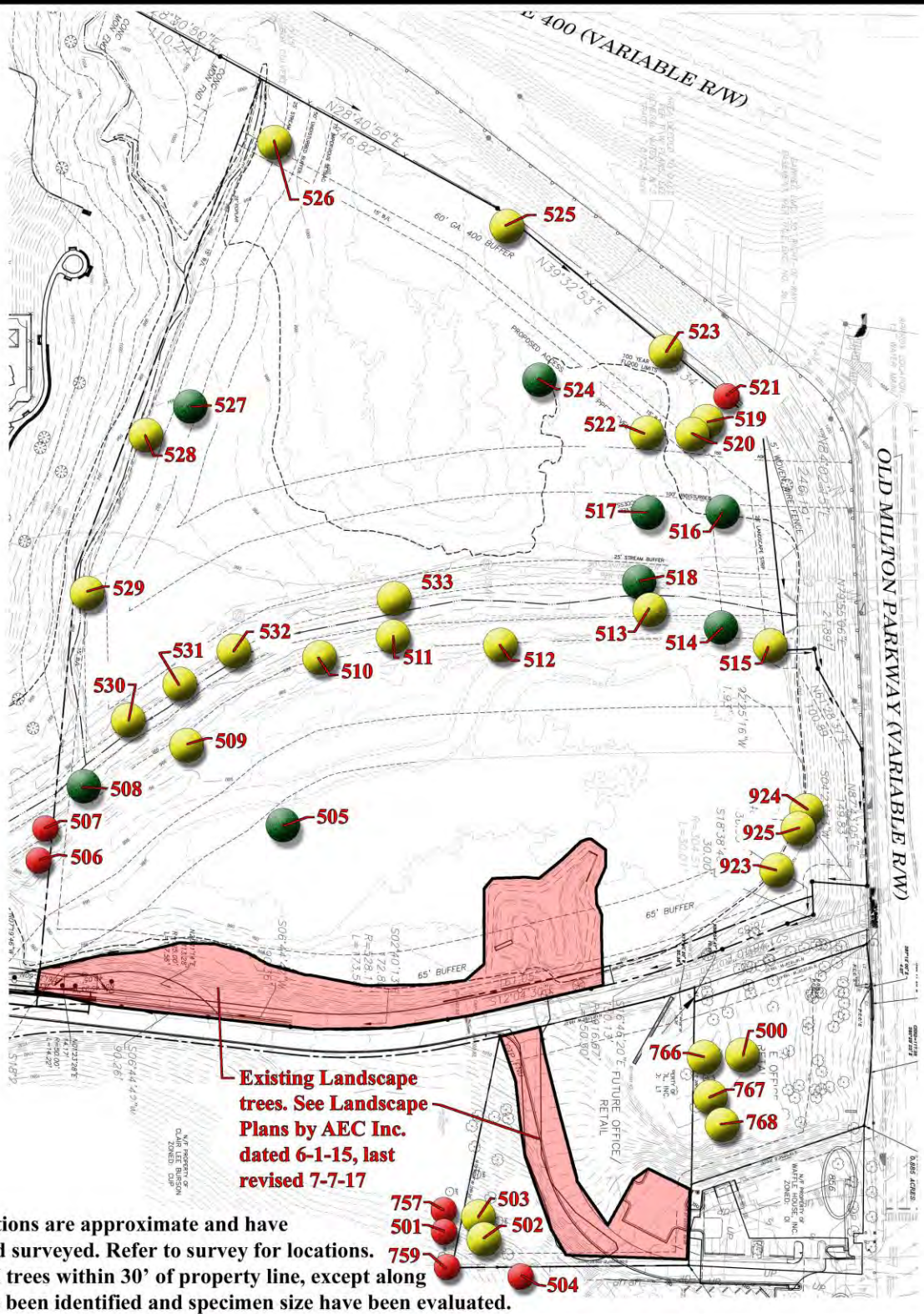
Tree of Quality: A tree that merits special consideration due to historical significance, ideal shape and structure, or uniqueness of the species as determined by the Director. Except as otherwise provided in Section 3.2., Trees of Quality will be treated as specimen trees for preservation credits and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

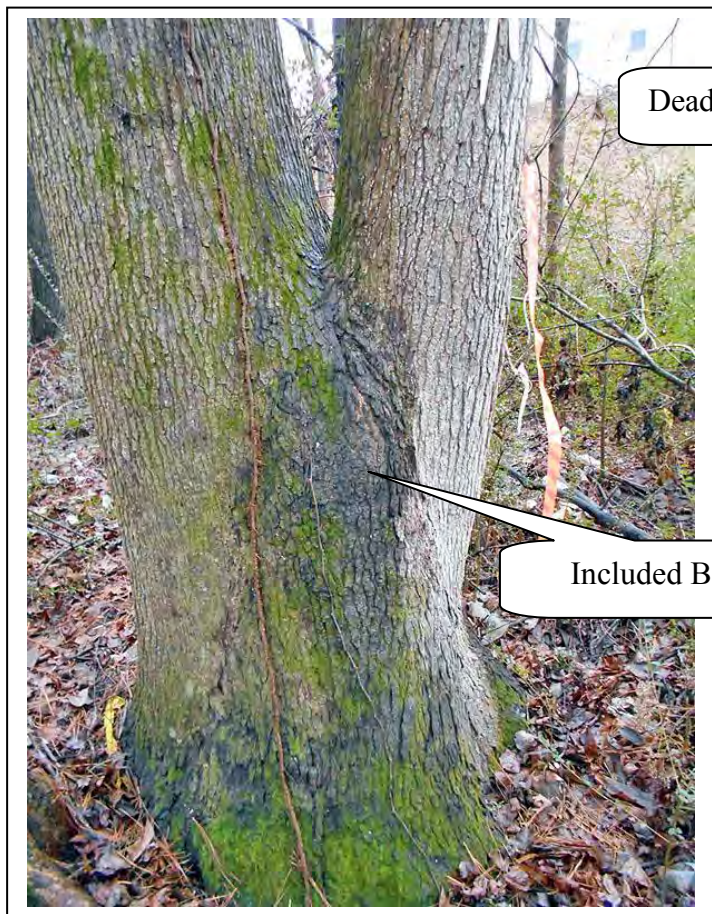


Photo 3

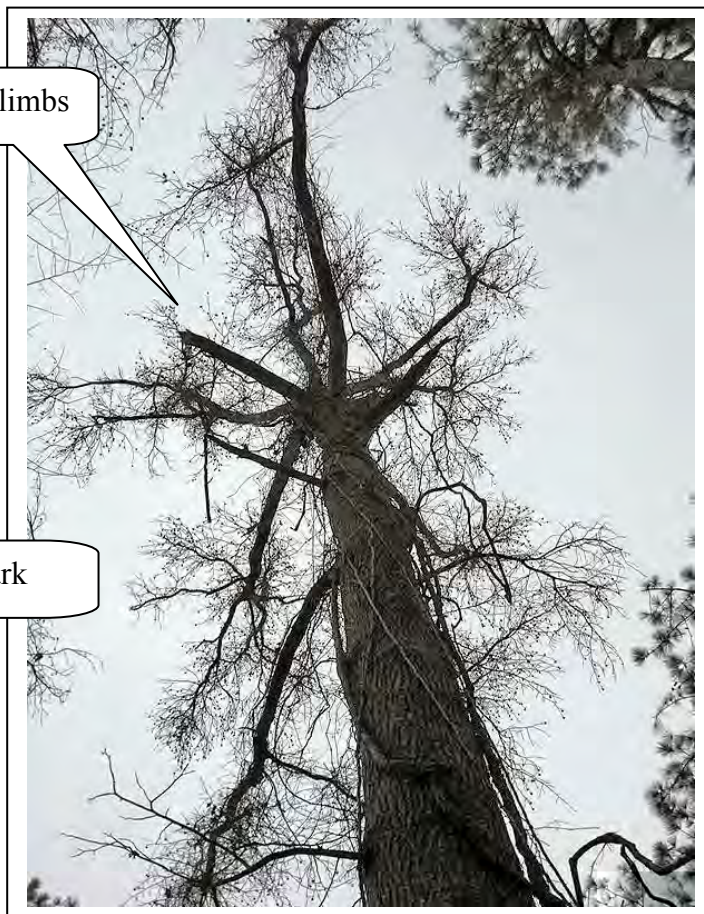
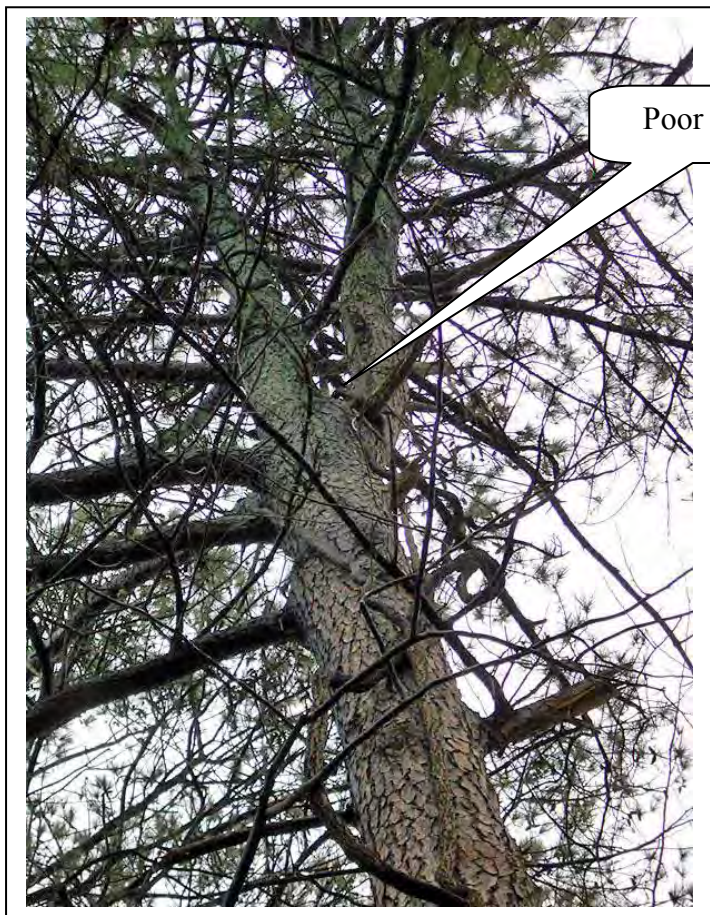


Photo 4



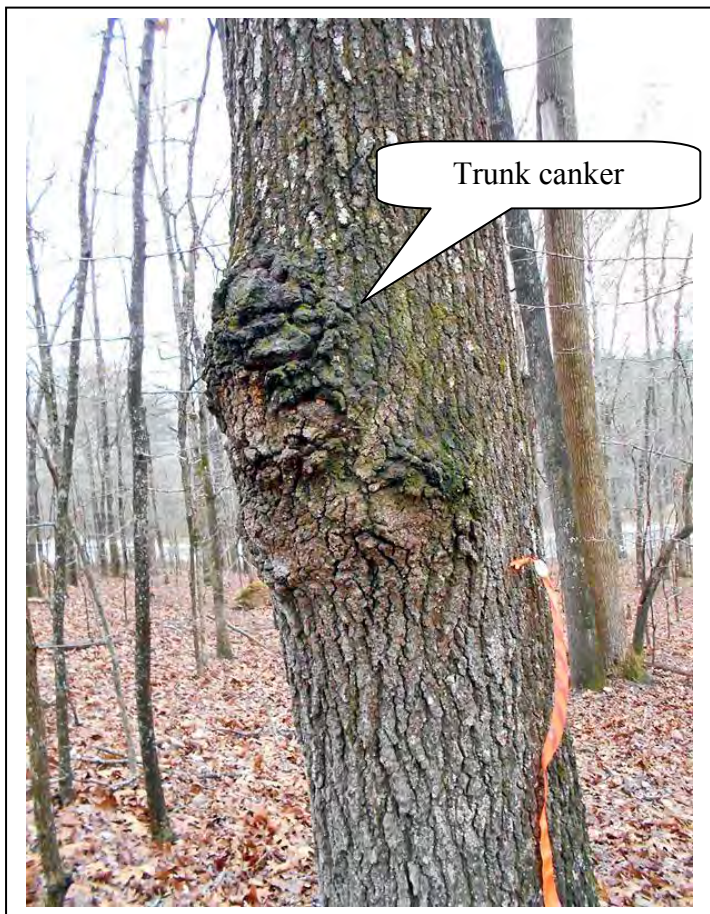
Poor union

Photo 5



Exposed heartwood

Photo 6



Trunk canker

Photo 7



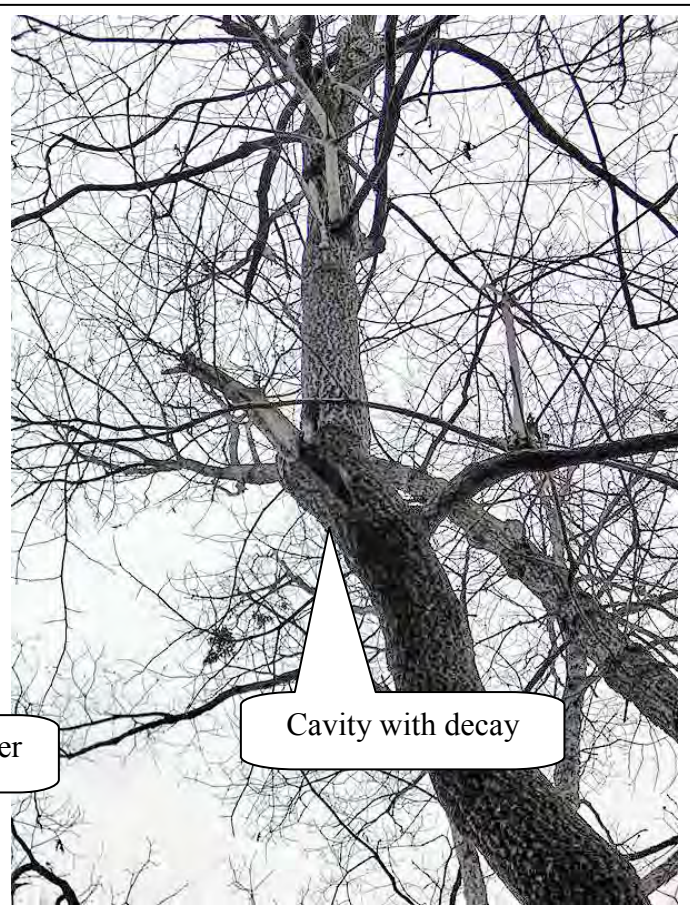
Hollow cavity

Photo 8



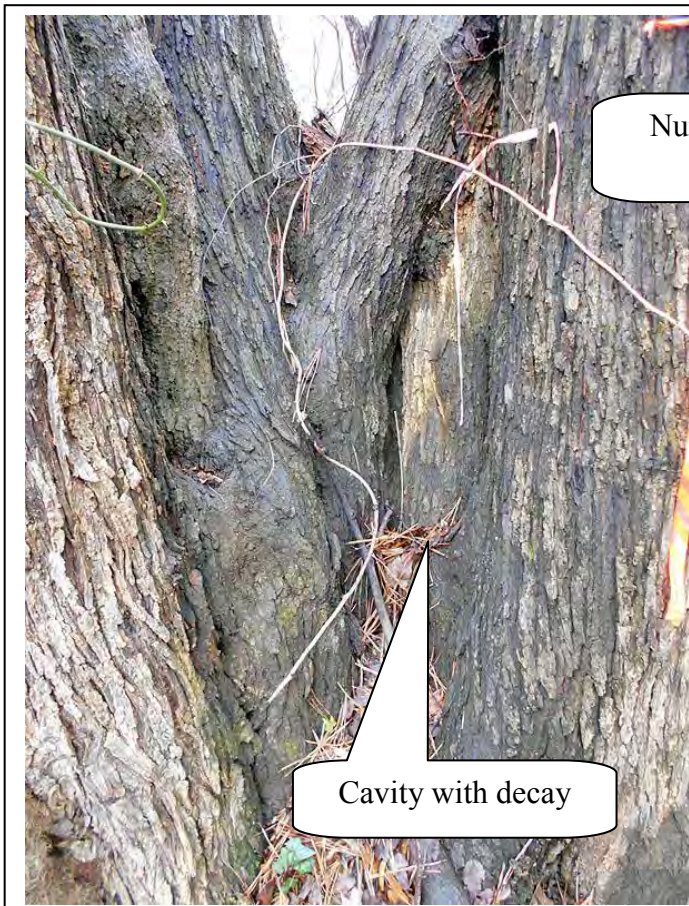
Trunk canker

Photo 9



Cavity with decay

Photo 10



Cavity with decay

Photo 11



Numerous trunk galls

Photo 12



Photo 13

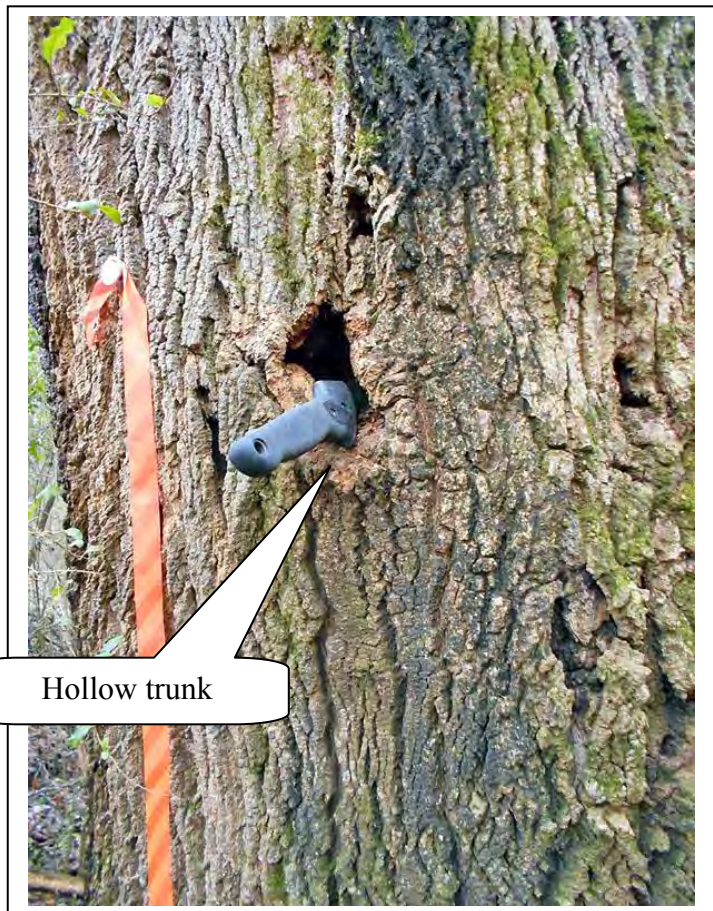


Photo 14



Photo 15



Photo 16



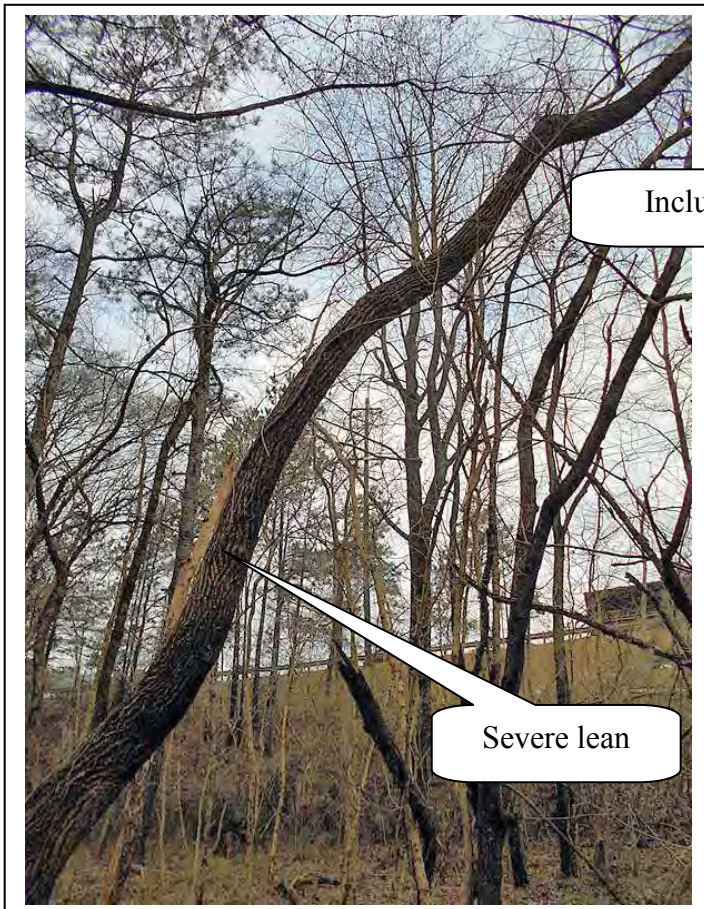
Leaders grown together

Photo 17



Hollow trunk

Photo 18



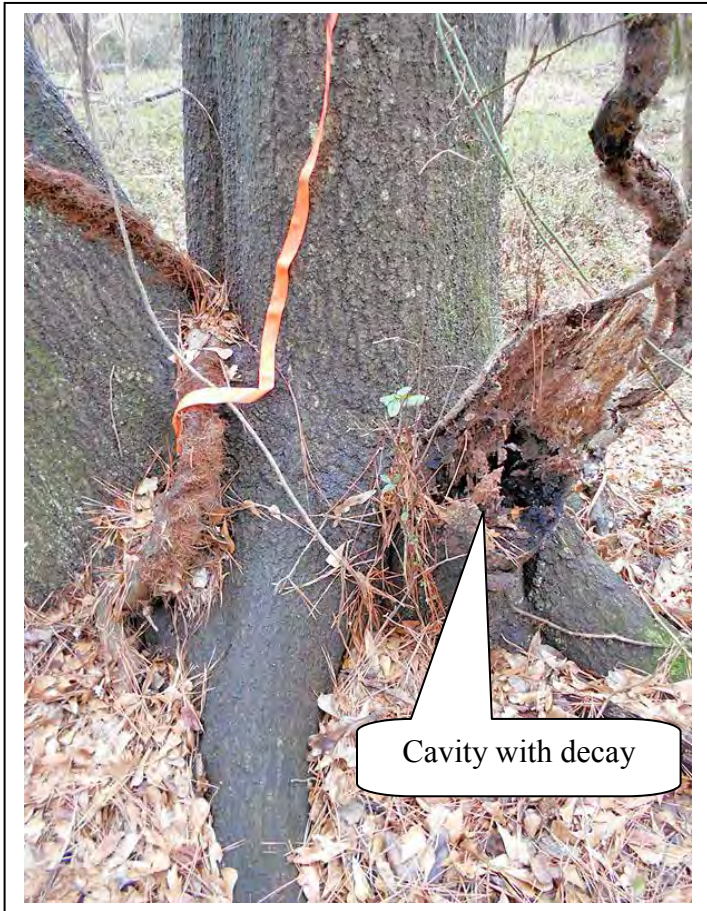
Severe lean

Photo 19



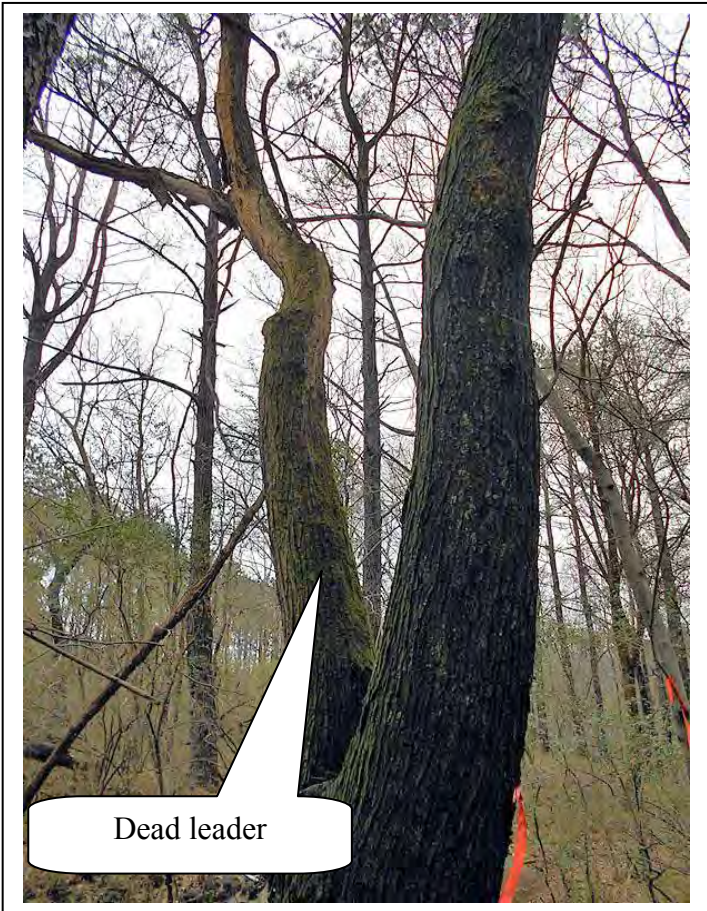
Included bark

Photo 20



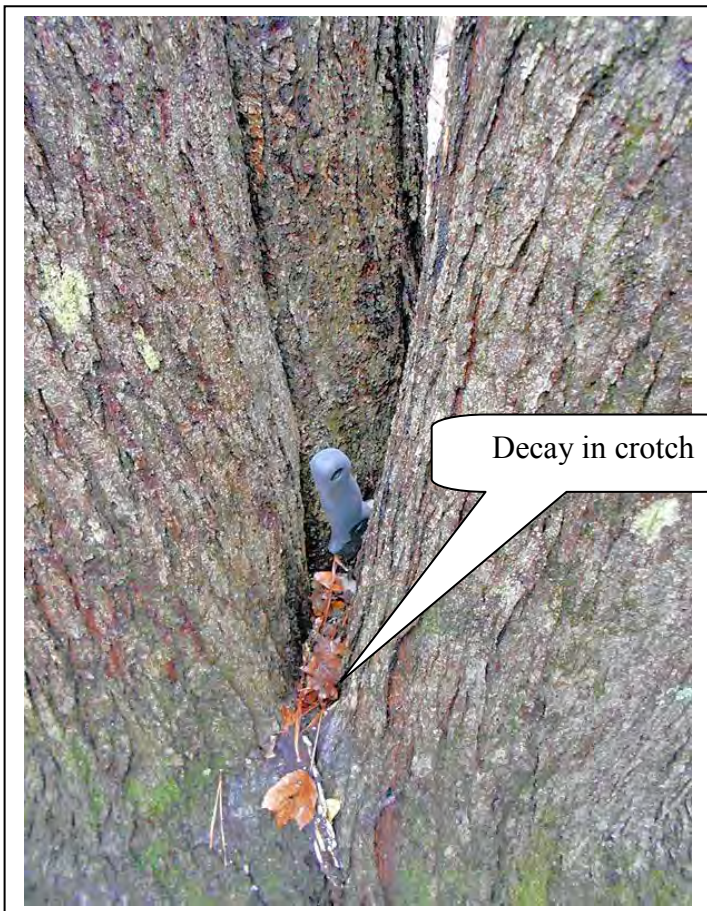
Cavity with decay

Photo 21



Dead leader

Photo 22



Decay in crotch

Photo 23



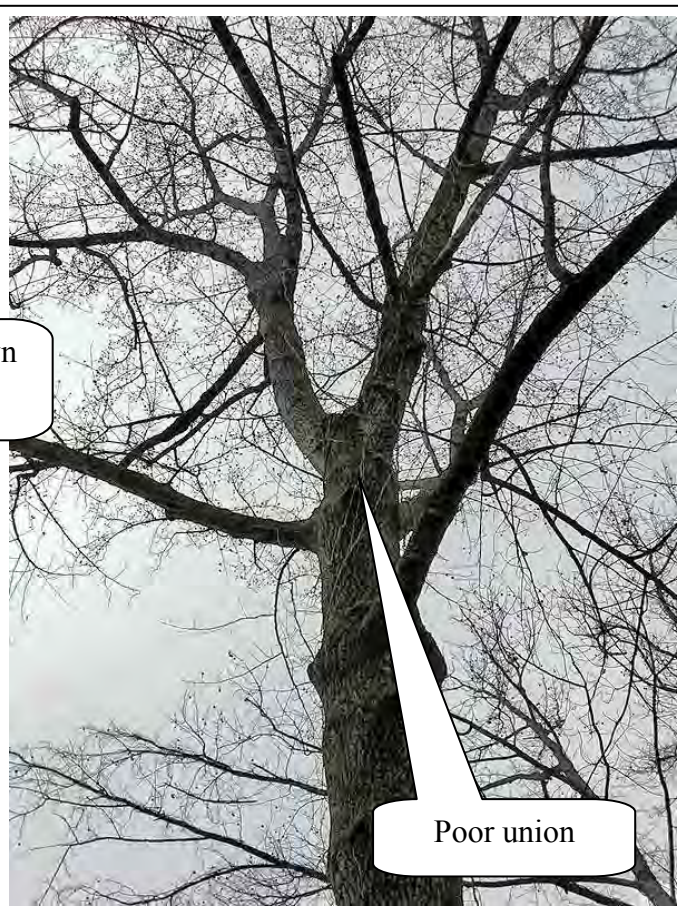
Sweet Gum
grown into
trunk of
Maple

Photo 24



2 Trees grown together

Photo 25



Poor union

Photo 26



Topped tree

Photo 27



Included Bark

Photo 28



Photo 29

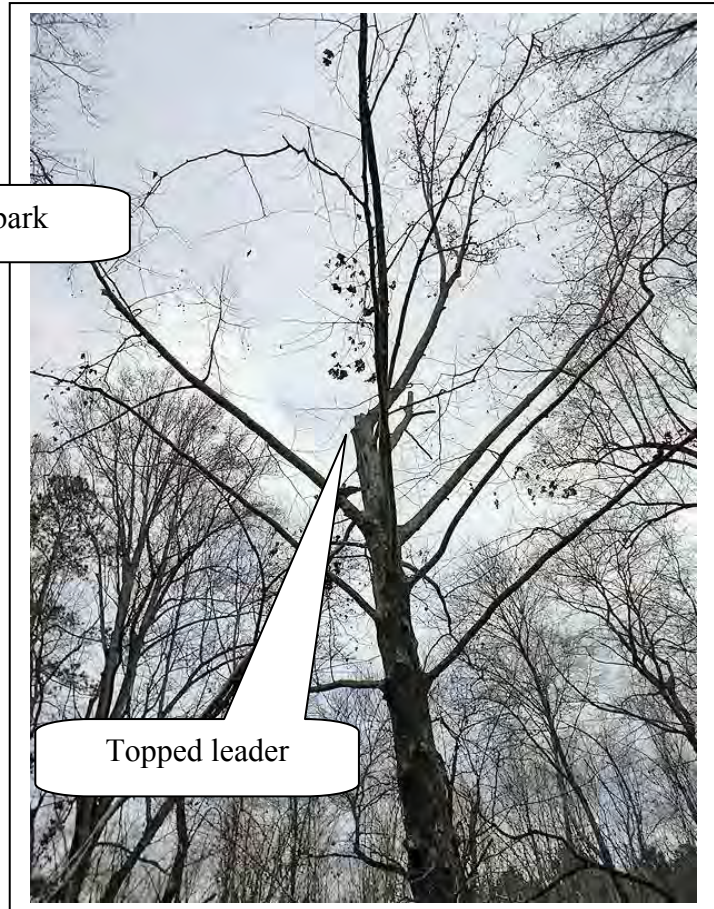


Photo 30

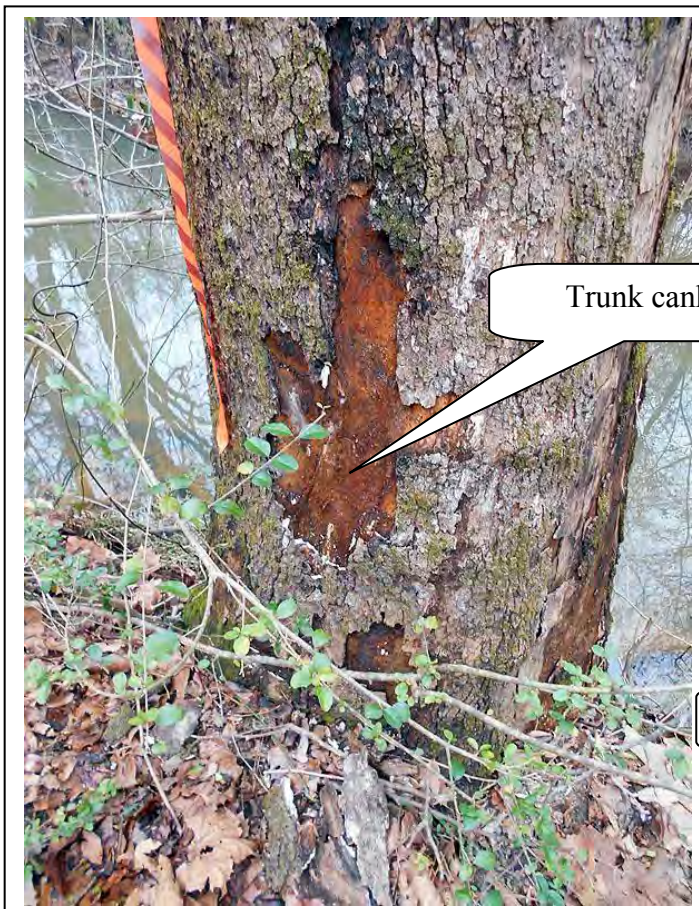


Photo 31

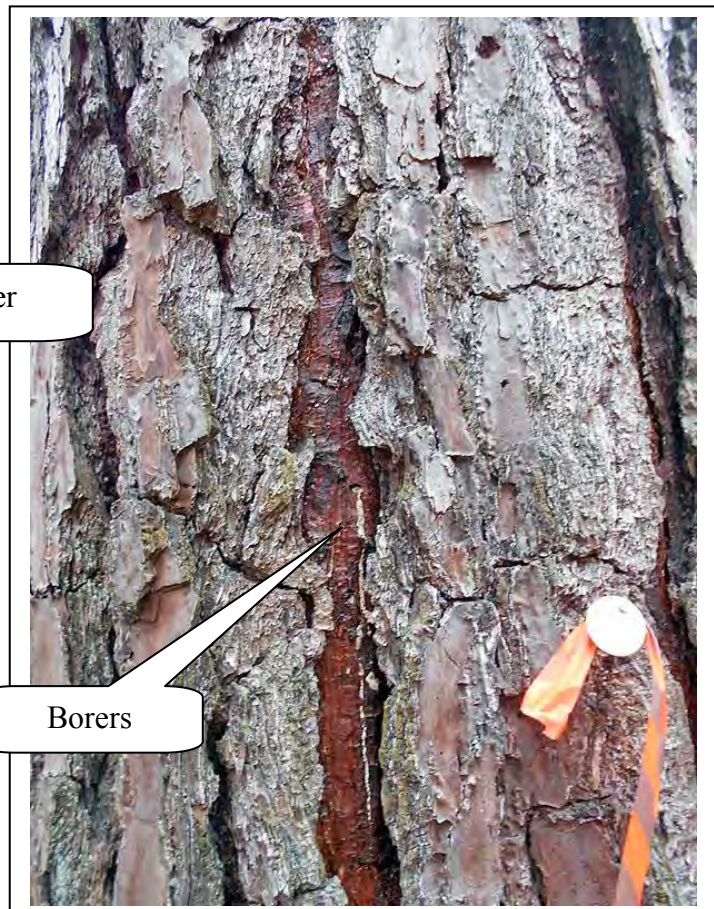


Photo 32