



OFFICIAL MINUTES OF COUNCIL MEETING ON

June 19, 2017

City Hall Council Chambers

2 Park Plaza

6:30 PM

Official Minutes

The public is advised that the following minutes are not a verbatim transcription of business presented at the Council Meeting of the date shown; but are a synopsis of pertinent information. The public is further advised that the tapes recorded at said meeting are a matter of public record and are available to be heard at the City of Alpharetta's Clerk's office during normal business hours.

I. CALL TO ORDER

❖ *Mayor Belle Isle called the meeting to order at 6:32 p.m.*

II. ROLL CALL

- Council Members
 - Mayor David Belle Isle
 - Chris Owens (Mayor Pro Tem)
 - Jason Binder
 - Jim Gilvin
 - Mike Kennedy
 - Dan Merkel (absent)
 - Donald Mitchell
- Staff
 - Bob Regus, City Administrator
 - Coty Thigpen, City Clerk
 - Scott Hastey, Assistant City Attorney
 - James Drinkard, Asst. City Administrator
 - John Robison, Director of Public Safety
 - Pete Sewczwicz, Director of Public Works
 - Morgan Rodgers, Director of Recreation, Parks, and Cultural Affairs
 - Tom Harris, Director of Finance
 - Shawn Mitchell, Budget and Procurement Manager

III. PLEDGE TO THE FLAG

IV. PRESENTATIONS

A. Citizen's Auxiliary Patrol Service – 20th Anniversary

V. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 06/12/2017)

❖ *Council Member Mitchell offered a motion to approve the Consent Agenda*

- *The motion received a second from Council Member Gilvin*
- *The motion was approved 5-0; Kennedy absent*

VI. PUBLIC HEARING

A. CLUP-17-02/Z-17-04 Taylor Morrison/40 Cumming Street DT-R

This item has been deferred by Staff until Monday, July 10, 2017. It will not be heard tonight.

B. CLUP-15-01/MP-15-01/Z-15-01/V-15-01 KB400 Master Plan/1699 Land CO. LLC

This item has been deferred by the Applicant until Monday, July 24, 2017. It will not be heard tonight.

C. CU-17-06/V-17-15 Village Park at Wills Road/Assisted Living

- Senior Planner, Michael Woodman, came forward to present this item on behalf of staff
- Staff recommends approval of CU-17-06/V-17-15 Village Park at Wills Road/Assisted Living Facility subject to the following conditions:
 1. 'Congregate Housing, Assisted Living Facility' shall be a permitted use on the subject property.
 2. The site, consisting of approximately 7.01 acres, shall be developed substantially similar to site plan submitted by Foley Design, dated 5/10/2017, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
 3. Buildings shall be substantially similar to the renderings and photographic examples prepared by Foley Design, dated 5/8/2017, which depict a Modern Farmhouse style, with final approval by DRB. Site and landscape plans shall require approval by the DRB. Elevations shall be minimum 40% brick or stone.
 4. Building setback shall be 50' on Wills Road, except for the theatre and dining buildings. Theatre and dining buildings shall be no more than 35' in height.
 5. Maximum building height shall be limited to no greater than 45', as depicted on the conceptual elevation Sheets 1 and 2, prepared by Foley Design and dated 5/8/2017.
 6. Drive entrances shall include stone entrance walls of modest height and length as not to impede vehicular view, with final approval by Staff.
 7. Decorative landscape and pedestrian street lights shall be required along South Main Street and Wills Road. Lighting type, quantity and spacing as required by Staff.
 8. Decorative foundation plantings shall be required around all buildings, with final approval by the DRB.
 9. Developer shall construct an 8' sidewalk with a minimum 5' planting strip, with trees in strip between edge of road and sidewalk as allowed within ROW, along Wills Road. Applicant shall maintain trees and is allowed to irrigate within ROW and is to work with City Arborist on sidewalk installation to minimize impacts to trees.
 10. Developer shall construct sidewalk along South Main Street, per GDOT improvement plans. Developer and City Arborist shall work with GDOT on sidewalk installation to minimize impacts to trees.
 11. Street Trees of the proper size and locations shall be required along all internal roads as approved by staff.
 12. A minimum 20' landscape strip shall be provided along South Main Street, outside of any utility easements. Staff and Developer will work on final limits of landscape strip along South Main Street. A minimum 10' landscape strip shall be provided along Wills Road, outside of any utility easements, and shall be heavily planted with a mix of hardwoods and evergreen plantings.

13. A minimum 15' revegetated (replanted where sparse) buffer shall be provided along the north property line adjacent to the City-owned parcel. A minimum 30' revegetated buffer, as approved by Staff, shall be provided along the north property line adjacent to 110 and 120 Wills Lane.
14. Outdoor amenity areas shall be provided as depicted on the site plan prepared by Foley Design, dated 5/10/2017.
15. Existing trees shall be saved as depicted on the plan submitted by Foley Design, dated 5/10/2017. Tree save areas near the intersection of South Main Street and Wills Road shall be enhanced with ornamental landscape, hardscape, seating area(s) and a decorative fountain or sculpture. Sculpture shall require approval by the local art committee. Landscape and hardscape shall be subject to DRB approval.
16. There shall be limited encroachment into the CRZ of Tree #80 (51" Southern Red Oak), as approved by Staff. Tree #80 shall require a full risk assessment by a climbing Arborist with a resistograph. Removal of this tree shall be subject to approval by Staff. Developer shall also save Tree #85 (31" Post Oak), #86 (26" Post Oak), #94 (20" Water Oak) and #95 (21" Water Oak).
17. Generator and dumpster shall be contained within an enclosure with materials that match the building and shall include landscape screening as approved by the DRB.
18. Developer shall dedicate a sign easement to the City at the corner of Wills Road and South Main Street. Easement limits shall be determined between developer and staff as corner conditions are influenced and impacted from tree save area, hardscape features and GDOT.
19. Power lines shall be placed underground.
20. Developer shall provide a bus shelter, with final approval by DRB.
21. Developer will design and install crosswalk adjacent to property to allow safer crossing of Wills Road to access Wills Park, as approved by Staff.

- The applicant, Tim Gary on behalf of Village Park Senior Living, is requesting a conditional use permit to allow a 130-unit 'Assisted Living Facility' on 7.01 acres. Formerly known as the Sims Property, it is currently being used for a seasonal haunted house, a place of worship and a barn. Variances are requested to reduce the front setback requirement, increase the allowable building height and to reduce the undisturbed buffer requirement between non-residential and residential uses. The subject property is located at the northwest corner of Wills Road and South Main Street at 1650 South Main Street and 437 Wills Road.
- The submitted request, if approved, will allow for the construction of a 130-unit 'Assisted Living Facility'. The proposed development is unique and would include independent living units, assisted care units and memory care units in both detached and attached buildings, as well as a variety of amenities and services associated with a State-licensed assisted living facility. The subject property is located at the northwest corner of Wills Road and South Main Street at 1650 South Main Street and 437 Wills Road.
- The 7.01-acre property consists of three (3) parcels of land, including a single-family detached home, a place of worship and an old barn. The zoning of the property is C-1 (Neighborhood Commercial), which allows 'Congregate Housing, Assisted Living Facility' as a conditional use. Surrounding properties are zoned R-15 to the north, O-I to the west, City of Roswell to the south and C-1 and SU to the east. A city-owned parcel and Arrowood subdivision are adjacent to the north, Wills Park and Exxon Gas Station is located to the east, Ferrari Dealership to the south, and Alpharetta Business Center to the west. The Comprehensive Land Use Plan designation of the property is 'Mixed Use'.
- The applicant is constructing a similar assisted living facility at the northwest corner of Webb Bridge Road and Morris Road. The applicant's proposed assisted living facility is unique in that it allows residents to age in place. Independent seniors needing limited to no assistance may occupy the cottages, duplexes or independent living portion of the main building. As assistance needs increase, residents may move to the assisted living and memory care portion of the main building.
- The applicant requests variances to reduce the front setback, increase the building height and to reduce the undisturbed buffer requirement. More specifically, the following variances are requested:
 1. Unified Development Code (UDC) Subsection 2.2.14 (D) to reduce the front setback on Wills Road from 50' to 25'. The front setback reduction along Wills Road is limited to a portion of the theatre and dining buildings at the south end of the property.
 2. UDC Subsection 2.2.14 (D) to increase the allowable building height from 35' to 55'. The main building varies in height from 39' (south) to 55' (midsection) and to 39' (north). The theatre and dining buildings,

- as well as the duplexes and cottages will be 1-story.
3. UDC Subsection 3.2.8(B)(1-2) to reduce the undisturbed buffer from 50’ to a minimum 15’ and to allow the buffer to be revegetated. The northern property line is approximately 364’, of which under 50’ is adjacent to two (2) existing single-family homes in the Arrowood subdivision. The buffer adjacent to the existing single-family homes ranges from 21’ to 35’. The remainder of the property is adjacent to a City-owned parcel with residential zoning.
 - The nearest assisted living facility to the applicant’s site is Hembree Senior Care Center, which is located at 1130 Upper Hembree Road. As shown in the tables below, there are currently ten (10) assisted living facilities operating in the City, consisting of approximately 1,171 units (or rooms). An additional 425 assisted living facility rooms are under construction at three (3) locations in the City, including the applicant’s other project at the northwest corner of Webb Bridge Road and Morris Road.

Assisted Living/Senior Housing – Existing

Project Name	Location	Units
Atria of Alpharetta	100 Somerby Drive	282
Charter Senior Living	4125 North Point Parkway	70
Cottonwood Estates	255 Vaughan Drive	133
Morningside of Alpharetta	253 North Main Street	89
Addington Place of Alpharetta (F.K.A. Benton House)	762 North Main Street	97
Dogwood Square	555 Janis Square	100
Parc Alpharetta	1000 Fanfare Way	200
Hembree Senior Care Center	1130 Upper Hembree Road	22
The Mansions (Phase 1)	3700 Brookside Parkway	124
Autumn Leaves	3300 Webb Bridge Road	54
TOTAL		1,171 Units

Assisted Living/Senior Housing – Under Construction

Project Name	Location	Units
The Mansions (Phase 2)	Old Milton Parkway	92
Avanti Inspired Living	Old Milton Parkway @ GA 400	145
Village Park of Alpharetta	12300 Morris Rd	188
TOTAL		425 units

- Presently, there are 21 parcels of land in the City where assisted living facility is permitted by right. Assisted living is less of a burden on traffic and schools; however, the use does have greater impacts on public safety services.
- The submitted site plan depicts a 135,000 square foot main building and theatre building at the south end of the property near the corner of Wills Road and South Main Street. Cottages and duplexes are depicted on the northern portion of the property, near the existing residential neighborhood (Arrowood Subdivision). The main building is proposed to be 3-stories over parking and will include independent living units, assisted living units, memory care units, dining and amenities. The theatre, cottages and duplexes will be 1-story and will include outdoor amenity areas. The site plan depicts outdoor amenity areas throughout the site, including a pool area, parks, lawns, patios, pavilions and walking trails.
- The main building is oriented to South Main Street and includes a circular driveway with a drop-off area, including a port-o-cochere. 63 surface parking spaces and 50 underground parking spaces are depicted at various locations throughout the development, which complies with the UDC requirement of one (1) space per two (2) sleeping rooms. One (1) project driveway from South Main Street and one (1) from Wills Road are depicted on the site plan. A secondary fire lane access is also depicted on Wills Road. Sidewalk improvements are shown along South Main Street and Wills Road. Building setbacks are as

follows:

- South Main Street – 65’
 - Wills Road – 25’
 - Internal (Side and Rear) Setback – 15’
-
- The applicant proposes a minimum 15’ revegetated buffer along the north property line, except that the portion of the buffer adjacent to two (2) single-family homes in the Arrowood subdivision ranges in size from 21’ to 35’. UDC Subsection 3.2.8(B)(1-2) requires a 50’ undisturbed buffer between non-residential and residential uses maintained in its natural undisturbed state. The assisted living facility use is considered a non-residential use and therefore requires an undisturbed buffer along the north property line. There are three (3) adjacent properties to the north, all of which are zoned R-15. One (1) property is an undeveloped City-owned parcel with 314’ of common property line with the applicant’s property. And the others are two (2) existing single-family detached homes in the Arrowood subdivision with under 50’ of common property line with the applicant’s property.
 - There are several trees on the subject property, consisting mainly of Hardwoods (Oak, Tulip Poplar, Sweet Gum and Maple). Many of the identified trees do not qualify as specimen due to declining health, asymmetry and being located on slopes. The applicant’s site plan incorporates tree save areas near the corner of Wills Road and South Main Street. If approved, staff recommends that perimeter trees of quality and tree groupings be saved, where possible. Stormwater will be addressed through an underground vault.
 - The applicant submitted proposed elevations and photographic examples of the various buildings, which are described as Modern Farmhouse architectural style. Building materials are proposed to be stone, board and batten and siding with metal roof accents. Architectural elements will include cupolas, stone chimneys, port-o-cochere, porches and balconies, decorative railings, faux barn doors and feature windows.
 - The grade of the site drops from south to north. The finished floor elevations (FFE) of the main building will follow the grade of the property, with a 1135 FFE at South Main Street, 1120 FFE at the midsection of the building and 1108 FFE at the north end of the building. The main building height will vary from 39’ on the south end of the building, 55’ at the midsection of the building and 39’ at the north end of the building.
 - The applicant submitted the trip generation figures below for the proposed project showing that the proposed 130 assisted living facility units would generate 24 PM Peak Hour trips.
 - A market study, prepared by JLL, was provided by the applicant and includes a supply and demand analysis for assisted living facilities. The market study identified a primary market area (PMA) of a 10-minute drive from the subject site. The target market are seniors aged 65+ with household incomes of \$35,000+. The study considered existing and proposed facilities in the City, as well as in the surrounding jurisdictions of Milton and Roswell. The supply and demand analysis indicates that the PMA has an undersupply of assisted living, memory care and independent living beds in the current year and through 2026. The study concludes that the market has potential demand to support the applicant’s proposed development. However, the study does note that the development area is very active and that new senior living projects should be monitored closely. New projects could alter the conclusions of the report.
 - City Staff has reviewed the applicant’s proposal and finds that it can generally support the request for conditional use and variances. The request is not in conflict with the established standards and should have little impact on the area. The proposed use is a low traffic generator and would represent a good transition between the adjacent residential and non-residential uses. While staff is concerned with the amount of assisted living facilities in the City, the subject property is an ideal location for the proposed use given the surrounding non-residential and residential uses. In addition, the applicant has provided a market study showing demand for assisted living facility through 2026. Conditions are recommended to regulate architecture, site layout, height, landscaping, screening and to minimize impacts to adjacent properties.
 - The report submitted by the applicant states that property owners within 500’ were contacted regarding the applicant’s intent. The report states that the owner of 120 Wills Lane contacted the applicant regarding

the proposed buffer reduction and indicated that he does not support the proposed buffer reduction. The applicant intends to provide a 21' – 35' buffer adjacent to this property. The report states that there were no other comments.

- Carla Breakwell, representative for the applicant, came forward to provide a brief overview of their request
- Jeff Smith, landscape architect with Foley Design, came forward to address questions posed by Mayor and Council
- Bill Foley, of Foley Design, came forward to speak on the applicant's selection of proposed site

Public Comment

None

- ❖ *Council Member Kennedy offered a motion to approve CU-17-06/V-17-15 Village Park at Wills Road/Assisted Living subject to the 21 conditions*
 - *The motion received a second from Council Member Owens*
 - *Council Member Binder offered friendly amendment to the last sentence of condition #13 to read, "A minimum 50' revegetated buffer, as approved by Staff, shall be provided along the north property line adjacent to 110 and 120 Wills Lane."*
 - *Amendment accepted by Kennedy and Owens*
 - *The motion was approved 4-2; Belle Isle and Gilvin voting no*

D. CLUP-17-03/MP-17-05/Z-17-05/CU-17-05/V-17-16 Northwinds Summit/Pope & Land 

- Director of Community Development, Kathi Cook, came forward to present this item on behalf of staff
 - This item was heard at the June 1, 2017 Planning Commission meeting. One resident spoke in opposition to the request, with concerns over traffic. After discussion, the Planning Commission recommended to approve this item. Vote (7-0)
 - Staff recommends approval of CLUP-17-03/MP-17-05/Z-17-05/V-17-16 Northwinds Summit/Pope and Land, subject to the following conditions:
 - Conditions ending with GRTA are conditions recommended by the Georgia Regional Transportation Authority. All GRTA recommendations are incorporated in a document dated April 27, 2017, RE: DRI 2669 – Northwinds Summit.
1. The 24.547-acre property shall be zoned MU and the site shall be developed substantially similar to the plan by Haines Gipson & Associates, dated 5/23/2017, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
 2. The comprehensive land use plan designation of the property shall be Mixed Use.
 3. The maximum residential density shall be restricted to no more than 7.00 dwelling units per acre.
 4. Architectural style shall be representative of a traditional style common in Alpharetta and material shall be primarily masonry with non-residential buildings approved by the DRB and 'For-Sale' residential buildings approved by Staff.
 5. Development regulations shall be as follows:
 - a. Office – 1,230,000 square foot maximum. Entitlement shall be deducted from the existing Northwinds Master Plan entitlement for office. Building heights shall be limited as depicted on the site plan prepared by Haines Gipson & Associates, dated 5/23/2017.
 - b. 172 'For-Sale' condominium units shall be permitted in up to 4-story buildings with a maximum height of 50'. No more than 10% shall be rented as stated in the HOA documents. 800 square feet of existing office density per residential unit shall be exchanged.
 - c. Retail/Restaurant –Maximum of 30,000 square feet and height of 2 stories or 24', whichever is less.

Entitlement shall be deducted from the existing Northwinds Master Plan entitlement for office/accessory retail. Mixed use buildings shall be limited to a maximum of 4 stories. Two (2) jewel box buildings shall be permitted within the median of the new private road, as depicted on the site plan. Office Site C on the site plan shall not be considered a mixed use building. All restaurant uses shall include outdoor dining areas.

- d. Hotel – One boutique or full-service hotel as approved by staff with a maximum of 140 rooms and 5 stories shall be permitted. Hotel entitlement shall be deducted from the existing Northwinds Master Plan entitlement for hotel, which will require an exchange of 12,800 SF of office for 16 additional hotel rooms. Hotel may not be an extended stay facility.
 - e. Parking Decks – Maximum of 8 levels, as depicted on the site plan prepared by Haines Gipson & Associates, dated 5/23/2017. With the exception of the parking decks serving office buildings, all parking decks shall be wrapped with residential or non-residential uses where visible from the road. Parking decks visible from Haynes Bridge Road and Northwinds Parkway shall be treated with comparable materials and finishes as the buildings they serve. Parking decks visible from Georgia 400 and the interchange, as well as the 2 parking decks immediately adjacent to Haynes Bridge Road and Northwinds Parkway shall be screened from view with evergreen landscaping of sufficient size, as approved by Staff. Suitability of parking deck elevation, visibility and landscape screening shall be approved by the DRB. Parking lot islands shall be planted with trees, shrubs and ground covers. Provide sufficient green space to screen parking decks. Investigate as directed by Staff, the possibility of adding shade structures on the top floor of parking decks to covers a minimum 15% of this surface.
6. The Master Plan area shall be limited to the following uses and further restricted by conditions of zoning:
- a. Office
 - b. Retail
 - c. restaurant (no drive thru)
 - d. hotel
 - e. residential
7. Retail uses shall be those customarily accessory to or amenities for office uses, restricted to the following uses:
- a. Art Gallery
 - b. Bakery
 - c. Barber Shop
 - d. Beauty Shop
 - e. Book Store
 - f. Brewery
 - g. Computer Supply Store
 - h. Copy Center/Print Shop
 - i. Drug Store (not to exceed 2,000 SF)
 - j. Dry Cleaning Pick-up Station
 - k. Fitness Studio
 - l. Florist, Retail without Greenhouse
 - m. Neighborhood Grocery (min. 3,000 SF)
 - n. Office Supply Store (not to exceed 2,000 SF)
 - o. Package Shipping/Mail Box Store
 - p. Restaurant (no drive-thru)
 - q. Retail Sales and Services Establishment
 - r. Shop or Studio, Craftsman/Artist
 - s. School, Commercial
 - t. Spa Services (with approval of a conditional use permit)
8. Building setbacks shall be 50' along Haynes Bridge Road and 40' along Northwinds Parkway. Side and rear setbacks shall be 15' and shall be in addition to required buffers where they abut adjoining properties.
9. Building setbacks along internal streets shall be 0' for the first 60' of building height. Above 60' in height, a 10' setback shall be provided from back of curb. Sidewalks and street trees shall be incorporated throughout the development. Pedestrian bridges, stairs, elevators and escalators may encroach over and into public spaces provided that they don't impede pedestrian circulation or safety.
10. A building permit shall not be issued for any free-standing retail building before a building permit is issued for the

30,000 square foot office use.

11. Parking shall be provided at a minimum of 3.0 spaces/1,000 SF for office and retail uses. Bicycle parking shall be provided at 1 space per 50 parking spaces. Electric vehicle charging stations shall be provided at 1 space per 50 parking spaces.
12. 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.
13. Existing landscape trees, determined to be in good condition, depicted to be removed shall be spaded and relocated on-site, as approved by Staff.
14. A minimum 3.17 acres of public space and a minimum 8.29 acres of greenspace shall be provided as depicted on the 5/23/2017 zoning plan. A bocce ball court, or an alternative outdoor recreational feature, shall be required within an area designated public space as approved by Staff.
15. Delete Condition #6 on Northwinds Master Plan Table A – Revised October 1998, which required 20 stories or 300' buildings directly adjacent to the Georgia 400 Tree Buffer.

Design Conditions:

16. A permanent public access easement shall be provided over the new private street connecting Haynes Bridge Road to Northwinds Parkway.
17. At-grade pedestrian and bicycle connections shall be provided throughout the site, including between buildings and recreational facilities within the development and across Northwinds Parkway. Pedestrian crossings throughout development shall be ramped and the surface materials shall be brick pavers, cobblestones or architecturally treated concrete products as approved by Staff.
18. Detention facilities shall not be visible from a public right-of-way, except a decorative water feature approved by Staff. The developer shall work with the adjacent property owner to install a pond aerator and landscaping around the pond, as approved by Staff.
19. Each entrance off Northwinds Parkway and Haynes Bridge Road shall be designed with a minimum 5,000sf green space to incorporate a water feature, sculpture or similar focal point feature, as approved by Staff and prior to an LDP. Approval and construction of 1 sculpture shall be required concurrent with the first CO. A minimum of 1 additional sculpture shall be required concurrent with the first CO of each subsequent phase of development. All sculptures shall be completed prior to final site CO.
20. 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.
21. The developer shall provide bicycle racks, benches, trash receptacles, decorative crosswalks, planters, kiosks 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 Haynes Bridge Road, Northwinds 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. The public shall be permitted to park in the office parking lots on evenings and weekends. Bicycle Facilities shall be provided throughout the development including a bicycle rental station.
22. Prior to LDP, the applicant shall submit for approval a document to be entitled 'Northwinds Summit Design Standards'. This document shall include elevations or architectural themes of buildings, specifications for street furniture including benches, trash receptacles, lighting, fountains, bicycle racks, bus shelter, signage landscaping themes and focal point features and shall be substantially similar to the renderings filed with the 2017 application, as amended. Design standards will be presented to Staff and the DRB for review and approval. This document also shall detail entrance treatment for the Haynes Bridge Road and Northwinds Parkway intersections with the new private road.
23. Surface parking areas other than on-street parking shall be screened from the right-of-way in compliance with the UDC. A decorative, short wall shall be located along Haynes Bridge Road where necessary to obscure views of surface parking near the hotel and along Northwinds Parkway where necessary to obscure views of loading area for Office Site/Parking Deck E.
24. All buildings along Haynes Bridge Road and Northwinds Parkway must face those streets or appear to face those streets. Backside of buildings or 'back of house' functions (such as loading or dumpster area) shall not be visible from those streets. Parapet walls shall be used as needed to screen roof-top mechanical equipment and views.
25. Streets within the development shall be private and only where indicated on the site plan, shall include a planted median with sufficient space for tree plantings.
26. Corner of Haynes Bridge Road shall be designed with a minimum 5,000 square foot green space and shall incorporate existing wall and landscaping with a focal point feature (sculpture), final approval by Staff with input from the local

arts committee. Applicant shall provide a minimum 3 original sculptures located at prominent locations throughout the development, including the corner of Haynes Bridge Road and in the roundabout, final approval by Staff with input from as the local arts committee. Approval and construction of 1 sculpture shall be required concurrent with the first CO. A minimum of 1 additional sculpture shall be required concurrent with the first CO of each subsequent phase of development. All sculptures shall be completed prior to final site CO.

27. In order to further 2035 Comprehensive Plan strategy LU 6.2, no stand-alone retail development shall be located within 500' of the GA 400 interchange.
28. Prior to the first LDP, applicant shall submit a revised master plan for the entire parcel to the City, which shall incorporate the approved conditions, as well as the following:
 - a. Approved specifications and standards identified for each use within the total development.
 - b. Pedestrian network.
 - c. Overall planned green space areas.
29. Every plan submitted for an LDP shall include an on-going density and acreage tabulation.
30. Alcohol license distance requirements from residential development shall be waived.
31. Rooftop signs shall be permitted as approved by the DRB.
32. All site plans and civil design plans hereafter submitted to the City of Alpharetta shall state as the first note: "This plan reflects conditions stipulated through public hearing regarding case CLUP-17-03/MP-17-05/Z-17- 05/CU-17-05/V-17-11 Northwinds Summit/Pope and Land"

Landscape Conditions:

33. A 20' landscape strip with trees and shrubs shall be provided along Haynes Bridge Road and Northwinds Parkway. All new utilities shall be located underground. Existing landscape strips along Northwinds Parkway and Haynes Bridge Road shall be replanted where needed, as approved by Staff.
34. Landscaping areas shall not contain any parking, water detention area or buildings, or portion thereof, except that a detention pond or ponds may be located within the landscaping area if decorative and will provide an amenity. However, there shall be no encroachment into the Georgia 400 tree buffer, except for the Alpha Loop as approved by Staff.
35. At least 1 roof-top amenity shall be required within the development. In addition, at least 10% of the space occupied by restaurant uses shall be located in open air dining areas. Outdoor dining areas will not count against the 30,000 SF of retail/restaurant use.
36. Provide detailed street planting for Haynes Bridge Road, Northwinds Parkway and new private road. Landscape plan shall be approved prior to issuance of a LDP and shall retain the current mature street trees, except at curb cuts along Northwinds Parkway and Haynes Bridge Road with final approval by Staff.
37. The developer and/or property owner shall be responsible for the planting and maintenance of medians within the development site. Planting and maintenance shall be in accordance with a plan approved by Staff.
38. The developer shall dedicate a permanent easement to the City and construct a 12' concrete, accessible multi- use trail from Northwinds Parkway, through the site, next to the detention pond and through the Georgia 400 buffer and along Haynes Bridge Road, with final alignment/design/materials approved by Staff and construction completed prior to the first CO for residential units. A hawk signal and crossing shall be provided across Northwinds Parkway and shall be constructed of paver material approved by Staff. Alpha Loop shall including seating/gathering areas, lighting (pedestrian and bollards), landscape and hardscape. Trail entrance gateways/arches shall be provided on Northwinds Parkway and Haynes Bridge Road. Final design and construction shall be approved by Staff. The applicant shall hand clear undergrowth, invasive species and dead materials within the Georgia 400 buffer; maintain such condition to the City's satisfaction; and promote use of the area to the public by providing parking, access and trails for public enjoyment. A bike share station shall be provided at a location(s) along the trail as approved by Staff. Wayfinding signage shall be placed at key locations along the trail.
39. Public spaces shall include landscape and hardscape for recreation, entertainment, and/or civic purposes as approved by Staff.

General Conditions of Approval to GRTA Notice of Decision:

Haynes Bridge Road at GA 400 Southbound Ramps

40. Restripe the westbound approach (Site Driveway 1) to operate with two dedicated left turn lanes, one dedicated through lane and one shared through/right turn lane, as shown on plan.
41. Install permissive + overlap signal phasing for the southbound right turn movement.

Haynes Bridge Road at Northwinds Parkway/Lakeview Parkway

42. Convert the existing yield-controlled northbound right turn movement to a free-flow movement.
43. Construct a second westbound right turn lane on Northwinds Parkway, per local standards.

Northwinds Parkway at Site Driveway 2

44. Signalize, if and when warranted.

- The applicant, Pope and Land, is requesting a master plan amendment to the Northwinds Master Plan Pod A to add 'For-Sale' and 'For-Rent' residential uses within a mixed-use development. The proposed development mix on the 24.547-acre property is 30,000 square feet of retail/restaurant, 140-room hotel, 1,230,000 square feet of office, 140 'For-Rent' units and 32 'For-Sale' condominium units. A rezoning is requested from O-I (Office- Institutional) to CUP (Community Unit Plan), as well as a comprehensive land use plan amendment from Corporate Office to Mixed Use. A conditional use is requested to allow 'For-Rent' residential use and variances are requested from the 'For-Rent' standards, minimum lot size in the CUP district and various parking variances. A change to a previous master plan condition is requested to remove a provision requiring a 20-story height for office buildings adjacent to the Georgia 400 Buffer. The property is located at the northeast corner of Haynes Bridge Road and Georgia 400.
- The submitted request, if approved, will allow for the construction of a mixed-use development consisting of 30,000 square feet of retail/restaurant use, 1,230,000 square feet of office, 32 'For-Sale' condominium units, 140 'For-Rent' apartment units, 140-room hotel and several parking decks on a 24.547-acre site. The proposed residential density is 7.00 dwelling units/acre. The subject property is located at the northeast corner of Haynes Bridge Road and Georgia 400.
- The subject property and surrounding properties are zoned O-I and are subject to the Northwinds Master Plan Pod A. The property is bound by Northwinds Parkway, Fairfield Inn & Suites and an office building to the north, Haynes Bridge Road to the west, Georgia 400 to the south and the former DeVry Institute property to the east. The property and surrounding properties have a comprehensive land use plan designation of Corporate Office.
- The applicant is requesting a master plan amendment for a project called "Northwinds Summit" to add 'For-Sale' and 'For-Rent' residential uses. Northwinds Master Plan Pods A & C have a remaining entitlement of 2,535,559 square feet of office/retail, of which 446,599 square feet can be exclusively retail on Pod C only. In addition, 124 hotel rooms remain entitled in Northwinds Pods A & C, including a provision allowing for an exchange of 800 square feet of office for one (1) hotel room, up to a maximum of 300 additional hotel rooms. The applicant's initial request indicated that the proposed uses were in addition to the remaining entitlements in the Northwinds Master Plan. However, the applicant has since decided to move forward utilizing the existing remaining entitlements for office, retail and hotel.
- A rezoning is requested for 24.547 acres from O-I to CUP and a comprehensive land use plan amendment from Corporate Office to Mixed Use in order to add the proposed residential uses. However, staff recommends rezoning the subject property to MU (Mixed Use), based on the proposed development mix. A conditional use is requested to allow 'Dwelling, 'For-Rent' Residential' use and variances are requested from the 'For-Rent' design standards, parking, as well as a variance to reduce the minimum lot size in the CUP zoning district.
- The Northwinds Master Plan was approved in 1986 and has been amended on a few occasions over the years. According to the current master plan development standards, Pods A & C allow office buildings at a maximum height of 20 floors. In addition, development standard condition #6 requires office buildings adjacent to the Georgia 400 Buffer to be 20 stories or 300'. As reflected below and supported by Staff, the applicant proposes to strike Condition #6 altogether.

6. ~~"The height of office buildings located directly adjacent to the GA 400 Tree Protection Zone shall be 20 stories or 300', whichever is less."~~

- In 1993, the City referred the Northwinds Master Plan to the Atlanta Regional Commission (ARC) for a Development of Regional Impact (DRI) review. At the time, the proposed Northwinds DRI was found

to be not in the best interest of the State due to the potential negative impacts on the Big Creek Wastewater Treatment Plant, Fulton County School System and transportation facilities in the area. Staff submitted an application to the Department of Community Affairs (DCA) for a DRI Review of the applicant’s proposed plan. On May 3, 2017, the ARC issued a finding that the proposal was in the best interest of the Region, and therefore the State. GRTA submitted a “Notice of Decision”, dated April 27, 2017, stating the project was approved as submitted with recommended conditions.

- The table below provides a comparison between the applicant’s zoning proposal, the Northwinds Master Plan, and the remaining entitlement.

Applicant’s Proposal vs Original Master Plan				
Use	Applicant’s Proposal	Original Master Plan	Remaining Entitlement – Pods A & C	Remaining Entitlement, incl. Applicant’s Proposal
Residential	32 ‘For-Sale’ Condominium, 140 ‘For-Rent’ Apartments	58 ‘For-Sale’ Townhomes 800 ‘For-Rent’ Apartments	None	+140 ‘For-Rent’ Apartment +32 ‘For-Sale’ Condominium
Hotel	140 rooms**	300 rooms*	124 rooms*	0**
Office & Accessory Retail/Restaurant	1,230,000 SF Office 30,000 SF Retail/Restaurant	4,340,140 SF (Pods A & C – office and retail)	2,535,559 SF	+1,262,759 SF**

*Northwinds Master Plan allows a developer to exchange 800 SF of office density in Pod A to add one (1) hotel room up to a maximum of 300 rooms in addition to the 300 permitted.

**12,800 SF of office use is proposed to be exchanged for 16 hotel rooms in order to accommodate the applicant’s request.

- The property is also located within the Tier 1 North Point Development Node as depicted on the 2035 Future Land Use Plan. The City’s Comprehensive Land Use Plan describes the North Point Activity Center Character Area in the following way:

“PRESERVE the North Point area as a regional destination for shopping, jobs and entertainment, and ENHANCE the area with improvements and new development that supports a walkable and vibrant community destination with places to shop, work, entertain and live.”

“Future development should emphasize connectivity, uses that generate a high level of activity and transit-oriented development that anticipates the extension of MARTA transit service to the area. It should reinforce a walkable, mixed-use destination supported by a range of housing types and transportation modes. It should also focus on expanding the street network, enhancing public transit service, creating a pedestrian-friendly environment by adding sidewalks and supporting bicycle use with infrastructure that makes biking safe and convenient. This complete transportation system should link adjacent residential, office and commercial areas to major destinations within the activity center or serve as a safe and convenient connection to other destinations in the community. Expand entertainment uses and capitalize on amphitheater location.”

The property is located in an area of the North Point Activity Center LCI designated Mixed-Use Commercial Center Area, which is described in the following way:

“Mixed-use Commercial Centers seek to take advantage of Georgia 400, Mansell Road, and Haynes Bridge Road to accommodate significant vehicular traffic by locating high intensity uses within a short distance of the Georgia 400 interchanges. While still providing pedestrian connectivity to the mixed-use village center, the two commercial centers are better suited to accommodate taller, regional serving development with higher vehicular traffic demands.”

- The applicant is requesting the seven (7) variances related to the MU zoning district, ‘For-Rent’ standards

and parking regulations:

1. Reduce the minimum lot size in the CUP district from 100 acres to 24.547 acres.
 2. Allow first floor 'For-Rent' dwellings on more than two (2) buildings sides.
 3. Remove requirement for first floor 'For-Rent' dwelling units to have individual unit entrance from the exterior of the building and individual stoops or porches.
 4. Delete the requirement for neighborhood grocery associated with the 'For-Rent' product.
 5. Reduce the parking requirement for office and retail uses from one (1) space per 250 square feet to one (1) space per 333.3 square feet (from 4 spaces/1,000 to 3 spaces/1,000).
 6. Reduce the bicycle parking requirement from one (1) space per 25 parking spaces to one (1) space per 50 parking spaces.
 7. Reduce the electric car charging station requirement from one (1) space per 25 parking spaces to one (1) space per 50 parking spaces.
- The site plan does not meet the minimum 25% retail required in the MU district; however, other than restaurant and convenience retail no additional destination type retail is recommended at this location.

'FOR-RENT' RESIDENTIAL

- The applicant requests a rezoning, master plan amendment and conditional use to allow 140 'For-Rent' units in a 4-story building with parking deck. One (1) side of the building has 1st floor retail and office uses along the new Storefront Street. Residents will have access to parking and amenities, such as a pool and private outdoor amenity area. Staff requested information on bedroom mix, unit size, price point and amenities; however, the applicant indicated that the information was not available at this time. The applicant is requesting variances to the 'For-Rent' standards to allow first floor 'For-Rent' units on more than two (2) buildings sides, to remove the requirements for individual unit entrance from the exterior of the building, individual stoops and porches and to remove the requirement for a neighborhood grocery of sufficient size to support the development. Staff could support a reduction in retail; however, if rental is approved then a small neighborhood grocery should be required. A small 3,000 square foot tenant could provide convenience goods.
- There are several factors that should be considered with requests for apartments, such as mix of uses, design, long-term viability, impacts to City facilities and services, as well as traffic and school impacts. Office space already exists within the Northwinds Master Plan and high density housing should be tied to office space where jobs exist and are created and service uses are available to limit vehicular trips. The 1,230,000 square feet of new office will generate approximately 6,150 employees (1 employee per 200 square feet) to support the residential and retail uses.
- The City's Rental Housing Study, which was prepared in May 2015 and recently updated, recommends as one possible approach that the City target an entitlement of between 93 and 159 'For-Rent' units per year in order to achieve a goal of 32% rental housing in the City. It should be noted that this annual target recommendation is not an approved City policy; however, the 32% 'For-Rent' policy is included in the 2035 Comprehensive Land Use Plan.
- In 2017, the City approved 405 'For-Rent' units and looking at the goal of 32%, these approvals exhaust the targeted 'For-Rent' goal up to 2020. If the City decides to allow 2020 entitlements, a condition should be added to prohibit a CO until 2020 in order to meet the goal. In order to promote a traffic reduction, residential units could be exchanged for existing office density, similar to the hotel room exchange, to reduce traffic impacts.

'FOR-SALE' RESIDENTIAL

- The applicant is requesting 32 'For-Sale' condominium units in a 4-story building. The condominium building is depicted to the east of the proposed 'For-Rent' building and includes a 14,176 square foot private amenity area for its residents. It is recommended that a mixed-use development contain a variety of

residential types. The applicant's proposed development mix provides nearly 19% 'For-Sale' residential product, which is comparable to the ratio of 'For-Sale' to 'For-Rent' uses at mixed-use developments such as Milton Park and Avalon. Avalon is approved for 16% 'For-Sale' product and Milton Park has over 25%.

OFFICE

- The applicant proposes 1,230,000 square feet of office on the site. Northwinds Pods A & C have a remaining office/retail entitlement of 2,535,559 square feet. The applicant's request includes a 15-story, 350,000 square foot office building adjacent to Haynes Bridge Road, a two (2) story, 30,000 square foot office building, a five (5) story, 150,000 square foot office building, a 16-story, 400,000 square foot office building and a 15-story, 300,000 square foot office building near the existing detention pond. The applicant states that the 30,000 square foot building will be constructed in the first phase of the development.
- Because the applicant initially requested new entitlements, staff examined whether or not the remaining office and hotel entitlements could be accommodated within Northwinds Master Plan. With the exception of the applicant's property, a 3.74-acre parcel of land at the southwest corner of Northwinds Parkway and Kimball Bridge Road is the only remaining undeveloped property within Northwinds. However, it is reasonable to assume that the large surface parking lots could be redeveloped with office/hotel buildings supported by parking decks. Staff prepared a map showing that Northwinds could be developed with the remaining 2.5 million square feet of office use and a 124-room hotel. Staff would not support new entitlement of office use within Northwinds due to potentially negative impacts on the area's roadways. The hotel rooms requested reduces the office entitlement by way of an exchange permitted in the Northwinds Master Plan. If residential is approved, a condition could require a similar exchange for existing office density.

RETAIL/RESTAURANT

- The development proposes 30,000 square feet of retail/restaurant uses located in freestanding and mixed-use buildings. The applicant proposes 1st floor retail space in the 'For-Rent' building, a small 1-story retail building wrapping the 'For-Rent' parking deck building, a small 1-story retail building attached to a proposed 5-story office building and two (2) jewel box buildings within the center median of the internal boulevard. Retail uses will be those that are typically accessory to office use and retail services to support the proposed residential uses.

HOTEL

- The applicant proposes a hotel with a maximum of 140 rooms and five (5) stories. A boutique hotel is typically defined as a smaller hotel, usually between 10 and 150 rooms, located in unique settings with upscale services and unique architectural and interior design. The Northwinds Master Plan was entitled for 300 hotel rooms, of which 124 rooms remain. The master plan allows an additional 300 hotel rooms through an exchange of one (1) hotel room per 800 square feet of office use. The applicant's request for a 140-room hotel would require the exchange of 12,800 square feet of office use for 16 hotel rooms in order to make up the difference between the proposed versus remaining hotel entitlement. Staff would not support new entitlement of hotel use within the Northwinds Master Plan due to the number of existing and entitled hotel sites throughout the City.

PUBLIC SPACE & PARK LAND

- The applicant's site plan depicts 3.17 acres of public space, consisting of public plazas, courtyards, seating and walking paths. Public spaces are generally located between the new internal road and the fronts of office and retail buildings. Park space and public space cannot include the Georgia 400 tree buffer (except area improved for the Alpha Loop), building setbacks or landscape strips. 0.72 acres of private amenity space is provided in two (2) areas between the condominium building and 'For-Rent' building and internal to the 'For-Rent' building.
- A 12' multi-use path will be provided through the subject property and incorporated into the City's Alpha Loop system. The site plan depicts the Alpha Loop entering the property from Northwinds Parkway and running along the detention pond, then running through the Georgia 400 Buffer and along Haynes Bridge Road to the intersection at the Georgia 400 off ramp. Staff recommends that the developer provide an easement and construct the 12' Alpha Loop through the property as depicted on the applicant's site plan, including enhancements such as an accessible path, seating/gathering areas, lighting, landscape, detention pond fountain and wayfinding signage.
- The CUP zoning district requires a minimum 15% of the gross land area to be set aside as open space. However, staff believes the appropriate zoning of the subject property should be MU (Mixed Use) due to the proposed development mix. Therefore, the MU zoning district requires a minimum 10% of the land area be designated for public uses, such as recreation, entertainment and/or civic space. Based on the total site area, a minimum of 2.45 acres in public space is required for the proposed development. The site plan depicts 3.17 acres of public space, which exceeds the minimum requirement. The total park land goal in the MU zoning district is one (1) acre of park land per 100 population. The applicant's proposed development would generate a population of 420 people. Therefore, a goal of 4.2 acres of park land should be incorporated in the proposed development, of which at least 50% should be passive park area. The site plan does not specifically call out park land within the proposed mixed-use development.
- The proposed development triggers regional review under the Georgia Planning Act as a Development of Regional Influence (DRI). A traffic study was prepared following guidelines established by the Atlanta Regional Commission (ARC) and the Georgia Regional Transportation Authority (GRTA). Based on the land uses proposed, the development is expected to generate nearly 1,772 vehicle trips during the PM Peak Hour.
- Traffic operations were evaluated adding the proposed development trips to the existing transportation network, including recently approved and under construction developments. The major roadways in the area were found to generally have capacity available to accommodate the traffic added from the proposed development. In addition, the traffic study identified several improvements needed to mitigate operational deficiencies induced by future growth and traffic from the proposed development. Identified improvements include intersection improvements at Haynes Bridge Road and the site access/GA 400 SB; Haynes Bridge Road at Lakeview Parkway/Northwinds Parkway; Northwinds Parkway at Old Milton Parkway; and Northwinds Parkway at the site access.
- At the request of the City, traffic was further evaluated assuming additional entitled development was built within the Northwinds Master Plan. In general the study found even this traffic could be accommodated within the existing transportation network. However, based on the intensity of development evaluated and the assumptions used in this supplemental study, the interchange of GA 400 at Haynes Bridge Road would need significant improvements.
- Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 25 – 93 school age children. All three schools are shown to be over capacity.
- Staff has reviewed the application and can generally support the applicant's request for comprehensive land use plan amendment, master plan amendment, rezoning and certain variances. Staff recommends a rezoning to MU, which is consistent with the vision of the North Point Activity Center LCI and promotes higher densities and intensities within a short distance of the Georgia 400 interchange.
- The City's Rental Housing Study recommends that the City target an entitlement of between 93 and 159 'For-Rent' units per year in order to achieve a goal of 32% rental housing in the City. In 2017, the City approved 405 'For-Rent' units, which includes the Perling/Devore (129 'For-Rent' units) and TPA/Fuqua (276 'For-Rent' units) mixed-use developments. These approvals exhaust the recommended

targeted 'For- Rent' goal up to 2020. If rental is approved, a Certificate of Occupancy should not be issued until January 2020. This requirement would ensure approval is consistent with the goals of the Comprehensive Land Use Plan. Staff is concerned with the requested variances to the 'For-Rent' design standards, as well as the lack of neighborhood grocery and exhausted 'For-Rent' numbers. Therefore, staff recommends 'For-Sale' condominium as the appropriate residential use at this location.

- 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 one (1) adjacent property owner contacted the applicant about the proposal and the possibility of selling his property.
- Attorney, Don Rolader, came forward to present the request on behalf of the applicant Pope and Land
- Kerry Armstrong came forward on behalf of Pope and Land, along with various members of the development team
- Mr. Rolader came forward to discuss the revised conditions provided by the applicant

Public Comment

None

- ❖ *Council Member Kennedy offered a motion to approve CLUP-17-03/MP-17-05/Z-17-05/CU-17-05/V-17-16 Northwinds Summit/Pope & Land subject to the conditions 1 through 44 with the following revisions:*
 - *Condition #4 – striking the phrase, “and material shall be primarily masonry” and continuing the condition as follows “with non-residential buildings approved by Design Review Board and residential buildings approved by Staff.”*
 - *Condition 5b- - Shall read as follows, “For-Rent Residential - After January 1, 2020, 140 'For-Rent' units shall be permitted a Certificate of Occupancy in accordance with UDC 'For-Rent' requirements. At-grade 'For-Rent' units along the public or private street frontage shall have walkouts with sidewalk connections as depicted on the Site Plan. Building maximum height shall be 4 stories or 60 feet, whichever is less. No more than 40% of the units may be 2-bedroom units and no 3-bedroom units shall be allowed. 'For-Rent' units shall be constructed concurrently with retail, 'For-Sale' units and a minimum of 30,000 square feet of office. A Certificate of Occupancy shall not be issued for rental units until 30,000 square feet of office is under construction. The units shall be part of a mixed-use project and incorporating retail/restaurant, 'For-Sale' residential units, hotel, neighborhood grocery and office. 'For-Rent' units shall have first class amenities, which shall include a private pool, fitness center, secure gated parking, resident's lounge, business center, on-site management office, concierge services and secure elevator access. If construction does not commence by June 19, 2020 residential units shall revert to 'For-Sale' only. 32 'For-Sale' condominium units shall be permitted in up to 4-story buildings with a maximum height of 50'. No more than 10% shall be rented as stated in the HOA documents. 800 square feet of existing office density per residential unit shall be exchanged.”*
 - *Condition #19 - Delete condition in its entirety*
 - *Condition #21 – Add a sentence to the end of the condition that shall read, “Applicant shall not be required to construct a bus shelter if MARTA does not add Northwinds Summit to its route system.”*
 - *Condition #22 – Add a sentence to the end the condition that shall read, “Building designs shall be separately submitted to DRB for approval. There shall also be separate Roadway and Streetscape construction in conjunction with LDP on any structure.”*
 - *Condition #26 – delete first part of the sentence so that the condition in its entirety shall read, “Applicant shall provide a minimum 3 original sculptures located at prominent locations throughout the development, including the corner of Haynes Bridge Road and in the roundabout, final approval by Staff with input from as the local arts committee. Approval and construction of 1 sculpture shall be required concurrent with the first CO. A minimum of 1 additional sculpture*

shall be required concurrent with the first CO of each subsequent phase of development. All sculptures shall be completed prior to final site CO.”

- *Condition #35- delete sentence requiring a rooftop amenity*
- *Condition #38 – Amend multiuse trail width requirements to read “8 foot to 12 foot” and remainder of condition shall be as recommended by staff with the addition of a sentence to read, “Applicant shall receive impact fee credits for cost of loop construction.”*
- *The motion received a second from Council Member Owens with a few proposed amendments:*
 - *Condition #4- proposed revising the end of the condition to read that “all buildings shall be approved by DRB.”*
 - *Council Member Kennedy accepted the amendment*
 - *Clarification that proposed ‘For-Rent’ language would actually be blended with 5(b)*
 - *Amend 5(c) to add a sentence that reads, “A minimum 3000 square foot neighborhood grocery, or comparable amenity, as approved by staff, shall be required.”*
 - *Council Member Kennedy accepted the amendment*
- *Council Member Binder offered an amendment to Condition #14 so that it shall read, “A minimum 3.17 acres of public space as defined in MU Section 2.2.20 and a minimum 8.29 acres of greenspace shall be provided. A bocce ball court, or an alternative outdoor recreational feature, shall be required within an area designated public space as approved by Staff.”*
- *Council Members Kennedy and Owens accepted the amendment*
- *The motion was approved 4-2; Gilvin and Binder voting no*
- *The complete list of revised revisions is attached to this documents as referenced by ‘Exhibit A’.*

E. PH-17-12 UDC TEXT AMENDMENTS (1st Reading)

- Senior Planner, Michael Woodman, came forward to present this item on behalf of staff
- This item was heard at the April 12, 2017 Planning Commission meeting. After discussion, Planning Commission pulled the text amendments related to Hotels and tabled the item to allow staff to further refine the definitions. This item was removed from the table at the June 1, 2017 Planning Commission meeting. No one spoke for or against the item. After discussion, the Planning Commission recommended to approve the item. Vote 7-0
- Staff recommends approval of text amendments to the Unified Development Code for Hotel Definitions & Miscellaneous Edits
- Consideration of text amendments to Unified Development Code (UDC) Section 1.4 Definitions, to add and modify definitions for hotels, UDC Section 2.2 Permitted Use Districts and Regulations to assign hotel uses within the various zoning districts and in Table 2.2 List of Permissible and Conditional Uses and miscellaneous text amendments to correct discrepancies between zoning districts and Table 2.2 List of Permissible and Conditional Uses as it relates to ‘Tattoo Parlor’ and ‘Wireless Tower’.

Hotels:

Staff proposes to add a definition for ‘Boutique Hotel’ and modify the definition of ‘Hotel’. The proposed text amendments are in response to an over-abundance of Limited- and Select-Service hotels in the City. ‘Boutique Hotel’ is proposed to be added as a conditional use in the CUP, O-I, C-2, PSC, LI, MU, DT-C and DT-MU zoning districts. Staff also proposes corrections to the zoning districts and to the List of Permissible and Conditional Uses with respect to ‘Extended Stay Hotel’ to reflect the use as a conditional use in the CUP, O-I, C-2 and LI zoning districts. The proposed text amendments have been reviewed and approved by the City Attorney.

Miscellaneous Text Amendments:

Staff proposes amendments to the zoning districts and to the List of Permissible and Conditional Uses in order to correct discrepancies. More specifically, a correction to ‘Tattoo Parlor and Body Piercing’ to reflect the use as permitted within the LI district. A correction to ‘Wireless Tower’ to reflect the use as a conditional use in the AG, CUP, O-I, C-2, PSC, LI and SU zoning districts.

- City Attorney Sam Thomas read the Ordinance aloud

Public Comment

None

- ❖ *Council Member Kennedy offered a motion to approve the Ordinance*
 - *The motion received a second from Council Member Owens*
 - *The motion was approved 6-0*

VII. WORKSHOP

A. North Point Activity Center LCI - Supplemental Study Kick-off Meeting

- Eric Bosman of Kimley Horn came forward to provide a brief overview of the start of the North Point Activity Center LCI Study

VIII. PUBLIC HEARING (con’t)

F. Public Hearing on the Fiscal Year 2018 Budget

- Director of Finance, Tom Harris, came forward to present this item on behalf of staff
- The FY 2018 Budget was distributed electronically to the City Council on April 28, 2017, and is available on the City’s website through the financial transparency portal (OpenGov) and as a downloadable pdf document.
- The Finance Department presented an overview of the operating and capital budget at the May 1st, 15th, and 22nd City Council meetings.
- Tonight is the third public hearing and the second reading on the FY 2018 Budget with the schedule as follows:

June 5, 2017
Public Hearing

June 12, 2017
Public Hearing
City Council Meeting
E-911 Resolution
Budget Ordinance (1st reading)

June 19, 2017
Public Hearing
City Council Meeting
Budget Ordinance (2nd reading)

- As of the date of this agenda item creation, the City has not received a 2018 Tax Digest from the Tax Commissioner of Fulton County. As such, Millage Rate hearings are scheduled for July to provide


time for receipt and review of the 2018 Tax Digest.

- As provided at the first reading, the FY 2018 Recommended Budget includes an allocation of \$550,000 in Hotel/Motel Tax funding (available Facility Tax monies) to fully fund the Alpharetta Arts Center.
- The FY 2018 Recommended Budget has had no changes since the first reading.

Public Comment

None

IX. OLD BUSINESS

A. ORDINANCE: Approval of Fiscal Year 2018 Budget 

- Director of Finance, Tom Harris, came forward to present the FY2018 budget as described in the item above
- City Attorney, Sam Thomas, read the Ordinance aloud

Public Comment

None

❖ *Council Member Mitchell offered a motion to approve the Ordinance of the Mayor and Council of the City of Alpharetta, Georgia, adopting the final estimates of Revenue and Expenditures for the Fiscal Year commencing July 1, 2017, and ending on June 30, 2018, as its annual budget, appropriating the use of funds shown therein as may be needed or deemed necessary to defray all expenditures and liabilities of the City for such fiscal year; providing an effective date; and for other purposes and subject to the exception that new initiatives remain in the departmental budgets until such time that the council, finance director and city administration feel revenues are at an appropriate level to move forward on those initiatives*

- *The motion received a second from Council Member Gilvin*
- *The motion was approved 6-0*

B. ORDINANCE: Amendment To Alcohol Ordinance To Allow For Limited Consumption In Downtown Public Parks (2nd reading) 

- City Clerk, Coty Thigpen, came forward to state that there have been no changes since the 1st reading of the Ordinance
- This Ordinance Amendment will allow for alcohol to be sold and consumed in City Parks located within the Downtown District. Alcohol consumption in the parks will be limited to City sponsored or partnered events where a licensed vendor has obtained a special event temporary permit to sell alcohol. Alcohol consumption will be further limited to beer and wine only.
- City Attorney, Sam Thomas, read the Ordinance aloud

Public Comment

None

- ❖ *Council Member Owens offered a motion to approve the Ordinance as read by the City Attorney*
 - *The motion received a second from Council Member Kennedy*
 - *The motion was approved 5-1; Gilvin voting no*

X. NEW BUSINESS

A. Telephone Maintenance & Monitoring Service

- Director of Information Technology, Randy Bundy, came forward to present this item on behalf of staff
- Staff recommends the award of RFP 17-110 to AT&T for the monitoring and maintenance of the City's CISCO VoIP telephone network in an annual amount totaling \$67,806.00 and authorize the Mayor to execute all necessary documents.
- The award of this Request for Proposal (RFP) is for the monitoring and maintenance of the City's existing Cisco VoIP telephone network. The City provides telephone service for all City facilities and locations. This service contract will provide greater reliability, greater efficiency for the use of the Voice Over IP (VOIP) telephony network services and support for individual employees for the City.
- The existing contract (AT&T) for these services ends June 30, 2017.
- As such, RFP 17-110 was issued in March 2017 for the monitoring and maintenance of the City's CISCO VoIP telephone network. Responses were recorded on April 20, 2017 and included submissions from six firms.
- An Evaluation Committee consisting of Information technology Department staff members evaluated the proposals based on criteria set forth in the RFP
- AT&T was the highest ranking proposer, was among the most cost competitive, is our current service provider with a strong track record of providing excellent service, and is the recommended vendor for this service.

Public Comment

None

- ❖ *Council Member Owens offered a motion to approve award of RFP 17-110 to AT&T for the monitoring and maintenance of the City's CISCO VoIP telephone network in an annual amount not to exceed \$67,806.00 and authorize the Mayor to execute all necessary documents*
 - *The motion received a second from Council Member Gilvin*
 - *The motion was approved 6-0*

B. Telephony Network Hardware Refresh and Update

- Director of Information Technology, Randy Bundy, came forward to present this item on behalf of staff
- Staff recommends to approve AT&T as the vendor to provide network hardware and programming services in the amount of \$106,128.68, and authorize the Mayor to execute all necessary documents.
- As approved in the FY 2017 budget, this contract provides for the replacement of telephony network hardware and programming for the City of Alpharetta. This will provide greater reliability, greater efficiency for the use of the Voice Over IP (VOIP) telephony network services and support for individual employees for the City. This equipment is scheduled to be replaced every 5 – 6 years (normal maintenance life) in order to provide for both reliable and efficient service.

- AT&T is under current contract for VOIP services and the hardware provider (CISCO) has attested that their hardware pricing (extended thru AT&T) is the lowest available in the market.

Public Comment

None

- ❖ *Council Member Owens offered a motion to award AT&T a contract to provide network hardware and programming services in an amount not to exceed \$106,128.68, and authorize the Mayor to execute all necessary documents*
 - *The motion received a second from Council Member Gilvin*
 - *The motion was approved 6-0*

C. Microsoft Enterprise Agreement (38 months) 

- Director of Information Technology, Randy Bundy, came forward to present this item on behalf of staff
- Staff recommends approve Dell Marketing LP under the GA Statewide Contract (99999-SPD-SPD0000060-0006) for the provision of a Microsoft Enterprise Agreement for software services in the amount of \$231,931.54 (initial period) and authorize the Mayor to execute all necessary documents.
- Dell Marketing LP is the single source provider for Microsoft Enterprise services for the City.
- Microsoft Enterprise Agreement funding is included in the base operating budget and is procured through GA Statewide Contract. Specific software licensing components are attached to this agenda item.
- The Microsoft Enterprise Agreement covers 38 months of guaranteed pricing for current levels of software services provided.

Public Comment

None

- ❖ *Council Member Owens offered a motion to award Dell Marketing LP under the GA Statewide Contract for the provision of a Microsoft Enterprise Agreement for software services in an amount not to exceed \$231,931.54 and authorize the Mayor to execute all necessary documents.*
 - *The motion received a second from Council Member Gilvin*
 - *The motion was approved 6-0*

D. Wills Park Pool Renovation Project RFP 17-109 

- Director of Recreation, Parks and Cultural Affairs, Morgan Rodgers, came forward to present this item on behalf of staff
- Staff recommends awarding RFP 17-109 for renovation of the Wills Park Pool to Sunbelt Builders, Inc. in the amount of \$5,476,918.00 and authorize the Mayor to execute all necessary documents.
- Funding for the Wills Park Pool renovation project has been approved as part of the City's capital budget as well as the parks and transportation bond issue approved by the voters in 2016. Project components include new pool facilities (competition pool and a zero-entry leisure pool), renovated pool bathhouse, and associated structures (i.e. shade canopies, locker kiosk, slide, play features, etc.).

- In October 2016, City leaders with input from the community approved Phase 1 of the project which was a conceptual design for the site developed by Stevens & Wilkinson. In November 2016, Phase 2 of the project (design, construction documents/bidding, and construction administration) was awarded to Stevens & Wilkinson.
- Since November 2016, personnel with the Departments of Recreation and Parks, Public Works, and Finance have met on multiple occasions with the design team from Stevens & Wilkinson to develop construction documents, estimate construction costs, and prepare bid documents.
- On January 26, 2017, the City issued Request for Qualifications 17-1010 for the project with a due date of February 23, 2017. Four vendors responded and were evaluated by the evaluation team comprised of members of the Recreation and Parks and Public Works Departments. Three of the four vendors were shortlisted to move to the next step in the procurement process. The vendors selected to participate in the RFP process were:

Aarene Contracting, LLC
Sunbelt Builders, Inc.
USA Management

On March 7, 2017, the City issued Request for Proposal 17-109 to the shortlisted vendors with a due date of March 30, 2017. All three vendors submitted RFPs and were invited to participate in an interview with the evaluation team.

- The evaluation team unanimously scored Sunbelt Builders as the most qualified vendor for the project.
- Staff from the Departments of Recreation and Parks, Public Works, and Finance conducted several meetings with Sunbelt Builders as well as the design team from Stevens & Wilkinson to review the cost proposal, add alternates, and value engineering options.
- The original cost proposal for the base bid was \$5,531,442. As a result of the add alternates/value engineering meetings with the contractor and design team, the adjusted cost proposal for the project is \$5,476,918. The project will include several important add alternates that were featured in the original design including a 16' x 28' picnic pavilion on the deck, a 10' x 15' shade walk, floor mounted toilets and partitions (facilitates efficient maintenance), water slide, full-replacement of the existing flat roof segments (as opposed to simple patching that was included in the base bid), etc. Items eliminated from the original design include converting the leisure pool from a "gutter" pool to a "skimmer" pool (no material impact on the functionality or aesthetics), selecting alternate manufacturers on certain equipment (same functionality at lower costs), reducing the thickness of the concrete deck and pools (the current recommendations are within industry standards), redesigning the bio-retention pond, etc.
- Construction funding for this project totals \$5,731,983 and includes funding for construction (\$5,476,918 bid by Sunbelt Builders) and owner's contingency (\$255,065).
- The pool is scheduled to close July 31, 2017 with the project set to begin August 1, 2017. The renovated facility will re-open to the public in early May 2018.
- The evaluation team is confident Sunbelt Builders has the experience and qualifications to meet the city's expectations to complete the project within the specified timeframe and recommends awarding the construction contract for this project to Sunbelt Builders, Inc. Upon approval of the contract to Sunbelt Builders, city staff will finalize the terms and conditions of the contract and issue a Notice to Proceed as soon as is feasible to do so.
- Representatives from Sunbelt Builders came forward to provide a brief overview of the project

Public Comment
None

- ❖ *Council Member Binder offered a motion to award RFP 17-109 for renovation of the Wills Park Pool to Sunbelt Builders, Inc. in the amount of \$5,476,918.00 and authorize the Mayor to execute all necessary documents*
 - *The motion received a second from Council Member Gilvin with an amendment to authorize an amount up to \$5,476,918.00*
 - *Accepted by Council Member Binder*
 - *The motion was approved 6-0*

E. Janitorial Services for Parks Restrooms, ITB 17-009 

- ❖ *Council Member Mitchell offered a motion to table this item*
 - *The motion received a second from Council Member Binder*
 - *The motion was approved 6-0*

- Due to the recommended temporary suspension of new operating initiatives in the FY2018 budget, this item was requested to be tabled and taken up at a later date.

XI. PUBLIC COMMENT

None

XII. REPORTS 

- Council Member Gilvin encouraged everyone to vote tomorrow for the 6th congressional district race run-off

XIII. ADJOURNMENT

- ❖ *Mayor Belle Isle adjourned the meeting at 10:54 p.m.*

Respectfully submitted,



Coty Thigpen
City Clerk

