



PLANNING COMMISSION MEETING

JUNE 7, 2018

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

I. CALL TO ORDER

- a. Welcome New Board Member - William Perkins

II. ROLL CALL

III. APPROVAL OF MEETING MINUTES

- a. **We will consider approval of May 10, 2018 Meeting Minutes on July 12, 2018.**

IV. ITEMS FROM BOARD MEMBERS

V. ITEMS FROM STAFF

VI. PUBLIC HEARING

- a. **CLUP-18-03/Z-18-03/V-18-06 Kings Ridge Christian School**
Consideration of a request to rezone approximately 2.03 acres from AG (Agriculture) to SU (Special Use) in order to incorporate the property into the King's Ridge Christian School campus and develop the property with a soccer field. A Comprehensive Land Use Plan amendment is requested to change the designation of the property from 'Very Low Density Residential' to 'Public, Institutional, Education'. A variance is requested to reduce tree recompense. The property is located at 13695 Cogburn Road and is legally described as being located in Land Lot 896, 2nd District, 2nd Section, Fulton County, Georgia.
- b. **MP-18-05/Z-18-04 Lux Atlanta/Northwinds Master Plan**
Consideration of a request to amend the Northwinds Master Plan to allow 'Athletic Facilities/Fitness Studio' and free-standing 'Retail Establishment' and 'Restaurant' as permitted uses in Pod A, to add approximately 1 acre of land to the Northwinds Master Plan and to amend developments standards in Pod A. A rezoning is requested for approximately 1 acre from O-P (Office-Professional) to O-I (Office-Institutional). The property is located at the west corner of Northwinds Parkway and Kimball Bridge Road and is legally described as being located in Land Lots 805 and 806, 1st District, 2nd Section, Fulton County, Georgia.
- c. **MP-18-04 North Point Mall/Office Use**
Consideration of a request to amend the North Point Mall Master Plan to allow for the conversion of approximately 27,000 square feet of in-line retail space to professional office use within North Point Mall. The property is located at 1000 North Point Circle and is legally described as being located in Land Lots 700, 701, 742 & 743, 1st District, 2nd Section, Fulton County, Georgia.

VII. ADJOURNMENT



CITY COUNCIL MEETING STAFF REPORT

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

I. AGENDA ITEM TITLE: CLUP-18-03/Z-18-03 KING'S RIDGE CHRISTIAN SCHOOL/SOCCER FIELD

PLANNING COMMISSION: JUNE 7, 2018

CITY COUNCIL: JULY 9, 2018

II. RECOMMENDATION:

Approve CLUP-18-03/Z-18-03 King's Ridge Christian School/Soccer Field, subject to the following conditions:

1. The site, consisting of approximately 2.03 acres, shall be zoned SU and developed substantially similar to site plan submitted by CP&E, dated 3/29/2018, except for modifications required to comply with the conditions below and subject to meeting all City code requirements and conditions of zoning.
2. Existing trees shall be preserved as depicted on tree plan prepared by TJ Schell, dated 3/26/2018. Tree recompense shall not be required for the removal of Tree #10 (10" Sourwood) and #12 (15" Sourwood).
3. Existing trees shall be saved, where possible, along Cogburn Road, as approved by Staff.
4. Sidewalk connection between the soccer field and parking lot to the north shall be installed with the least impact to existing trees, as approved by Staff. Centerline of sidewalk shall be staked in the field and location reviewed and approved by the City Arborist.
5. Developer shall construct a 10' concrete multi-use path/sidewalk within the Cogburn Road right-of-way or within a dedicated public trail easement with the least impact to existing trees, subject to review by Milton Public Works Director and City Arborist. Centerline of path/sidewalk shall be staked in the field and location reviewed and approved by the City Arborist. Impact fee credits shall be provided for public improvements.
6. Existing residential driveway shall be removed and area shall be stabilized.
7. Stormwater facilities shall not be visible from Cogburn Road, unless constructed as a decorative amenity. Any visible stormwater structures shall be faced with decorative stone.

III. REPORT IN BRIEF:

The applicant, Keith Allen, is requesting a change in zoning for 2.03 acres from AG (Agriculture) to SU (Special Use) to incorporate the property into the King's Ridge Christian School campus and to construct a high school soccer field. A comprehensive land use plan amendment is requested from 'Very Low Density Residential' to 'Public, Institutional, Education'. A variance is requested to eliminate the required tree recompense for the removal of two (2) trees. The subject property is located at 13695 Cogburn Road, on the west side of Cogburn Road and south of Bethany Bend.

DISCUSSION

The submitted request, if approved, would allow for a 2.03-acre property to be incorporated into the King's Ridge Christian School campus for the purpose of constructing a high school soccer field. King's Ridge Christian School plans to expand its athletic programs and facilities and has acquired the subject property to add to its campus master plan. The subject property is located at 13695 Cogburn Road, on the west side of Cogburn Road and south of Bethany Bend.

The property is zoned AG (Agriculture) and is developed with one (1) single-family detached home and the Roadrunner baseball field. Surrounding properties are zoned SU (Special Use) and are developed with uses for King's Ridge Christian School. Cambridge High School is located to the east, in the City of Milton. The Comprehensive Land Use Plan designation of the property is 'Very Low Density Residential'. The King's Ridge Christian School property has a future land use designation of 'Public, Institutional, Education'. Therefore, the applicant's request for the SU zoning requires a comprehensive land use plan amendment to 'Public, Institutional, Education', which is consistent with surrounding properties.

A variance is requested to eliminate the required tree recompense for the removal of two (2) understory specimen trees. The applicant intends to remove two (2) healthy trees (10" Sourwood and 15" Sourwood). Unified Development Code (UDC) Subsection 3.2.7(C) states that, "Specimen trees that cannot be saved must be replaced with recompense plantings equal to three (3) times the DBH of the tree(s) removed. Recompense trees shall be a minimum of four-inch (4") caliper at time of planting." The tree recompense calculation provided below shows that 75 inches or 19 – 4" caliper trees would be required as replacement for the removal of the two (2) Sourwoods. King's Ridge Christian School plans a high school soccer field, which impacts the two (2) understory specimen trees. According to the applicant, the site plan has been redesigned several times to limit impacts to trees and the King's Ridge Christian School campus exceeds the City's required tree density (tree inches per acre).

Tree #10: 10" Sourwood

Tree #12: 15" Sourwood

$25" \times 3 = 75 \text{ inches}$

Tree Replacement = $(75 \text{ inches} / 4 \text{ inches}) = 18.75 - 4" \text{ caliper trees}$

SITE PLAN

The submitted site plan depicts approximately half of a 195' x 360' soccer field on the 2.03-acre property. Existing parking from the adjacent Lower School parking lot, to the north, will be used for the soccer field, including a proposed sidewalk connection between the parking lot and soccer field.

Staff contacted the City of Milton to coordinate the Cogburn Road streetscape. The Milton Public Works Director requested that the applicant construct a 10' wide, concrete multi-use path or sidewalk within the Cogburn Road right-of-way or within a dedicated public trail easement.

Stream buffers are present on the south end of the property; however, the applicant's site plan respects the buffers. The property consists primarily of hardwoods. The applicant proposes the removal of two (2) understory specimen trees (Tree #10 – 10" Sourwood and Tree #12 – 15" Sourwood) according to the applicant's tree survey and arborist report. If approved, staff recommends a tree save area along Cogburn Road to provide a natural screen from the road.

STANDARDS FOR ZONING CHANGES

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

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

Response: The zoning proposal would allow a 2.03-acre property to be incorporated into the King's Ridge Christian School, which is consistent with the use of adjacent and nearby properties.

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

Response: The zoning proposal is consistent with the zoning and existing use of adjacent and nearby properties, which are developed as part of the King's Ridge Christian School campus.

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

Response: The applicant's site plan respects stream buffers and limits impacts to trees. If approved, staff recommends a tree save area along Cogburn Road to provide a natural screen from the road.

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

Response: The zoning proposal would allow a 2.03-acre property to be incorporated into the King's Ridge Christian School, which is consistent with the use of adjacent and nearby properties.

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

Response: The zoning proposal should not have significant impacts on public facilities or services.

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 applicant's zoning proposal generally reflects a reasonable balance as the proposed development is consistent with development on surrounding properties, which are owned by and part of the King's Ridge Christian School campus.

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

Response: The zoning proposal would allow a 2.03-acre property to be incorporated into the King's Ridge Christian School, which is consistent with the use of adjacent and nearby properties.

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

Response: The request to rezone the property to SU requires a change to the Comprehensive Land Use Plan designation of the property from 'Very Low Density Residential' to 'Public, Institutional, Education'.

COMPREHENSIVE LAND USE PLAN

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

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

Response: Not applicable.

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

Response: The proposal is consistent with development on surrounding properties, which are owned and part of the King's Ridge Christian School campus.

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

Response: The applicant's proposal should not have significant impacts on public facilities or services.

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

Response: The applicant's proposal generally reflects a reasonable balance as the proposed development is consistent with development on surrounding properties, which are owned and part of the King's Ridge Christian School campus.

- 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 Alpharetta Unified Development Code Article IV, Section 4.5.3 outlines the criteria set forth for granting a hardship 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: Site layout is limited given space requirements of the soccer field (195' x 360'), the property being part of a larger campus master plan, as well as the presence of stream buffers. According to the applicant, the King's Ridge Christian School campus exceeds the City's tree density requirement.

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

Response: The application of the City's Tree Preservation Ordinance would require tree replacement with 19, 4" caliper trees. However according to the applicant, the King's Ridge Christian School campus exceeds the City's minimum tree density requirements.

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

Response: Site layout is limited given space requirements of the soccer field (195' x 360'), the property being part of a larger campus master plan, as well as the presence of stream buffers.

4. Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the Ordinance.

Response: According to the applicant, the King's Ridge Christian School campus exceeds the City's minimum tree density requirements.

CONCURRENCES

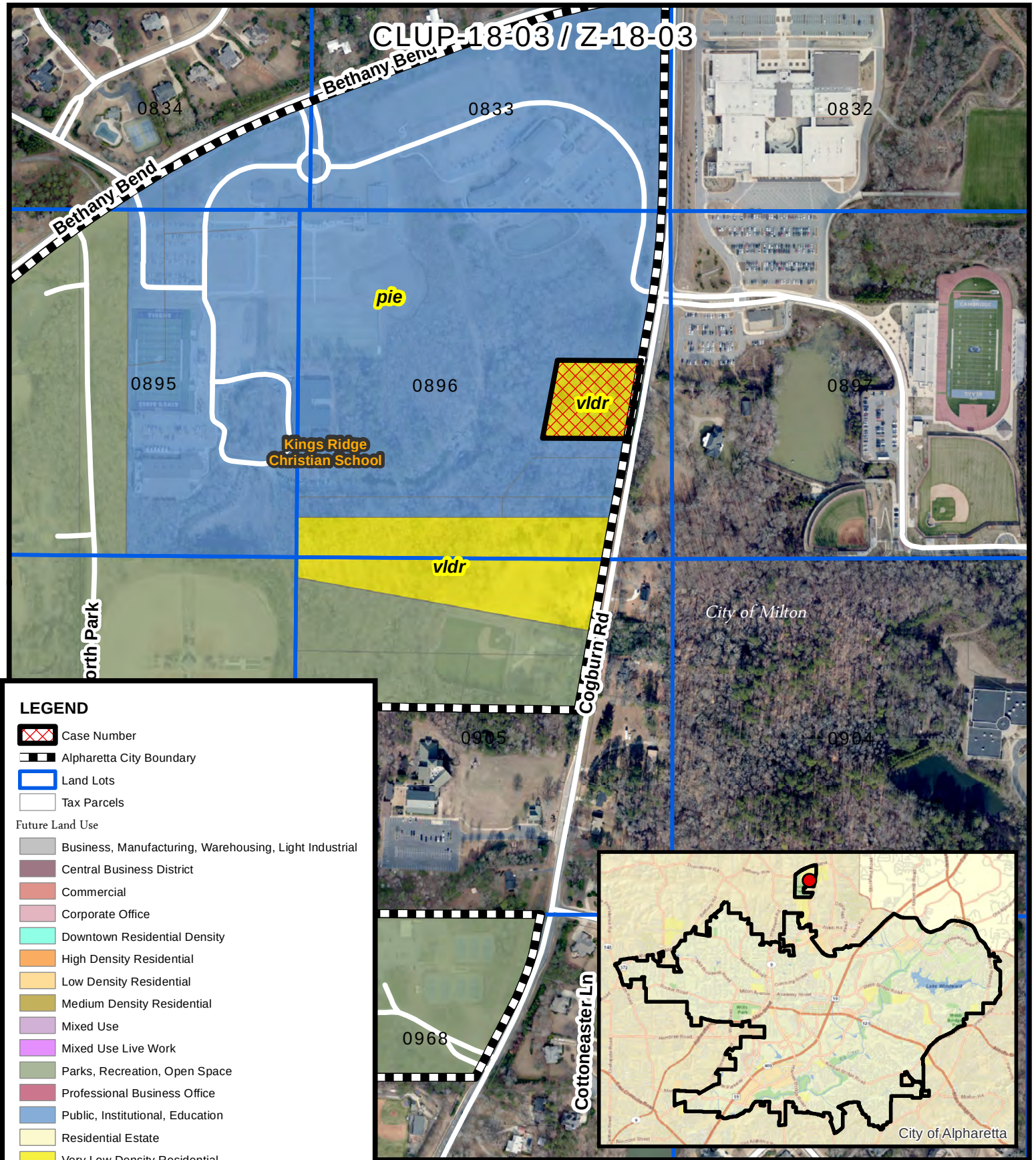
Staff has reviewed the applicant's proposal and finds that it can generally support the applicant's request for rezoning and comprehensive land use plan amendment. The proposal is consistent with surrounding properties, which are owned by and part of the King's Ridge Christian School campus. If approved, conditions are recommended requiring protection of the existing tree canopy and streetscape standards for Cogburn Road.

CITIZEN PARTICIPATION PLAN

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

IV. ATTACHMENTS:

- King's Ridge Campus Master Plan
- Site Plan
- Specimen Tree Location and Assessment Plan



Future Land Use Kings Ridge Christian School

CLUP-18-03 / Z-18-03

D/LL: 2/2/896

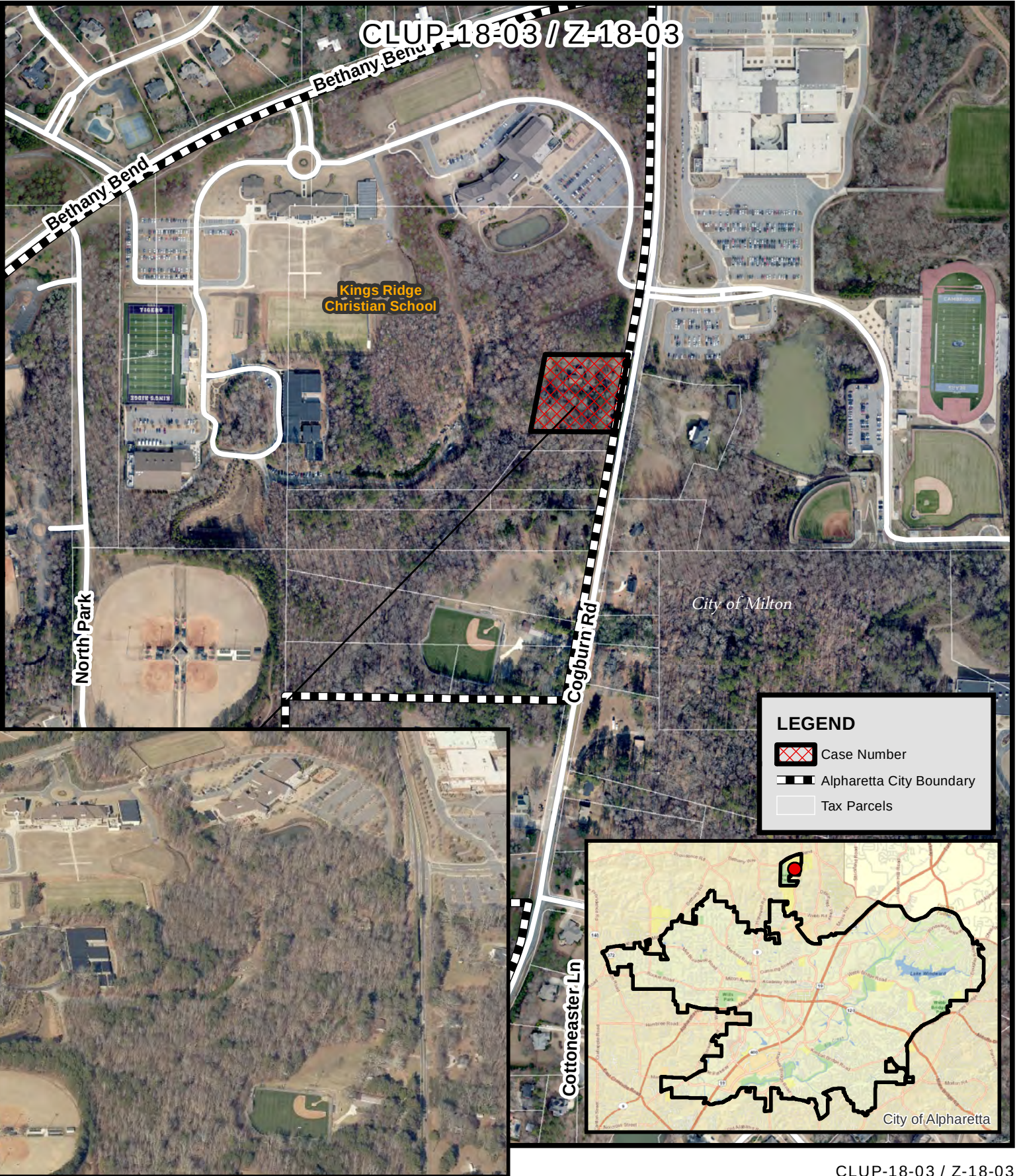
PC: 6/07/18

CC: 7/09/18



Location Map Provided by:
Community Development - GIS

CLUP-18-03 / Z-18-03



CLUP-18-03 / Z-18-03

D/LL: 2/2/896

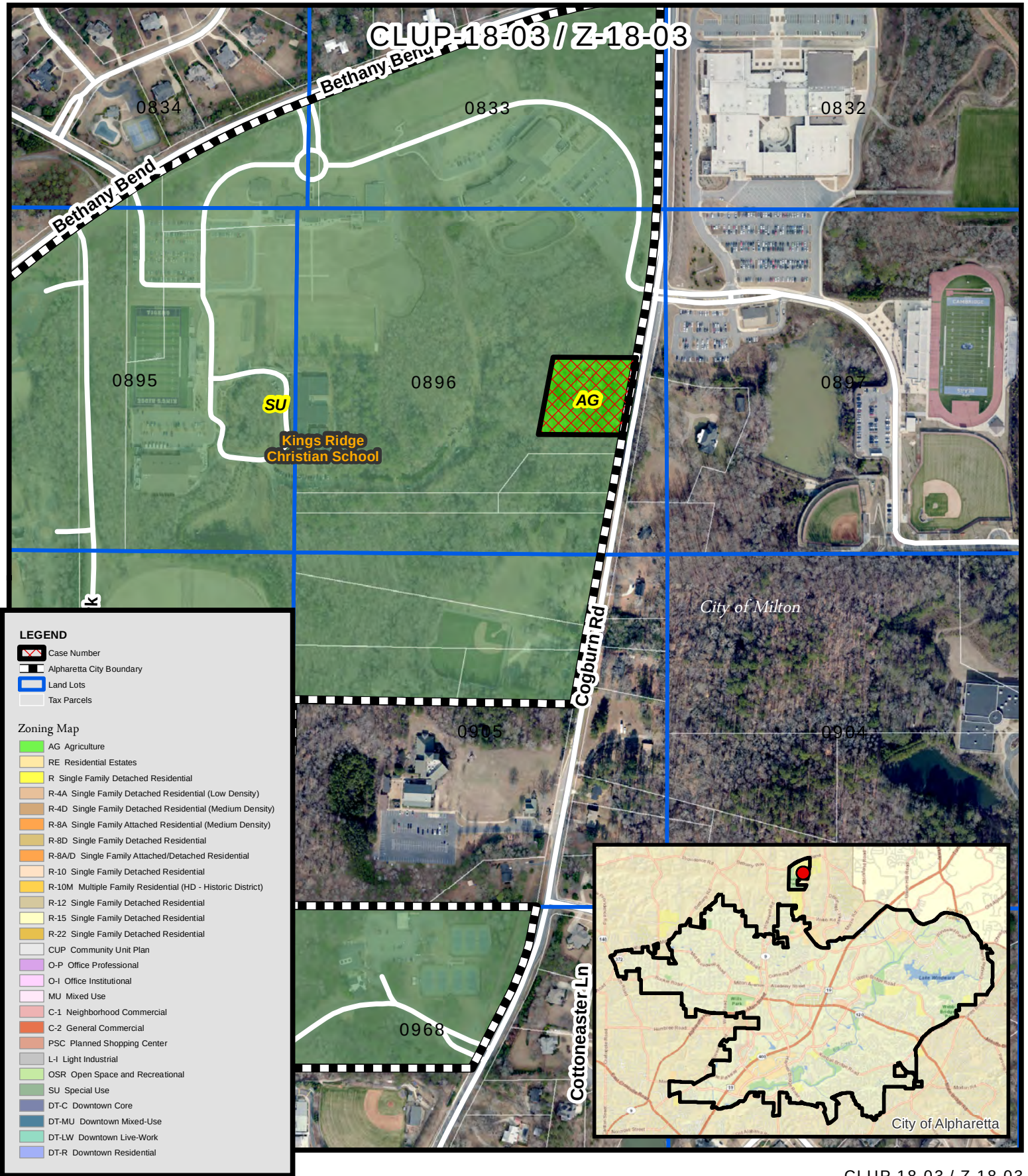
PC: 6/07/18

CC: 7/09/18



Aerial Map Kings Ridge Christian School

Location Map Provided by:
Community Development - GIS



Zoning Map Kings Ridge Christian School

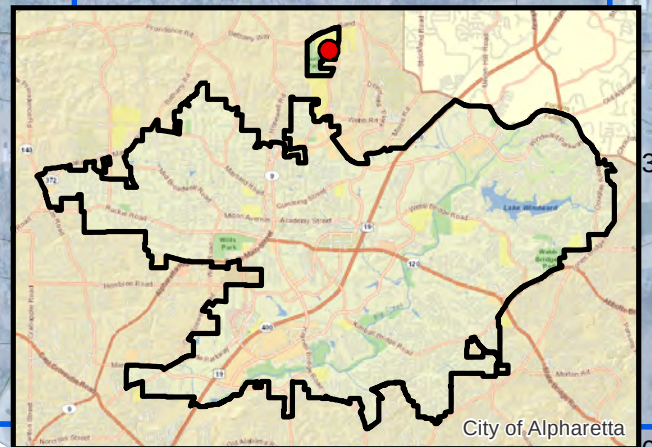
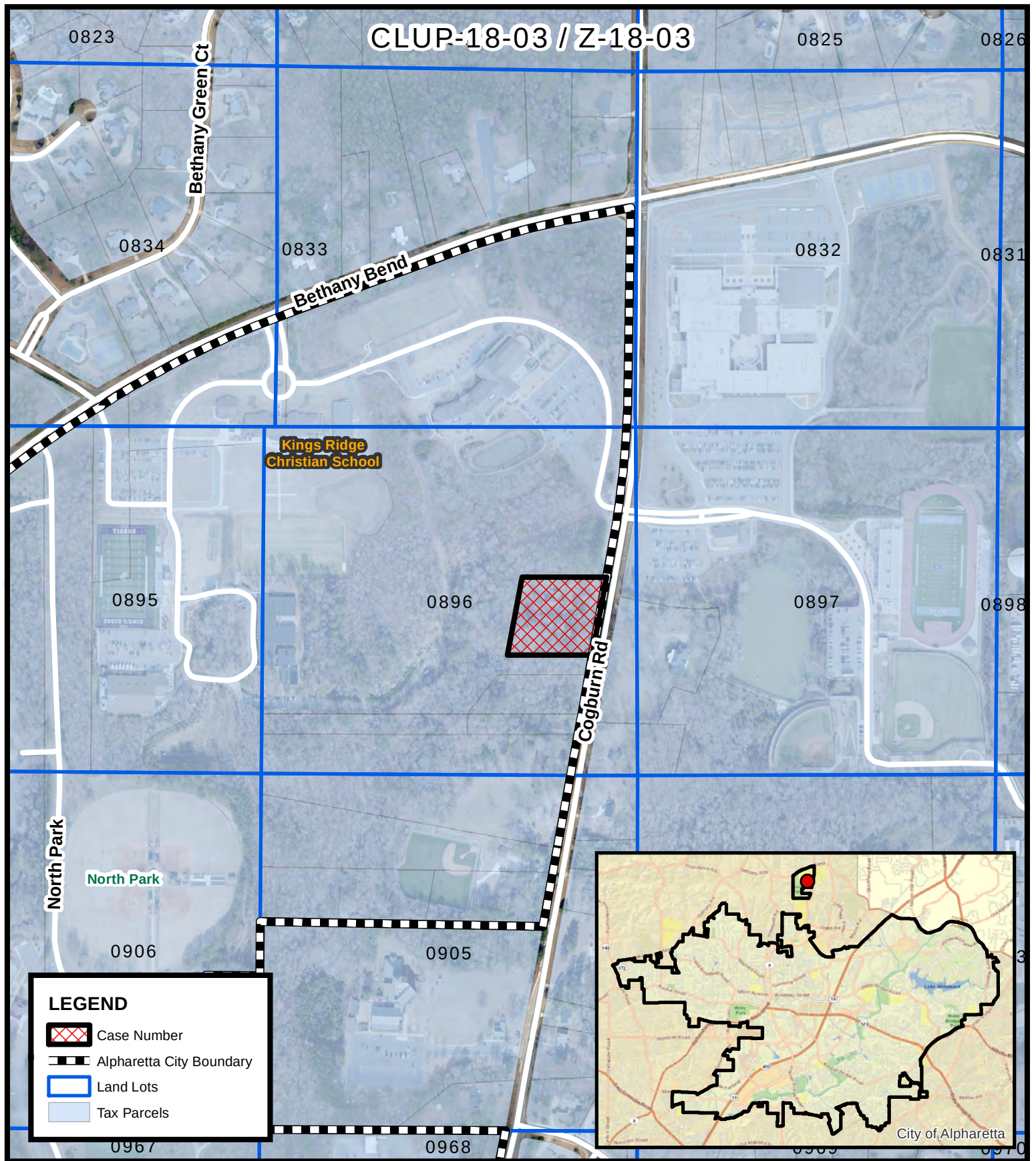
CLUP-18-03 / Z-18-03

D/LL: 2/2/896

PC: 6/07/18

CC: 7/09/18

Location Map Provided by:
Community Development - GIS



Location Map Kings Ridge Christian School

CLUP-18-03 / Z-18-03

D/LL: 2/2/896

PC: 6/07/18

CC: 7/09/18

Location Map Provided by:
Community Development - GIS

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

CLUP-18-03/Z-18-03
KINGS RIDGE CHRISTIAN SCHOOL
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: Mr. Keith Allen, King's Ridge Christian School

Telephone: 770.754.5738 x212

Address: 2765 Bethany Bend

Suite: _____

City Alpharetta

State: GA

Zip: 30004

Fax: 770.764.3327

Mobile Tel: _____

Email: keith.allen@kingsridgecs.org

Subject Property Information:

Address: 13695 Cogburn Road

Current Zoning: AG

District: 2

Section: 2

Land Lot: 896

Parcel ID: 22 509008960340

Proposed Zoning: SU

Current Use: Residential

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?

High School Soccer Field

Applicant's Request (Please itemize the proposal):

We are requesting a re-zoning of the property from AG to SU to bring the property (2.03 acres) into the overall King's Ridge Christian School campus. KRCS currently owns the property surrounding this property.

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

King's Ridge Christian School is currently in discussions with the owner of the parcel at 13695 Cogburn Road located in the southeast quadrant of the current KRCS campus in Alpharetta. There is an existing 2 story brick residence on this property with associated detached garage/barn/asphalt driveway. This property will be incorporated into the KRCS campus and used, along with the surrounding property owned by KRCS (SU zoning), to install a High School Soccer Field. Existing parking from the adjacent Lower School parking lot will be used for this field as a sidewalk connection will be made between the parking lot and proposed field.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: T. Murphy Holdings LLC (from Tax Records)

Telephone: _____

Address: 13695 Cogburn Road (physical property address)

Suite: _____

City Alpharetta

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: Kings' Ridge Christian School

Telephone: 770.754.5738

Address: 2765 Bethany Bend

Suite: _____

City Alpharetta

State: GA

Zip: 30007

So Sworn and Attested:

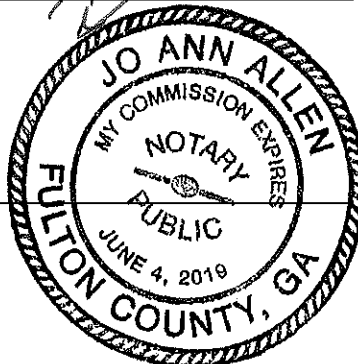
Owner Signature: _____

Date: 3/29/18

Notary: _____

Notary Signature: Jo Ann Allen

Date: 3-29-2018



KINGS RIDGE CHRISTIAN SCHOOL

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: King's Ridge Christian School, Inc.

Subject Public Hearing Case: _____

Campaign Contribution Information: **No Campaign Contributions were made by the School.**

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: _____ 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: _____

Guy D. Price, CFO

Date: 3/29/2018

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The adjacent property surrounding the subject property is part of the existing King's Ridge Christian School campus (zoned SU). Also, back in 2013, KRCS zoned the property to the south of the existing KRCS campus to SU for the future High School Baseball Field.

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

The proposed use of the site is consistent with the use of the adjacent properties and the proposed use of the property should not adversely affect the value and use of the adjacent properties.

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

King's Ridge Christian School would like to expand its athletic programs. The subject property is surrounded by the existing KRCS campus and makes the most sense to be incorporated into the campus and used to further expand the athletic fields provided by the school (proposed use as a High School Soccer Field). Under the City Code, athletic fields are not allowed in the areas zoned AG as a principal use.

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

The proposed use of the property will be an amenity of KRCS and school enrollment will not be affected by the addition of the new High School Soccer Field. The impact on traffic in the immediate area will be negligible.

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

There should be no negative impact to the existing schools in the area. KRCS will benefit greatly from the addition of a High School Soccer Field to their athletics program. There should be no impact to the existing utilities in the area.

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

As discussed above, the subject property is surrounded by the existing KRCS campus and a logical fit to become part of the campus, consistent with the 2013 rezoning of the property to the south of the existing campus.

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

As discussed above, the subject property is surrounded by the existing KRCS campus and a logical fit to become part of the campus.

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.

CLUP-18-03/Z-18-03
KINGS RIDGE CHRISTIAN SCHOOL

Written Description:
13695 Cogburn Road

All that tract or parcel of land lying and being in Land Lot 896, 2nd District, 2nd Section, Fulton County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE at the intersection of south r/w of Bethany Road (60' r/w) and west r/w of Cogburn Road (60' r/w) and follow along western r/w of Cogburn road 1,384.72 feet to a 1" IPS (30 feet of centerline of Cogburn Road), said point being the **TRUE POINT OF BEGINNING**;

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED;

thence continuing south along said r/w of Cogburn Road S08°23'42"W for a distance of 27.10 feet to a point;
thence continuing south along said r/w of Cogburn Road S08°42'37"W for a distance of 52.84 feet to a point;
thence continuing south along said r/w of Cogburn Road S08°37'40"W for a distance of 48.16 feet to a point;
thence continuing south along said r/w of Cogburn Road S08°32'46"W for a distance of 49.34 feet to a point;
thence continuing south along said r/w of Cogburn Road S08°42'24"W for a distance of 51.85 feet to a point;
thence continuing south along said r/w of Cogburn Road S08°43'38"W for a distance of 57.77 feet to a point;
thence continuing south along said r/w of Cogburn Road S08°48'06"W for a distance of 2.62 feet to a point;
thence leaving said r/w of Cogburn Road S89°04'29"W for a distance of 310.00 feet to a point;
thence N08°38'01"E for a distance of 290.00 feet to a point;
thence N89°08'17"E for a distance of 309.99 feet to a point, said point being the **TRUE POINT OF BEGINNING**;

Said tract or parcel of land contains 2.0347 acres.

KING'S RIDGE CHRISTIAN SCHOOL



Date: March 27, 2018

To: Ms. Kathi Cook
Community Development Director
City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

RE: **King's Ridge Christian School – Rezoning Letter of Intent (13695 Cogburn Road)**
Proposed High School Soccer Field
Land Lot 896
2nd District, 2nd Section
City of Alpharetta, Fulton County, Georgia

Ms. Cook,

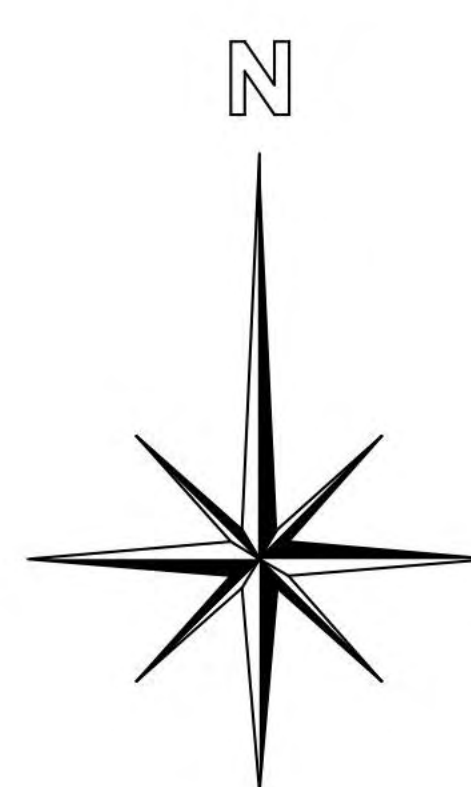
King's Ridge Christian School is currently in discussions with the property owner at 13695 Cogburn Road to acquire/incorporate the subject property into the overall KRCS campus. KRCS owns the property that surrounds this 2.03 acre parcel and is looking to use this property for a High School Soccer Field as shown on the provided KRCS Master Plan.

It is our understanding that the current AG zoning of the property does not allow athletic fields as a principal use on the property and we are therefore requesting a rezoning of the property from AG to SU (consistent with the existing/surrounding KRCS campus zoning).

Should you have any questions, please contact me at 770.754.5738 x212.
Thank you for considering our request.

Keith Allen
Director of Facilities

KING'S RIDGE
CHRISTIAN SCHOOL



MASTER PLAN

0 50' 100' 200'
SCALE: 1" = 100' - 0"

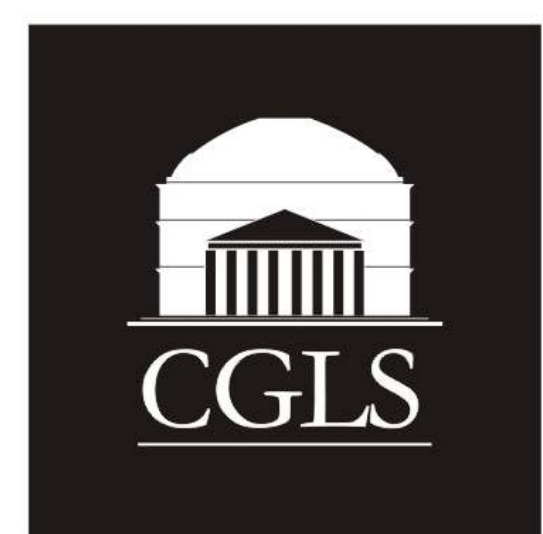
PARKING SPACES PROVIDED 1150



CITY OF ALPHARETTA
NORTH PARK

NORTH PARK

REVISED 9/17/2017



MASTER PLAN FOR KING'S RIDGE CHRISTIAN SCHOOL Bethany Bend, Alpharetta, Georgia



CP&E

CHRISTOPHER PLANNING
& ENGINEERING



3/29/2018

GSWCC LEVEL II CERTIFIED
DESIGN PROFESSIONAL #05744
(EXP. 02.17.2021)

12460 CRABAPPLE ROAD
SUITE 202-612
ALPHARETTA, GEORGIA 30004
PHONE 770.331.7303

THESE PLANS ARE THE PROPERTY OF CHRISTOPHER PLANNING &
ENGINEERING (CP&E). THESE DOCUMENTS MAY NOT BE COPIED,
REPRODUCED, USED OR IMPLEMENTED IN ANY WAY, IN PART OR IN
WHOLE, WITHOUT THE WRITTEN CONSENT OF CP&E. ALL COMMON
LAW RIGHTS OF COPYRIGHT ARE HEREBY SPECIFICALLY RESERVED.

SITE PLAN

FOR:

**KING'S RIDGE
CHRISTIAN SCHOOL**

HIGH SCHOOL SOCCER FIELD

LAND LOTS 833-834 & 895-896
2ND DISTRICT, 2ND SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

FOR:



**KING'S RIDGE
CHRISTIAN SCHOOL**

2765 BETHANY BEND
ALPHARETTA, GA 30004

24HR CONTACT:
MR. KEITH ALLEN
770.754.5738

REVISIONS

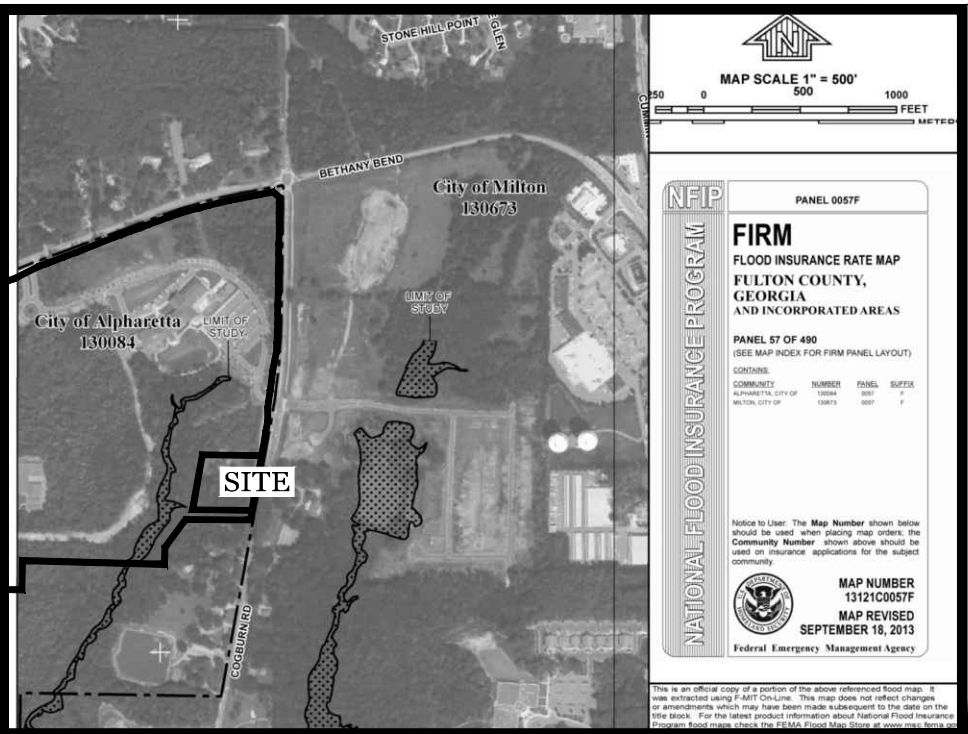
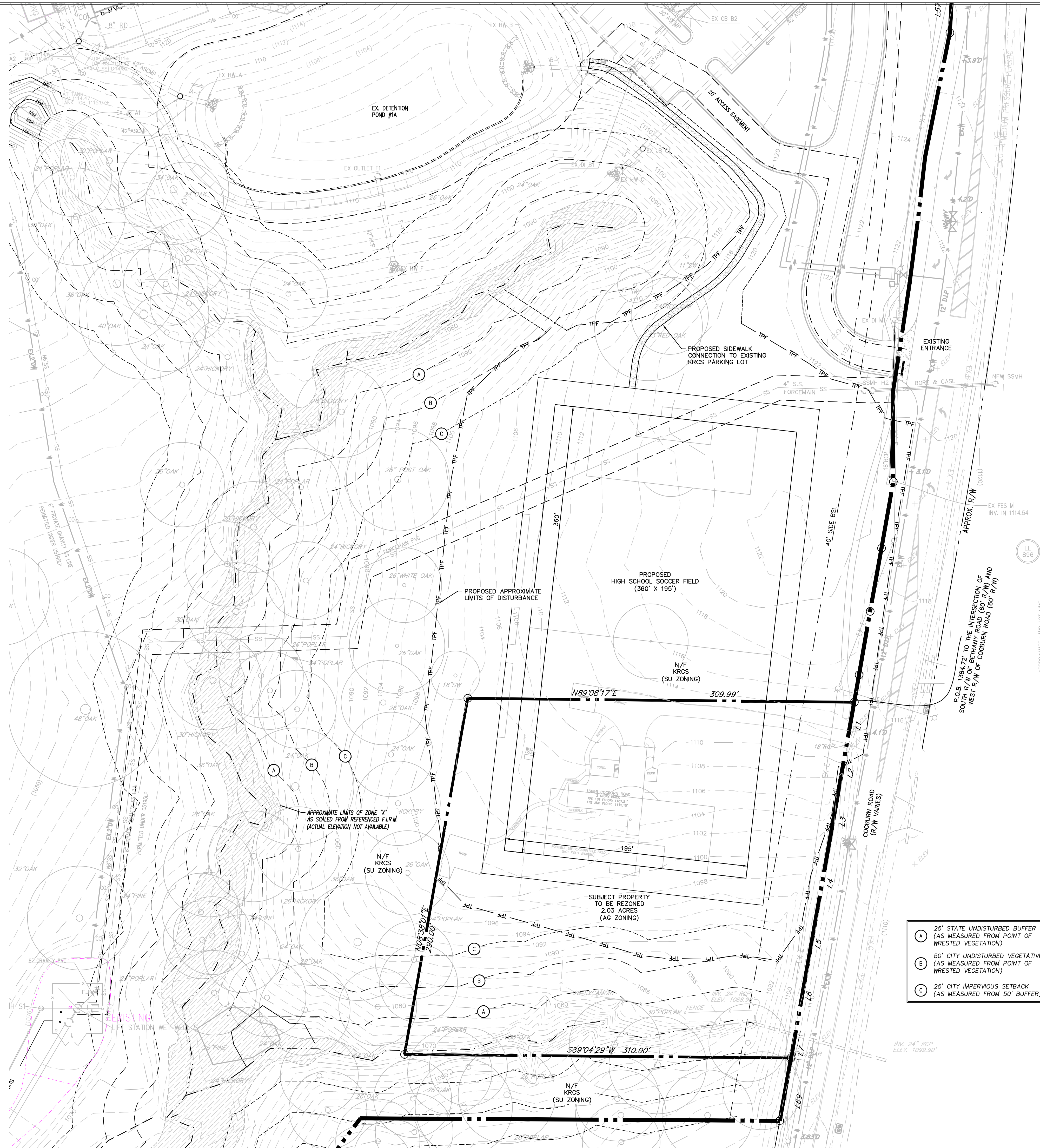
DATE:
MARCH 29, 2018

CP&E DRAWING NO:
2018105.10c.dwg

**ZONING
SITE PLAN**

SHEET NO.

Z.1



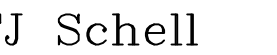
VICINITY & FEMA MAP

SCALE 1"=1,000'

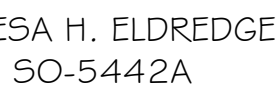
- NOTES:
- BOUNDARY INFORMATION TAKEN FROM SURVEY BY DAVID A. BURR FOR LAND SELLING GEORGIA BANK DATED 04.13.2006 AS PROVIDED BY CLIENT. TOPOGRAPHIC/TREE SURVEY INFORMATION TAKEN FROM SURVEY BY CROY ENGINEERING FOR KING'S RIDGE CHRISTIAN SCHOOL DATED 03.27.2018. (VERTICAL DATUM NAVD 83/HORIZONTAL DATUM IS NAD 83/GA WEST ZONE). TREES SHOWN ARE PER FIELD INSPECTION BY TJ SCHELL (REFER TO TREE LOCATION AND ASSESSMENT PLAN).
 - PROPERTY IS LOCATED ON AT 13695 COGBURN ROAD IN LAND LOT 896, 2ND DISTRICT, 2ND SECTION, CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA (PID# 22 509008960340).
 - TOTAL SITE AREA: 2.03 ACRES±
 - EXISTING ZONING: AG
PROPOSED ZONING: SU (PROPOSED HIGH SCHOOL SOCCER FIELD)
 - STORMWATER MANAGEMENT SHALL BE ADDRESSED IN ACCORDANCE WITH CURRENT CITY OF ALPHARETTA REGULATIONS.
 - NO PORTION OF THE SITE IS LOCATED WITHIN A DELINEATED 100 YR FLOOD HAZARD AREA PER FIRM PANEL 13121C0057F (PANEL 57 OF 490) LAST REVISED SEPTEMBER 18, 2013.
 - BUFFERED STATE WATERS AND WETLANDS EXIST ON AND ADJACENT TO THE PROJECT SITE (AS DELINEATED ON PLANS).



0 20' 40' 80' 160'
SCALE: 1"= 40'

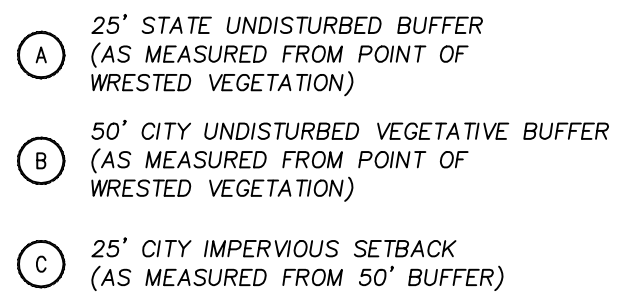


DSCAPE ARCHITECTS
RTIFIED ARBORISTS



SPECIMEN
FREE LOCATION
AND ASSESSMENT
PLAN

NO: _____
E: AS SHOWN
E: 3.26.18
OWN BY: THE
ET No.

 $p-1$ 

MODIFIED ARBORIST REPORT FOR:
Kings Ridge Christian School – Soccer Field

Alpharetta, Georgia

Prepared for:

Visual Inspection only



Prepared by:
T.J. Schell, LLC
Landscape Architects
And Certified Arborists
2985 Gordy Parkway, Suite 422
Marietta, GA 30066
teresa@tjschell.com
Cell 770-361-2319

Teresa H. Eldredge, RLA, ISA
Certified Arborist
ISA SO-5442A

March 9, 2018
Revised March 26, 2018

City of Alpharetta:

8" dbh Understory Trees
10" dbh Sawwood
20" dbh Southern Magnolia, Deodar Cedar, Arborvitae, Beech, Blackgum, Persimmon, Sassafras, or similar
24" dbh Overstory all others not mentioned;
30" dbh Gumbo pine, sweetgum, and poplar

Boundary Tree – Per City of Alpharetta Tree Ordinance:
Any tree located on adjacent property with a critical root zone that will be impacted by proposed land disturbance condition criteria – Per City of Alpharetta tree ordinance. Per Arborist Report submitted with the approval of all

This proposed soccer field will be built on an existing single family homesite and a wooded area currently designated as tree save for KRCS. The homesite is mostly cleared with a few smaller trees along the road frontage and several poplars, oaks and sweetgum outside the fenced area closer to the creek. The wooded tree save area is mostly small to semi mature oaks, sweetgum, poplar, maple, pine and sourwood.

1. Red Oak – 24" DBH – (Tag #17 - Pink flagging with black polka dots) 3 Large dead branches with a fairly sparse canopy – main leader appears to be in serious decline/dying - Request Not Specimen



One main dead leader and several large dead limbs



Pockets of decay at split
Included bark

3. Sourwood – 11" DBH (Tag #15 - Pink flagging with black polka dots) Some vines on trunk. Good Condition

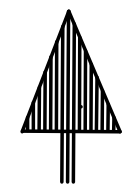
4. Sourwood – 11" DBH (Tag #18 - Pink flagging with black polka dots) Small hollow area at base. Good Condition

5. Post Oak – 28" DBH (Tag #14 - Pink flagging with black polka dots) 4 Large dead branches with approximately 15% canopy dieback. Request Not Specimen, but tree will remain undisturbed



4 Large dead
limbs and
+15%
canopy
dieback

6. White Oak - 24" DBH (Tag #13 - Pink flagging with black polka dots) Good Condition
7. Sourwood - 15" DBH (Tag #12 - Pink flagging with black polka dots) DBI. Trunk Good Condition
8. White Oak - 24" DBH (Tag #11 - Pink flagging with black polka dots) Good Condition
9. Sourwood - 10" DBH (Tag #10 - Pink flagging with black polka dots) Girdled root & old wound with good wound wood. Good Condition
10. Poplar - 35" Narrowest pt. below split - (Tag #9 - Pink flagging with black polka dots) Minimal included bark. 8.5% CR2 disturbance uphill - Fair to Good Condition
11. Oak - 26" DBH (No Tag - Located on previous survey.) Good Condition
12. Hickory - 26" DBH (No Tag - Located on previous survey.) Good Condition
13. Oak - 26" DBH (No Tag - Located on previous survey.) Good Condition



SCALE IN FEET



Know what's below.
Call before you dig.
Dial 811
Or Call 800-282-7411

THIS DRAWING IS THE PROPERTY OF DAVID A. BURRE ENGINEERS & SURVEYORS, INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART OR USED FOR FURNISHING INFORMATION TO OTHERS, OR FOR ANY OTHER PURPOSE DETRIMENTAL TO THE INTEREST OF DAVID A. BURRE ENGINEERS & SURVEYORS, INC. AND IS TO BE RETURNED UPON REQUEST.

LEGEND:

BC = BACK OF CURB
BWL = BROKEN WHITE LINE
C&G = CURB AND GUTTER
CB = CATCH BASIN
CI = CURB INLET
CL = CENTERLINE
CMF = CONCRETE MONUMENT FOUND
CMP = CORRUGATED METAL PIPE
CO = CLEAN OUT
CP = CAMERA POLE
CT = CRIMP TOP PIN
DE = DRAINAGE ESMT.
DI = DROP INLET
DWCB = DBL. WING CATCH BASIN
DYL = DBL. YELLOW LINE
EP = EDGE OF PAVEMENT
FC = FACE OF CURB
FES = FLARED END SECTION
FH = FIRE HYDRANT
FDC = FIRE DEPT. CONNECTION
FDV = FIRE DEPT. VALVE
GI = GRATE INLET
GW = GUY WIRE
GP = GUY POLE
HW = HEAD WALL
IPF = IRON PIN FOUND
IPS = IRON PIN SET
JB = JUNCTION BOX
INV = INVERT
L.L.L. = LAND LOT LINE
LP = LIGHT POLE
MH = MANHOLE (SANITARY SEWER)
OT = OPEN TOP PIPE
PL = PROPERTY LINE
PP = POWER POLE
RB = REINFORCING BAR
RCP = REINFORCED CONCRETE PIPE
R/W = RIGHT-OF-WAY
SSE = SANITARY SEWER ESMT.
S/W = SIDEWALK
SWCB = SGL. WING CATCH BASIN
SWL = SOLID WHITE LINE
TBM = TEMPORARY BENCHMARK
TP = TELEPHONE POLE
TSP = TRAFFIC SIGNAL POLE
TX = POWER TRANSFORMER BOX
UGP = UNDERGROUND POWER
YI = YARD INLET

N. OR F.
KINGS RIDGE CHRISTIAN
SCHOOL, INC.

AREA THIS TRACT:

88,630.31 SQ. FT.
2.0347 ACRES

NOTE:

THIS PROPERTY IS KNOWN AS
13695 COGBURN ROAD

FLOOD HAZARD NOTE:

A PORTION OF THIS PROPERTY IS WITHIN THE LIMITS OF A FLOOD HAZARD ZONE AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF UNINCORPORATED FULTON COUNTY, GA. (COMMUNITY PANEL NO. 13121C0057 E) MOST RECENTLY REVISED JUNE 22,1998. PROPERTY LIES WITHIN ZONE "X" FLOOD HAZARD.

GRAPHIC SCALE



SURVEYOR'S NOTES:

MATTERS OF RECORD NOT SHOWN
HEREON ARE EXCEPTED.

CERTAIN UNDERGROUND UTILITIES THIS TRACT (i.e. WATER, NATURAL GAS, ELECTRICITY, TELEPHONE, ETC.) AND/OR THEIR APPURTENANCES ARE NOT SHOWN HEREON.

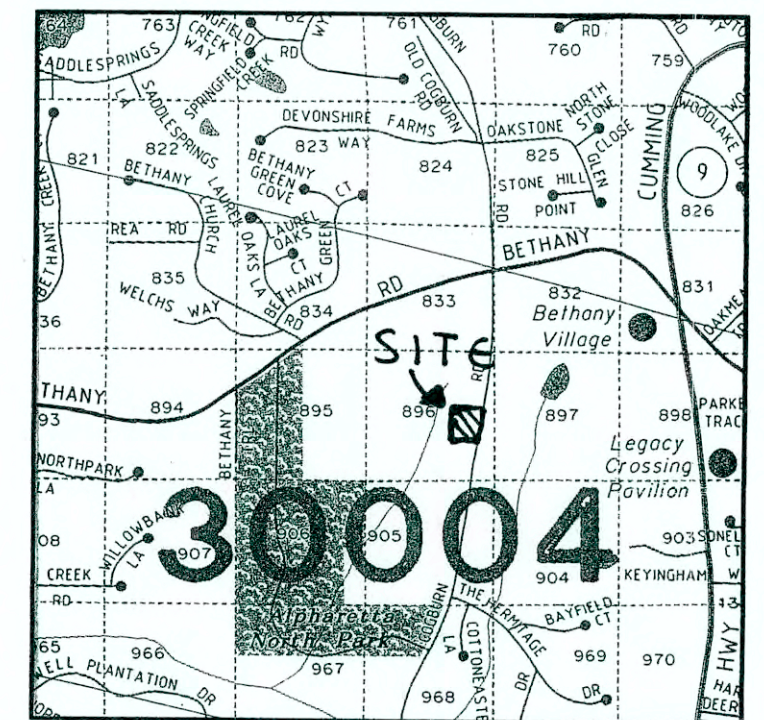
EXISTING BUILDINGS, DRIVEWAYS, SPRINGS, CREEKS, CREEK BUFFERS, AND WETLANDS SHOWN HEREON ARE AS PER TOPOGRAPHIC SURVEY BY GASKINS SURVEYING & ENGINEERING COMPANY.

PRECISION OF SURVEY:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A FIELD CLOSURE OF ONE FOOT IN 51,387 FEET AND AN ANGULAR ERROR OF 2.26 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING CRANDALL'S RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 244,640 FEET.

FIELD ANGLES AND LINEAR DISTANCES MEASURED USING A TOPCON GTS-303 TOTAL STATION.



LOCATION MAP:

REFERENCE(S):

SURVEY FOR A.F. BENNETT'S, PREPARED BY C.E. ABERCROMBIE UNKNOWN DATE OF SURVEY.

LEGAL DESCRIPTIONS FOR PARCEL I & II OF PROPERTY LOCATED IN LAND LOT 896 AND 833.

WARRANTY DEED FROM A.T. HENSON AND ANN PAGE HENSON, TO BURMA S. DENNY, DATED MARCH 22, 1971, RECORDED IN DEED BOOK 5365, PG. 38.

WARRANTY DEED FROM BURMA S. DENNY TO A.T. HENSON AND ANN PAGE HENSON, DATED MARCH 22, 1971, RECORDED IN DEED BOOK 5365, PG. 39.

BOUNDARY SURVEY FOR: CHATHAM BETHANY PARTNERS, L.L.C., PREPARED BY DAVID A. BURRE ENGINEERS AND SURVEYORS, INC., DATED 02-04-2004 AND REVISED 12-14-2004.

TOPOGRAPHICAL SURVEY FOR: KING'S BRIDGE CHRISTIAN SCHOOL, PREPARED BY GASKINS SURVEY & ENGINEERING COMPANY, DATED 05-05-2005 AND REVISED 10-05-2005.

BOUNDARY SURVEY FOR: KING'S RIDGE CHRISTIAN SCHOOL, INC., FIRST CAPITAL BANK, & LAWYERS TITLE INSURANCE CORPORATION PREPARED BY DAVID A. BURRE ENGINEERS & SURVEYORS, INC., DATED OCTOBER 23, 2005.

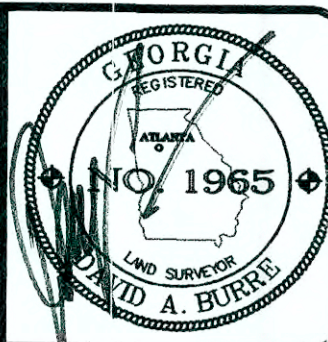
RIGHT OF WAY DESCRIPTION

LINE	DIRECTION	DISTANCE
L1	S08°23'42"W	27.10'
L2	S08°42'37"W	52.84'
L3	S08°37'40"W	48.16'
L4	S08°32'46"W	49.34'
L5	S08°42'24"W	51.85'
L6	S08°43'38"W	57.77'
L7	S08°48'06"W	2.62'

06-3084

SHEET
1
OF
1

DATE:	04-13-2006	NO.	REVISION BLOCK	DESCRIPTION	DATE	BY
SCALE:	HORIZ. 1"=50'					
LAND LOT(S):	896					
DISTRICT:	SECOND					
SECTION:	SECOND					
COUNTY:	FULTON CO., GA.					
CITY:	UNINCORPORATED					
DRAWN:	LAS					



BOUNDARY SURVEY FOR:
**LAND SELLUTIONS
GEORGIAN BANK**

**DAVID A. BURRE
ENGINEERS & SURVEYORS, INC.**
11660 ALPHARETTA HWY. SUITE 100
ROSWELL, GEORGIA 30076 (770)442-0500



CITY COUNCIL MEETING STAFF REPORT

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

I. AGENDA ITEM TITLE: MP-18-05/Z-18-04 LUX ATLANTA/NORTHWINDS MASTER PLAN

PLANNING COMMISSION: JUNE 7, 2018

CITY COUNCIL: JULY 9, 2018

II. RECOMMENDATION:

Approve MP-18-05/Z-18-04 Lux Atlanta/Northwinds Master Plan, subject to the following conditions:

1. The 1-acre property shall be zoned O-I and shall be incorporated into Pod A of the Northwinds Master Plan. The 4.75-acre site shall be developed substantially similar to the plan prepared by KSGW, dated 5/25/2018, except for modifications required to comply with the conditions below and subject to meeting all City code requirements and conditions of zoning.
2. Development regulations shall be as follows:
 - a. Athletic Facility – Maximum 40,000 square feet and building height of at least 2 stories and no more than 60'. Use square footage shall be deducted from the remaining Master Plan office entitlement.
 - b. Office – Maximum 10,000 square feet and building height no greater than 3-stories or 45'. Use square footage shall be deducted from the remaining Northwinds Master Plan office entitlement.
 - c. Restaurant – Maximum 12,800 square feet and minimum height of 2 stories or 20'. Use square footage shall be deducted from the remaining Northwinds Master Plan office/accessory retail entitlement. Restaurants shall not be drive-through, but shall include outdoor dining areas.
 - d. Hotel – One luxury boutique or full-service hotel, similar to The St. Regis, shall be permitted with a maximum 60 rooms and no greater than 4 stories or 65'. Hotel rooms shall be deducted from the remaining Master Plan hotel entitlement, which has an exchange rate of 800 SF of office per hotel room or 48,000 square feet of office for 60 hotel rooms. Hotel may not be an extended stay facility.
 - e. Parking Decks – Structured parking shall be developed as depicted on the site plan prepared by KSGW, dated 5/25/2018. Parking deck along Northwinds Parkway shall have its top level on-grade with the adjacent surface parking lot and aligned with the finished elevation of Northwinds Parkway. Parking deck visible from Northwinds Parkway and/or Kimball Bridge Road shall be treated with comparable materials and finishes as the buildings they serve and/or shall be screened by over-sized landscaping (12" – 15" caliper trees). Suitability of parking deck elevation, visibility and landscape screening shall be approved by the DRB.
3. Freestanding retail uses shall not be permitted.
4. Architectural style shall require final approval by the DRB.
5. Retaining walls shall receive architectural façade treatment or be heavily landscaped, as approved by DRB. Retaining walls visible from developed areas exceeding 16' in height shall be terraced.
6. Backside of buildings or 'back of house' functions, such as loading or dumpster areas, shall not be visible from the public right-of-way. Parapet walls shall be used to screen roof-top mechanical equipment and views.
7. Corner of Northwinds Parkway and Kimball Bridge Road shall be designed with a minimum 2,000 square foot open space to incorporate decorative hardscape and landscape with a water feature, sculpture or similar focal point feature, as approved by DRB. Corner feature shall be completed with the first CO.

8. A 20' landscape strip with trees and shrubs shall be provided along Kimball Bridge Road and Northwinds Parkway. Existing street trees along Northwinds Parkway shall be saved, as approved by Staff. Pedestrian lights shall be required along Kimball Bridge Road. Existing pedestrian lights along Northwinds Parkway shall be replaced, where necessary, and supplemented with additional lights as approved by Staff.
9. Developer shall construct a minimum 6' sidewalk and 4' planting strip (between curb and sidewalk) along Kimball Bridge Road and Northwinds Parkway, as approved by Staff.
10. A traffic impact study shall be required at LDP to determine the site driveway configuration and potential mitigation measures necessary for the intersection at Kimball Bridge Road and Northwinds Parkway. The scope of the study to be developed with the City's Senior Transportation Planner.
11. Developer shall dedicate necessary right-of-way to accommodate the required streetscape and future traffic signal equipment.
12. Existing curb cut on Northwinds Parkway shall be removed, if not utilized for the development.
13. 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 approved by Staff.
14. Developer shall dedicate a permanent easement to the City and construct a 12' concrete, accessible multi-use path (Alpha Loop) as depicted on the plan prepared by KSGW, dated 5/25/2018, with final alignment/design/materials approved by Staff and construction completed prior to first CO. Width of the path may be reduced, if not designated as the main Alpha Loop path, as approved by Staff. Enhanced crossings shall be provided across Kimball Bridge Road and Northwinds Parkway and shall include design and materials approved by Staff. Path shall including seating/gathering areas, lighting (pedestrian and bollard), landscape, hardscape, bike share station, wayfinding signage and public parking, as approved by Staff. Path entrance gateways/arches shall be provided on Northwinds Parkway and Kimball Bridge Road.
15. Detention facilities shall not be visible from the public right-of-way, except a decorative water feature approved by Staff.
16. All new utilities shall be located underground.

III. REPORT IN BRIEF:

The applicant, Brandon Wheelless, is requesting a master plan amendment to the Northwinds Master Plan Pod A to modify development standards and permitted uses and to add approximately 1-acre of land to Pod A to allow for the construction of a 40,000 square foot 'Athletic Facility', 10,000 square foot office, 12,800 square feet freestanding restaurant uses, 60-room boutique hotel and two (2) below-grade parking structures on 4.75 acres. A rezoning is requested for a 1-acre parcel from O-P (Office-Professional) to O-I (Office-Institutional). The subject property is located at the northwest corner of Northwinds Parkway and Kimball Bridge Road.

DISCUSSION

The submitted request, if approved, will allow for the construction of a 40,000 square foot 'Athletic Facility', 10,000 square foot office, 12,800 square feet of free-standing restaurants, 60-room 'Boutique Hotel' and below-grade parking structures on 4.75 acres. The proposed development is an exclusive athletic facility based on private membership and geared toward professional and developing athletes. The facility will provide athletic training and development, as well as injury recovery/rehabilitation. Amenities and services include sports courts, high-end exercise equipment, physical fitness specialists and trainers, locker rooms, recovery center, medical staff, lounge, hotel and spa, restaurants, and a multi-use trail. The subject property is located at the northwest corner of Northwinds Parkway and Kimball Bridge Road.

The property is zoned O-I (Office-Institutional) and O-P (Office-Professional) and the O-I parcel is subject to the Northwinds Master Plan Pod A. The property is bound by Northwinds Parkway to the east and Kimball Bridge Road to the north. Surrounding properties are Jackson Healthcare to the east, Braeden subdivision

to the north, Clear Springs Baptist Church and a cemetery to the west and the Northwinds VII office building to the south. The property has a Comprehensive Land Use Plan designation of 'Corporate Office', which allows the applicant's proposed uses.

The Northwinds Master Plan was approved in 1986 and has been amended on a few occasions over the years. The Master Plan was approved for approximately 4.3 million square feet of office and retail/restaurant uses in Pods A & C. Free-standing retail/restaurant uses are only permitted in Pod C. Retail/restaurant use in Pod A must be located within an office building and is limited to no more than 25% of the floor area of the office building. A master plan amendment was approved in June 2017 for the Northwinds Summit mixed-use development, which is located at the northeast corner of Haynes Bridge Road and Georgia 400. That amendment utilized existing entitlements in the Northwinds Master Plan, including the approved residential uses that require an exchange for existing office density.

As shown in the table below, Pods A & C have a remaining entitlement of 1,125,159 square feet of office and retail/restaurant use and 284 hotel rooms. The applicant is requesting to add 'Athletic Facility' and to allow free-standing restaurant use in Pod A. If the zoning proposal is approved, it is recommended that the applicant's proposed uses are deducted from remaining entitlements in the Northwinds Master Plan.

Applicant's Proposal vs Original Master Plan				
Use	Applicant's Proposal	Original Master Plan	Remaining Approval	Remaining Approval, incl. Applicant
Athletic Facility	40,000 SF	Use Not Permitted	N/A	N/A
Office & Free-standing Restaurant	10,000 SF Office 12,800 SF Restaurant	4,340,140 SF (Pods A & C)	1,125,159 SF (Pods A & C)	1,102,359 SF (Pods A & C)
Hotel	60 rooms	600 rooms*	284 rooms	224 rooms**

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

***48,000 SF of office use would need to be exchanged for 60 hotel rooms to accommodate the applicant's request.*

SITE PLAN ANALYSIS

The applicant's site plan depicts a 40,000 square foot athletic facility, 10,000 square foot professional/medical office and 60-room boutique hotel with below grade parking and located on the south end of the property. A grouping of restaurant buildings, consisting of 12,800 square feet, are depicted on the north end of the property. The Alpha Loop enters the property at the southeast corner of the site, running along the southern property line before traversing the site to the corner of Northwinds Parkway and Kimball Bridge Road. This was the original location of the Alpha Loop, but has recently been moved in order to cut construction costs by using an existing sidewalk on the east side of Northwinds Parkway. Moving the Alpha Loop also saved the construction cost of a bridge, which may be built in the future. Routing away from major roadways is a preferred option even if it will be several years before the links are constructed.

Site access is depicted at three (3) locations with two (2) driveways on Northwinds Pkwy and one on Kimball Bridge Rd. Setbacks are depicted to be 50' along Northwinds Pkwy and Kimball Bridge Rd, except

that a below-grade parking deck is approximately 15' from Northwinds Pkwy. Side and rear setbacks are depicted to be 15'. Northwinds Master Plan has conditional setbacks based on site plan approval.

Restaurant buildings are generally oriented to the multi-use trail and includes outdoor areas for seating/gathering, civic space and amenity space. Restaurant uses will be open to the general public. Restaurant buildings vary in size ranging from 1,200 – 4,000 square feet and having building heights of one (1) story to 2.5 stories. Parking surrounds the grouping of restaurants with two (2) rows of parking depicted between the street and the buildings. Attached to the athletic facility is the 10,000 square foot professional/medical office, which is proposed to be three (3) stories and 45'.

The applicant proposes a 'Boutique Hotel' with a maximum 60 rooms and building height of four (4) stories or 65'. According to the applicant, the hotel will include high-end finishes, concierge services, spa, pool and upscale food and beverage services. The hotel will be open to the public, with a number of VIP rooms set aside for members of the private athletic facility. The site plan depicts the hotel connected to the athletic facility with a 3-level, below grade parking structure underneath the hotel and athletic facility uses. The City's Unified Development Code (UDC) defines a 'Boutique Hotel' as:

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

Northwinds Master Plan Pod A is approved for 300 hotel rooms with an additional 300 hotel rooms permitted through an exchange of one (1) hotel room per 800 square feet of approved office use. The applicant's request for a 60-room hotel would require the exchange of 48,000 square feet of office use.

The proposed uses would require a total of 405 parking spaces, as calculated in the table below. Parking is provided in two (2) structured parking deck, one under the hotel/athletic facility (180 spaces) and one along Northwinds Parkway at the project entrance (150 spaces). The 3-level parking deck along Northwinds Parkway has its top level on-grade with the adjacent surface parking and Northwinds Parkway finished elevation. According to the applicant, the 3-level parking deck under the hotel/athletic facility will include valet parking. An additional 77 surface parking spaces are provided along north end of the property closest to Kimball Bridge Road, for a total of 407 parking spaces provided on-site.

Use	Size (SF/rooms)	Parking Rate	Parking Required
Boutique Hotel	60 rooms	1 space/room + 1 employee space/20 rooms + 1 space/500 SF for meeting space, retail, restaurant	60 + 3 + 10 = 73
Athletic Facility	40,000 SF	1 space/500 SF court, field, spectator area + 1 space/200 SF other patron use areas	60 + 40 = 100
Office (Prof/Med)	10,000 SF	1 space/200 SF	50
Restaurant	18,200 SF	1 space/100 SF	182
Parking Required			405

Parking Provided			407 (330 Deck, 77 Surface)
------------------	--	--	----------------------------

The applicant's site plan consists of approximately 35% green space and 9% plaza space, which is described by the applicant as hardscaped areas used for civic or amenity space. Plaza space includes the Alpha Loop, paver plazas, reflecting pool, outdoor seating/gathering areas, rooftop lounge, yoga lawn, sculpture garden, aquarium, gardens/lawns, tree save areas and turf event lawn. Civic, or public, space is generally limited to the Alpha Loop on the applicant's site plan.

A 12' multi-use path is depicted running through the proposed development and incorporated into the City's Alpha Loop project. The Alpha Loop enters the property from the corner of Northwinds Parkway and Kimball Bridge Road and traverses the development before running along the south property line to Northwinds Parkway. The Alpha Loop's current alignment is along the east side of Northwinds Parkway. If approved, staff recommends that the developer dedicate a permanent easement for public access and construction of the 12' Alpha Loop path through the property as depicted on the applicant's site plan, including enhancements such as an accessible path, seating/gathering areas, lighting, landscape, hardscape, bicycle facilities, crosswalks and wayfinding signage.

The property is heavily wooded, including of a mix of Pines and hardwoods. A row of street trees exist along Northwinds Parkway and should be saved. According to the applicant, stormwater will be handled in underground facilities.

TRAFFIC

The applicant submitted trip generation figures for the proposed project. As shown in the tables below, the proposed use would generate a total of 325 PM Peak Hour trips, which includes trip reductions for pass-by trips. The applicant assumed that approximately 105,000 square feet of office could be developed on the subject property, which would generate approximately 375 PM Peak Hour trips. Based on the existing approvals on the property, the applicant's proposal represents a 13% decrease in PM Peak Hour trips.

LUX Atlanta Trip Generation Report											
LAND USE	ITE CODE	DAILY TRIPS	PM PEAK TRIPS	UNITS	DAILY TOTAL	AM			PM		
						PEAK HOUR TOTAL	IN	OUT	PEAK HOUR TOTAL	IN	OUT
HOTEL	310	8.92 /rooms	0.6 /rooms	60.00 rooms	535 TRIPS	32 TRIPS	15	17	36 TRIPS	17	19
GYMNASIUM	492	32.93 /1000 S.F.	3.53 /1000 S.F.	40,000.00 S.F.	1317 TRIPS	127 TRIPS	69	58	141 TRIPS	72	69
BUSINESS/MEDICAL	720	36.13 /1000 S.F.	3.57 /1000 S.F.	10,000.00 S.F.	361 TRIPS	39 TRIPS	31	8	36 TRIPS	10	26
HIGH TURNOVER RESTAURANT (WINE CAFÉ)	932	76.20 /1000 S.F.	6.69 /1000 S.F.	2,500.00 S.F.	191 TRIPS	18 TRIPS	11	8	17 TRIPS	5	12
HIGH TURNOVER SIT DOWN RESTAURANT	932	76.20 /1000 S.F.	6.69 /1000 S.F.	4,000.00 S.F.	305 TRIPS	29 TRIPS	17	12	27 TRIPS	7	19
HIGH TURNOVER SIT DOWN RESTAURANT	932	76.20 /1000 S.F.	6.69 /1000 S.F.	1,800.00 S.F.	137 TRIPS	13 TRIPS	8	6	12 TRIPS	3	9
HIGH TURNOVER SIT DOWN RESTAURANT	932	76.20 /1000 S.F.	6.69 /1000 S.F.	1,800.00 S.F.	137 TRIPS	13 TRIPS	8	6	12 TRIPS	3	9
HIGH TURNOVER SIT DOWN RESTAURANT	932	76.20 /1000 S.F.	6.69 /1000 S.F.	1,200.00 S.F.	91 TRIPS	9 TRIPS	5	4	8 TRIPS	2	6
COFFEE SHOP	936	491.15 /1000 S.F.	24.45 /1000 S.F.	1,500.00 S.F.	737 TRIPS	40 TRIPS	23	17	37 TRIPS	10	26
TOTAL					3811 TRIPS	322 TRIPS	187	136	325 TRIPS	130	195
*All land uses in 800 and 900 series are entitled to a "pass by" trip reduction of 60% if less than 50,000 ft ² . A 40% reduction was applied.											
105,000 s.f. Business/Medical Trip Generation Report											
LAND USE	ITE CODE	DAILY TRIPS	PM PEAK TRIPS	UNITS	DAILY TOTAL	AM			PM		
						PEAK HOUR TOTAL	IN	OUT	PEAK HOUR TOTAL	IN	OUT
BUSINESS/MEDICAL	720	36.13 /1000 S.F.	3.57 /1000 S.F.	105,000.00 S.F.	3794 TRIPS	412 TRIPS	239	173	375 TRIPS	105	270

STANDARDS FOR ZONING CHANGES

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

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

Response: The zoning proposal would permit uses that would complement surrounding office and residential development.

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

Response: The property is subject to the Northwinds Master Plan, which has a remaining entitlement of approximately 1.1 million square feet of office and retail use and 284 hotel rooms. The zoning proposal would permit uses that would complement surrounding office and residential developments.

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

Response: The proposed development should not have significant impacts on the natural environment.

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

Response: The property is subject to the Northwinds Master Plan, which has a remaining entitlement of approximately 1.1 million square feet of office and retail use and 284 hotel rooms. The zoning proposal would permit uses that would complement surrounding office and residential developments. The development would reduce impacts on City public facilities and services, if the applicant's proposed uses are deducted from the existing Northwinds Master Plan entitlements.

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 development represents a mix of uses and includes walkable infrastructure, which should result in reduced impacts on public facilities and services. The applicant's proposal represents a decrease in vehicular trips generated for the subject site.

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 proposed development represents a mix of uses and includes walkable infrastructure, which should result in reduced impacts on public facilities and services.

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

Response: The property is subject to the Northwinds Master Plan, which has a remaining entitlement of approximately 1.1 million square feet of office and retail use and 284 hotel rooms. The zoning proposal would permit uses that would complement surrounding office and residential developments. The development would reduce impacts on City public facilities and services, if the applicant's proposed uses are deducted from the existing Northwinds Master Plan entitlements.

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

Response: The zoning proposal is consistent with the Comprehensive Land Use Plan designation of the subject property, which is 'Corporate Office'.

CONCURRENCES

Staff has reviewed the application and can generally support the applicant's request for master plan amendment and rezoning. The proposed development is compatible with the Northwinds Master Plan and would complement and serve office and business employees, as well as residents in the surrounding area. The development is proposed to be integrated with the City's Alpha Loop project, thereby promoting walkability and vehicular trip reduction. Also, the proposed mix of uses are permitted under the Comprehensive Land Use Plan designation of the property, which is designated 'Corporate Office'.

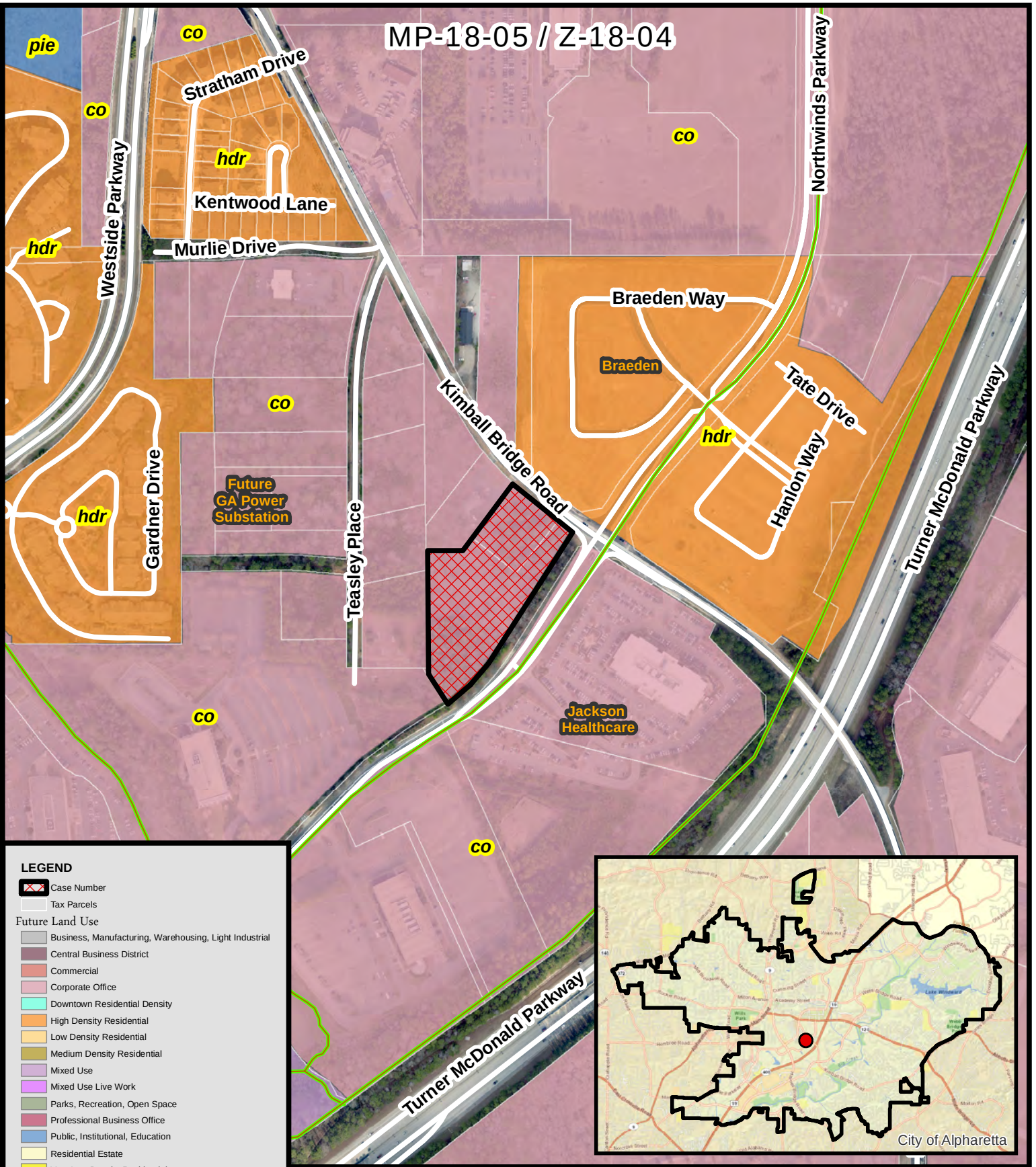
CITIZEN PARTICIPATION PLAN

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 concerns were received. The applicant indicated that they spoke to Jackson Healthcare and Clear Springs Baptist Church, of which both were supportive of the proposed development.

IV. ATTACHMENTS:

- Site Plan
- Environmental Visuals – Mood Board

MP-18-05 / Z-18-04



Future Land Use
LUX ATL
Northwinds

MP-18-05 / Z-18-04

D/LL: 1/2/805, 806

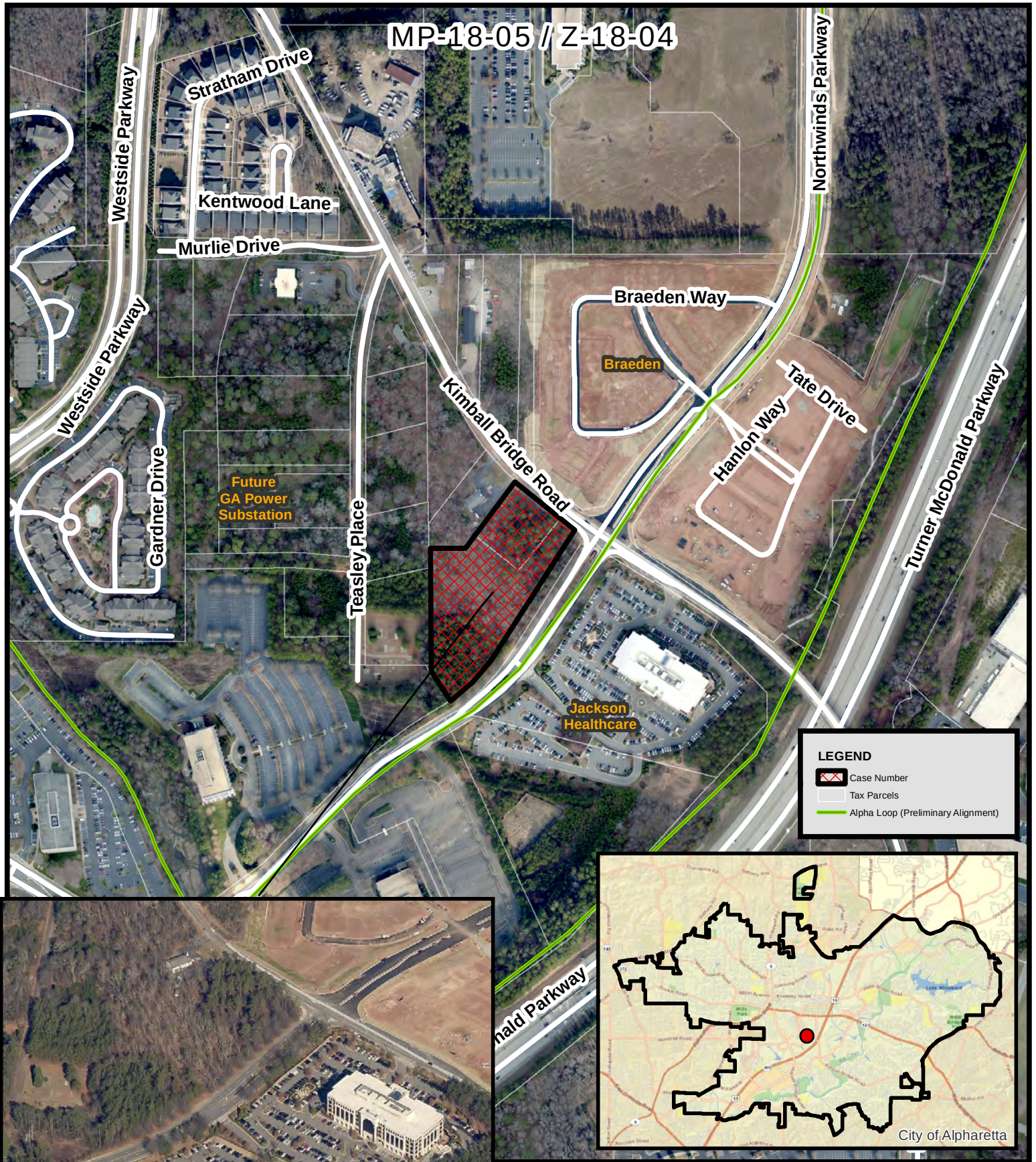
PC: 6/07/18

CC: 7/09/18



Location Map Provided by:
Community Development - GIS

MP-18-05 / Z-18-04



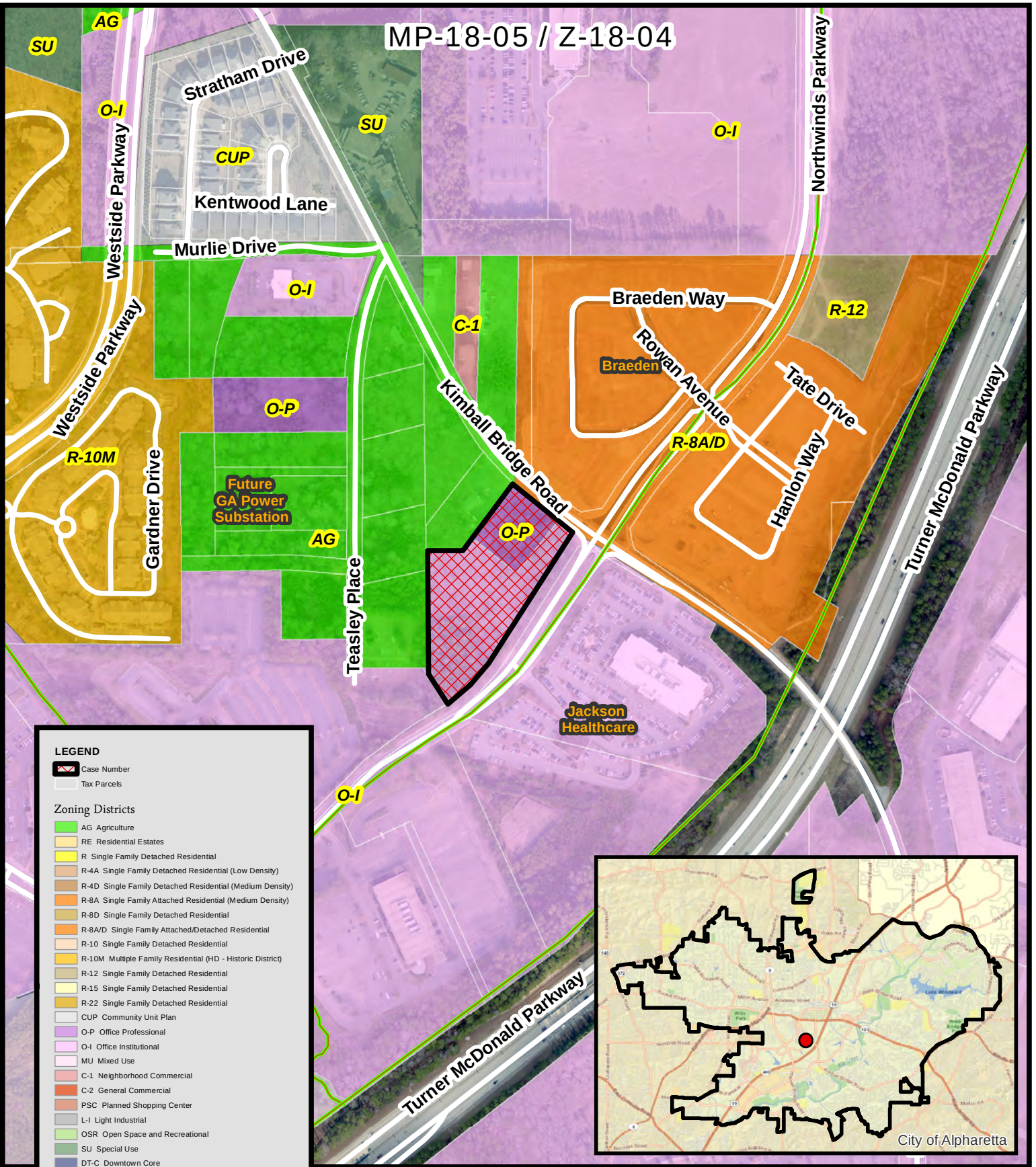
Aerial Map
LUX ATL
Northwinds

MP-18-05 / Z-18-04
D/LL: 1/2/805, 806
PC: 6/07/18
CC: 7/09/18



Location Map Provided by:
Community Development - GIS

MP-18-05 / Z-18-04

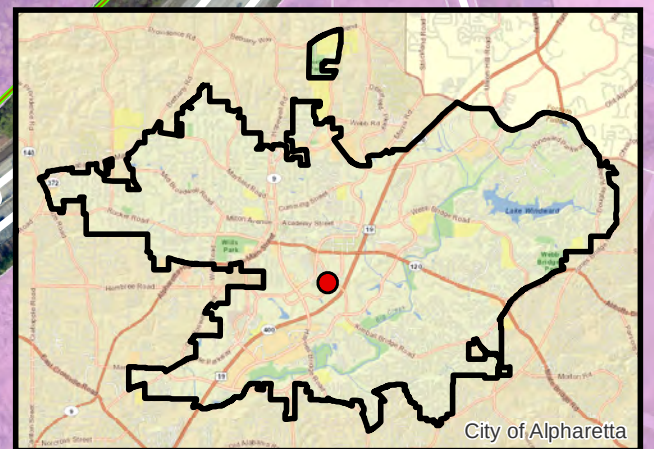


LEGEND

Case Number
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-I 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
- Alpha Loop (Preliminary Alignment)



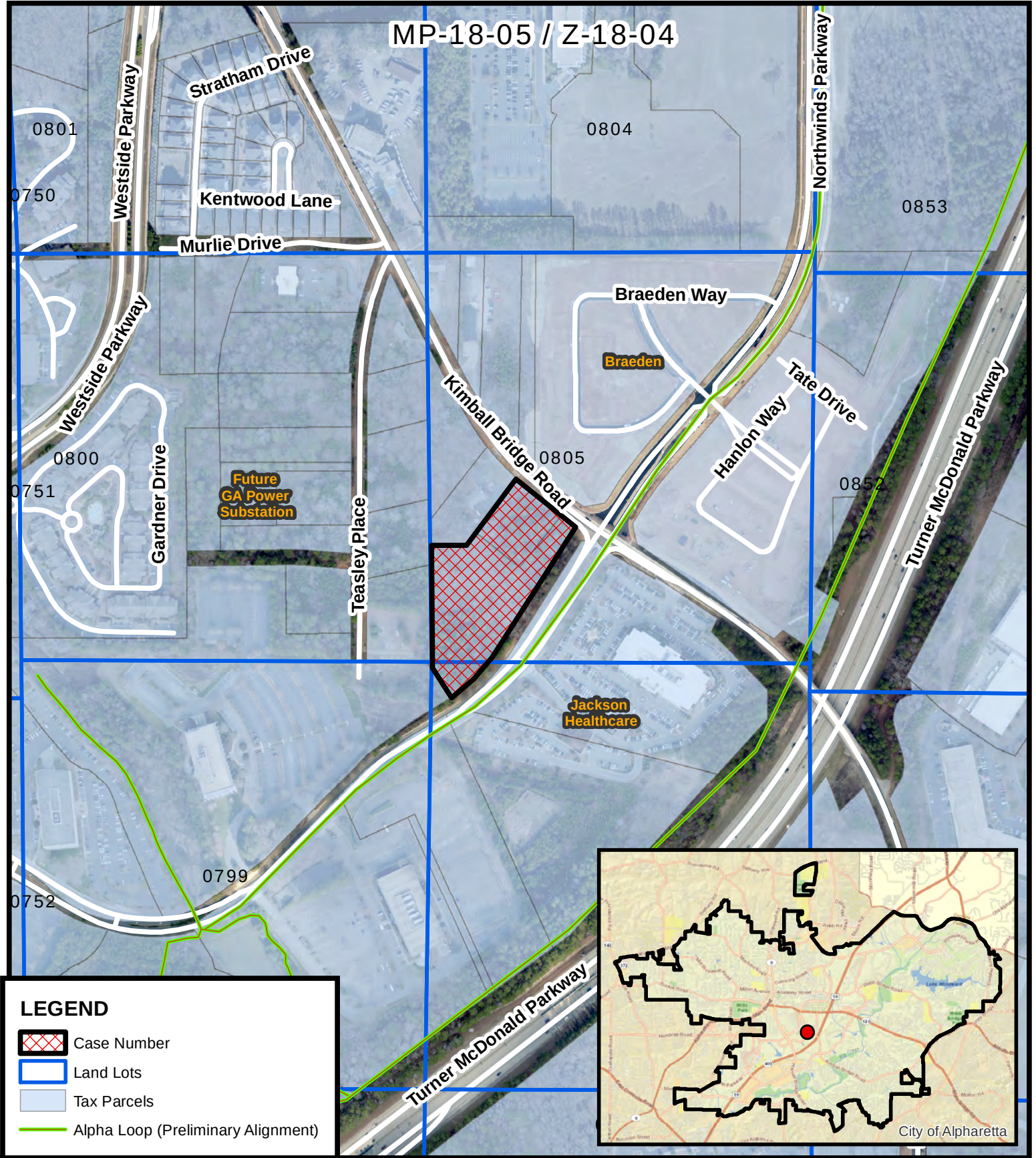
Zoning Map LUX ATL Northwinds

MP-18-05 / Z-18-04
D/LL: 1/2/805, 806
PC: 6/07/18
CC: 7/09/18



Location Map Provided by:
Community Development - GIS

MP-18-05 / Z-18-04



Location Map
LUX ATL
Northwinds

MP-18-05 / Z-18-04
D/LL: 1/2/805, 806
PC: 6/07/18
CC: 7/09/18

Location Map Provided by:
Community Development - GIS

SITE PLAN KEY 3

- 1. HOSPITALITY/HOTEL, 60,000 GSF, 60 ROOMS, 4-STORY, 65FT HEIGHT, BELOW GRADE PARKING STRUCTURE
- 2. GYMNASIUM, 40,000 GSF, 2-STORY, 60 FT HEIGHT
- 3. BUSINESS/MEDICAL, 10,000 GSF, 3-STORY, 45 FT HEIGHT
- 4. WINE CAFE, 2,500 GSF, 2.5-STORY, 25 FT HEIGHT
- 5. RESTAURANT, 4,000 GSF, 2-STORY, 25 FT HEIGHT
- 6. RESTAURANT, 1,800 GSF, 1-STORY, 20 FT HEIGHT
- 7. RESTAURANT, 1,800 GSF, 1-STORY, 20 FT HEIGHT
- 8. RESTAURANT, 1,200 GSF, 1-STORY, 20 FT HEIGHT
- 9. COFFEE SHOP, 1,500 GSF, 1-STORY, 20 FT HEIGHT
- 10. TURF EVENT LAWN
- 11. 3-LEVEL PARKING STRUCTURE (TOP LEVEL ON GRADE WITH ADJACENT SURFACE PARKING)
- 12. VALET ENTRANCE TO 3-LEVEL PARKING STRUCTURE BENEATH HOSPITALITY AND GYMNASIUM
- 13. WATERFALL RETAINING WALL AND LOWER REFLECTING POND
- 14. ALPHA LOOP BIKE TRAIL ACCESS POINTS
- 15. ALL EXISTING BOUNDARY NORTHWINDS TREES SHALL REMAIN, REFERENCE ARBORIST REPORT DATED 05-25-2018
- 16. EXISTING NORTHWINDS SIDEWALK
- 17. NEW 6' KIMBALL BRIDGE SIDEWALK
- 18. FIRE APPARATUS LANE
- 19. EXISTING CONCRETE DRIVE CUT
- 20. NEW CONCRETE DRIVE CUT
- 21. ELEVATOR ACCESS
- 22. UPPER LEVEL TERRACE PAVED PLAZA
- 23. LOWER LEVEL TERRACE PAVED PLAZA AND DRIVE CIRCLE
- 24. GRAPHIC WALL
- 25. STAIR ACCESS TO LOWER/UPPER PLAZAS
- 26. BIKE RACKS AND OPEN-AIR COVERED BIKE STATION
- 27. SIDEWALK CONNECTION
- 28. REFLECTING POND
- 29. ROOF TOP LOUNGE
- 30. SOLAR PANEL ARRAY
- 31. VIP ROOF TOP LOUNGE TERRACE
- 32. YOGA LAWN
- 33. BELOW GRADE, STRUCTURED WATER RETENTION
- 34. SITE WATER RUNNELL SIDE GARDEN ALONG ALPHA LOOP BIKE PATH
- 35. ARTISTIC ARRIVAL LIGHT/WATER SCULPTURE GARDEN
- 36. AQUARIUM
- 37. SPECIMEN TREE- 801 - REFERENCE ARBORIST REPORT, NOT CONSIDERED FOR DESIGN DUE TO CONFLICT OF SITE FUNCTION. PLANNED DESIGN PROPOSED WILL REPLACE AND ENHANCE WITH NEW TREES.

IMAGE REFERENCES

* see 11x17 loose sheets attached

SITE DATA

TOTAL AREA: TRACT 1 = 163,111 SQ. FT. (3.74 ACRES)
TRACT 2 = 42,645 SQ. FT. (0.98 ACRES)

PROPOSED TOTAL: 205,756 SQ. FT. (4.72 ACRES)

EXISTING ZONING: O-I (TRACT 1) AND O-P (TRACT 2)
PROPOSED ZONING: O-I

SETBACKS: FRONT 50'
SIDE: 15'
REAR: 15'

LOT COVERAGE: MAX IMPERVIOUS = 65% (134,748 SQ.FT.)

GREEN SPACE = 35%
BLDING FOOTPRINT = 30%
PLAZA = 9%
PARKING/PAVING = 26%

TREE STATEMENT: ALL EXISTING BOUNDARY TREES ALONG NORTHWINDS SIDEWALK ARE TO REMAIN. NO TREE OF QUALITY OR SPECIMEN TREES ARE PROPOSED TO REMAIN IN INTERIOR OF SITE. NEW TREES WILL BE PROVIDED. REFERENCE ARBORIST REPORT DATED 5-25-2018

SITE DISTANCES: EXISTING ENTRANCE (CURB CUT) WILL BE UTILIZED FOR NORTHWINDS MAIN ENTRANCE

NEW PROPOSED ENTRANCE ALONG KIMBALL BRIDGE LOCATED AT NORTHERN MOST END OF SITE APPROXIMATELY 230' FROM INTERSECTION AT NORTHWIND AND PROVIDES A DISTANCE OF +400' IN EITHER DIRECTION.

NEW PROPOSED EXIT- ONLY RIGHT-TURN DRIVE AT SOUTH END OF PROPERTY ON NORTHWINDS PROVIDES A DISTANCE OF +400' IN EITHER DIRECTION.

SITE PLAN 5.25.18

PARKING

PARKING REQUIREMENTS PER ALPHARETTA UDC:
HOTEL: 1SP/EACH GUEST ROOM, 1 SP/ 20 RMS FOR EMPL, 1SP/500 OTHER = 73 SPACES
SPECIAL USE GYMNASIUM: 1SP/500 SQ.FT OF COURT AND 1/ 250 BUS. = 100 SPACES
BUSINESS/MEDICAL: 1 SP/200 SQ. FT = 50 SPACES
RESTAURANT: 1SP/100 SQ. FT = 103 SPACES
TOTAL = 326 SPACES

PROPOSED DECK 1 = 150 SPACES
PROPOSED BELOW GRADE DECK 2 = 180 SPACES
PROPOSED SURFACE = 77 SPACES
TOTAL PROPOSED = 407 SPACES

9'X19' STANDARD PARKING STALL IN DECK
9 ACCESSIBLE SPACES AND 2 VAN

VICINITY MAP



SITE



NOTE:
1. THIS INFORMATION TAKEN FROM THE TOPOGRAPHIC SURVEY BY LANDTEC SURVEYORS DATED 5/15/2018

LUX ON THE ALPHA LOOP
0 NORTHWINDS PARKWAY
RENDERED PRELIMINARY SITE PLAN

ELEVATION NOTE:
DATUM: NAVD 88

CONTOUR NOTE:
CONTOUR INTERVAL = 2'
CONTOURS BASED ON FIELD DATA OBTAINED USING CONVENTIONAL SURVEYING TECHNIQUES.

STATE WATERS BUFFER:
AN UNDISTURBED VEGETATIVE BUFFER ADJACENT TO ALL STATE WATERS WILL BE LEFT AND MAINTAINED. THE BUFFER IS TO BE MEASURED FROM THE TOP EDGE OF THE WATERS BANK (EACH SIDE).

FLOOD NOTE:
THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER FIRM FLOOD INSURANCE RATE MAP OF THE CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA COMMUNITY PANEL NO. 130084 0067 F EFFECTIVE DATE: SEPTEMBER 18, 2013.



KIMBALL BRIDGE ROAD
60' R/W (AS PER REF. 1 & 3)

BAILEY JOHNSON ROAD

MAY 25, 2018



This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

William J. Gilbert
William J. Gilbert Ga. - RLS # 2843
Date: 03/27/2018

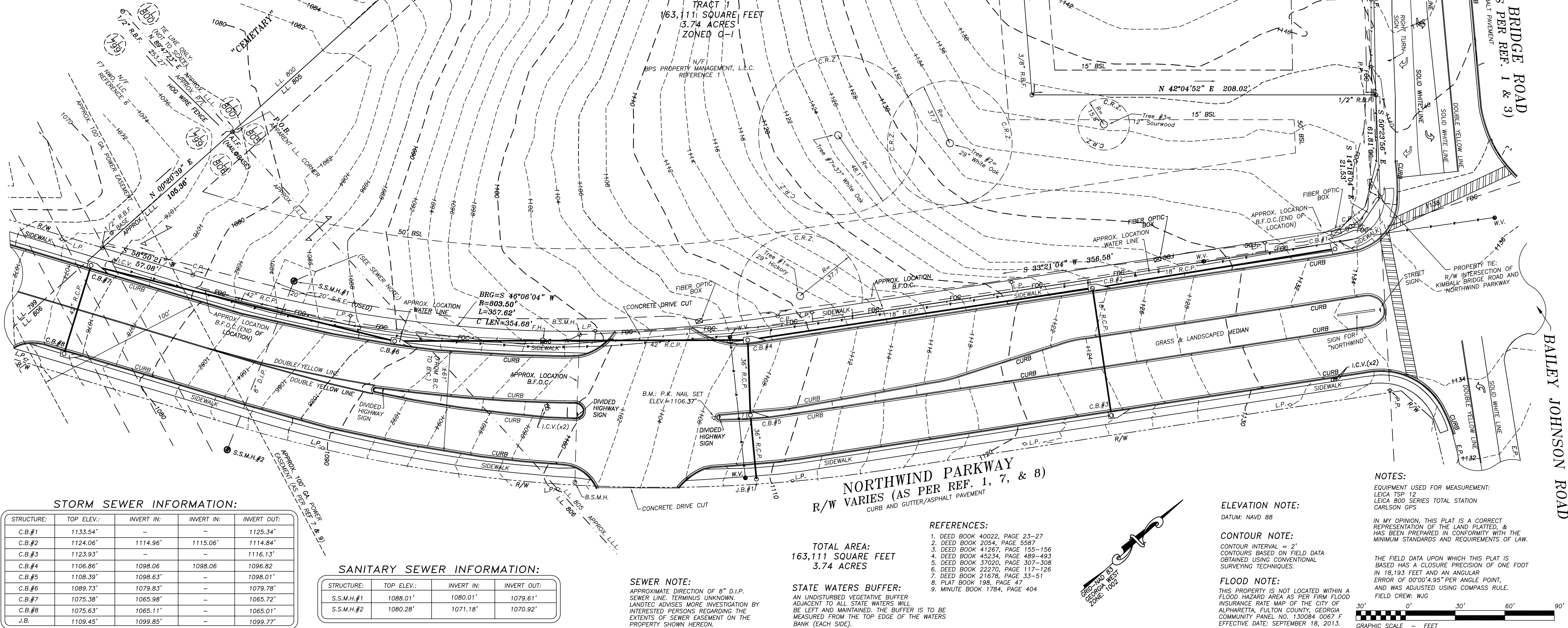


TREE CHART:
THE CHART BELOW IS FROM ARBORIST REPORT FOR CBMT NORTHWINDS PKWY, PREPARED BY SCOTT HALL, RLA, CERTIFIED ARBORIST, AEC, INC., REPORT DATE: NOVEMBER 26, 2007.

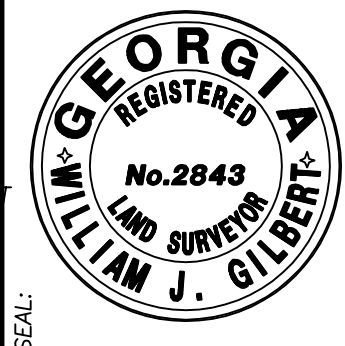
Appendix A Specimen Analysis Site Conditions: November 21, 2007 (Partly Cloudy 70°)						City Assessment as to if tree is a specimen or not. Only those verified by City are noted (Y = Yes, N = No)
Tree #	Size/Species	Condition	Specimen	Comments	Photo # (see back)	
1	29" Hickory	Poor	No	3 Co-Dominate Leaders with weak crotches w/ severe decay. Severe wound to trunk. Due to the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	1-3	
2	29" White Oak	Poor	No	Co-Dominate Leaders with weak crotches and included bark w/ severe decay. Due to the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	4-5	
3	12" Sourwood	Good	Yes			
4	28" Red Oak	Poor	No	Co-Dominate Leaders with weak crotches. Signs of crown gall. Due to the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	6	
5	17" Sourwood	Poor	No	Trunk gall, cavity w/ decay and damage to major root.	7-8	
6	10" Sourwood	Good	Yes			
7	37" White Oak	Poor	No	4 Co-Dominate Leaders with weak crotches. Hollow cavity in trunk. Due to the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	9	

TREE NOTE:
THE TREES SHOWN HEREON ARE BASED ON ARBORIST REPORT FOR CBMT NORTHWINDS PKWY, PREPARED BY SCOTT HALL, RLA, CERTIFIED ARBORIST, AEC, INC., REPORT DATE: NOVEMBER 26, 2007. PLEASE REFER TO CHART ABOVE FOR INFORMATION REGARDING EACH TREE.

C.R.Z. NOTE:
THE C.R.Z. (CRITICAL ROOT ZONE) SHOWN HEREON IS BASED ON A RADIUS EQUAL IN FEET TO 1.3 TIMES THE NUMBER OF INCHES OF THE TRUNK DIAMETER.



REVISIONS:		COMMENTS:
DATE:		
5/15/2018		ADD SETBACKS

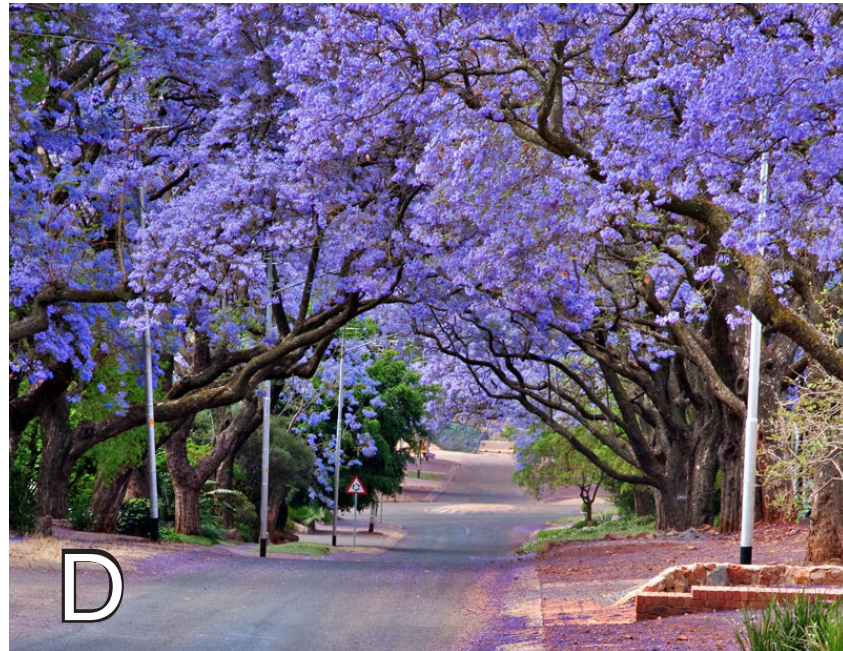
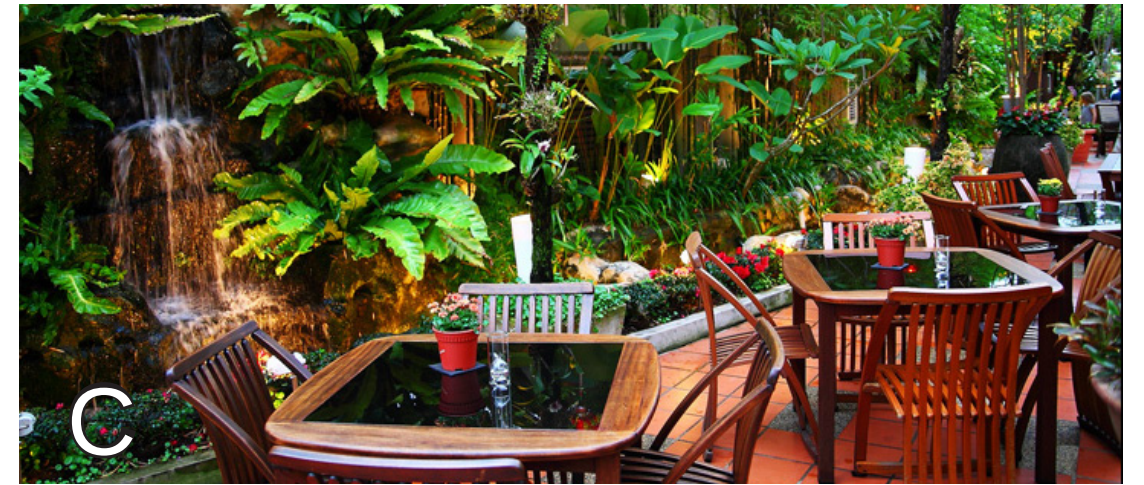


205 WILLIAMS BRIDGE ROAD,
TOCCOA, GEORGIA 30577
PHONE: (678) 780-8832
JGILBERT@LANDTECCO.COM

landtec
Surveying

BOUNDARY AND TOPOGRAPHIC SURVEY FOR:
CBMT, LLC
LOCATED IN:
LAND LOTS 805 & 806, 1ST LAND DISTRICT, 2ND SECTION
THE CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

PROJECT NO.:	07-187
PLAT DATE:	MARCH 27, 2018
SHEET NUMBER:	1 OF 1
FILE NAME:	07-141.dwg P.L.M. R.H.P.



LUX ON THE ALPHA LOOP ENVIRONMENTAL VISUALS - MOOD BOARD



Building, Architecture and Material Examples



Building, Architecture and Material Examples



Building, Architecture and Material Examples



Building, Architecture and Material Examples



Building, Architecture and Material Examples



Building, Architecture and Material Examples



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: Lux Atlanta, LLC

Contact Name: Brandon Wheeless for Lux Atlanta, LLC

Telephone: 770-753-6353

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.

There had been no concerns at this time.

Jackson helthcare is very supportive of the development

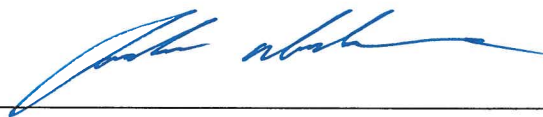
Clear springs church is happy to have a food component next door

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: 5-17-18

Print Form



MAY 16, 2018

Rezoning Committee of Alpharetta,

The following is a notice to clarify and detailing the rezoning request:

Development Name: LUX Atlanta

The request is to rezone from OP to OI and a master plan amendment to add the OP property to the Northwinds Master Plan and to amend Northwinds Master Plan Pod A development standards and list of permitted uses

Development Description: 40,000 sq. ft. Upscale Fitness Facility, Guest Suites, Detached Parking Structure, mixed-use Retail and Restaurant Spaces. The Alpha Loop path will be integrated within the grounds of the development.

If you need any further information or have any other questions regarding the application, please feel free to contact me at your convenience. I can be reached at (770) 753-6353 or brandonwheeless@luxatlanta.me.

Sincerely,
LUX ATLANTA, LLC

A handwritten signature in black ink, appearing to read 'Brandon Wheeless', written over a light blue horizontal line.

BRANDON WHEELLESS

CHIEF EXECUTIVE OFFICER

LUX GYM PROJECT BUDGET

5.15.18 Update

CONSTRUCTION COST BUDGET - \$44.1M

Contingency @ 15% - \$6.62

TOTAL CONSTRUCTION COST BUDGET- \$50.72M

PRE-DESIGN SERVICES FEE - \$0.254M ($\50.72×0.005)

A/E DESIGN SERVICES FEE – \$4.06M

BUILDINGS COMMISSIONING SERVICE FEE - \$0.254M

LANDSCAPE ARCHITECT (L.A.) - ??

INTERIOR DESIGN CONSULTANCY (I.D.C) - ??

SPECIAL SYSTEMS (S.S.) (Fibre, IT, Security, and other Low Voltage Systems) - ??

SUBTOTAL - \$55M + \$3M (for L.A. + I.D. and S.S.D. DESIGN/PROCUREMENT/INSTALL) + 10% SCM FEE.

TOTAL PROJECT BUDGET = \$58.3M

BREAKDOWN

Civil/Site Development – COST BUDGET - \$1.052M

(43560SF x 4.8 acres = 209,008SF site approximately)

Clearing and grubbing @ \$4,235/acre = \$20,328

Grading at \$4.68/SF = \$769,149

Driveway/Surface Pkg. - Pave 30% of site @ \$4.18/SF = \$262,096

TOTAL COST BUDGET - \$1,051,573

GYM BUILDING (standard finishing) - \$9M

40,000SF @ \$225/SF

ANDERSON DOROTHY MAE
Or Current Property Owner
165 KIMBALL BRIDGE RD
ALPHARETTA GA 30004

F7 NWO LLC
Or Current Property Owner
3455 PEACHTREE RD NE SUITE 1700
ATLANTA GA 30326

JAVAD V OSKOEI & BATOOL DIZAJI REVOCABLE
LIVING TRUST THE
Or Current Property Owner
2145 CLAY DR
SANDY SPRINGS GA 30350

MY HOMES AT KIMBALL BRIDGE LLC
Or Current Property Owner
11020 KEMP RD
SUWANEE GA 30024

PULTE HOME CORPORATION
Or Current Property Owner
2475 NORTHWINDS PKWY STE 600
ALPHARETTA GA 30009

WANG CHING SHIH
225 BRAEDEN WAY
ALPHARETTA GA 30009

CARTER CHESTENE M
Or Current Property Owner
218 BAILEY JOHNSON RD
ALPHARETTA GA 30004-2203

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

JHS BUILDING LLC
Or Current Property Owner
2655 NORTHWINDS PKWY
ALPHARETTA GA 30009-2280

NLB NORTHWINDS LLC
Or Current Property Owner
20 HEARDS OVERLOOK CT
ATLANTA GA 30328

ST JAMES UNITED METHODIST CHURCH INC
Or Current Property Owner
3000 WEBB BRIDGE RD
ALPHARETTA GA 30009

HURLEY MARK & PIERCE VICKY D
195 BRAEDEN WAY
ALPHARETTA GA 30009

CLEAR SPRINGS BAPTIST CHURCH
Or Current Property Owner
2725 KIMBALL BRIDGE RD
ALPHARETTA GA 30009

GEORIGA POWER COMPANY
Or Current Property Owner
241 RALPH MCGILL BLVD # 1015
ATLANTA GA 30308

KALIFEH ANDY & SUSAN
Or Current Property Owner
1050 CANTON ST
ROSWELL GA 30075-3644

PINEVIEW CEMETERY ASSN LTD
Or Current Property Owner
2010 CRABAPPLE PARC WAY
ROSWELL GA 30076-4240

SUN AN CHI
235 BRAEDEN WAY
ALPHARETTA GA 30009

LUX Atlanta Trip Generation Report

					AM				PM		
LAND USE	ITE CODE	DAILY TRIPS	PM PEAK TRIPS	UNITS	DAILY TOTAL	PEAK HOUR TOTAL	IN	OUT	PEAK HOUR TOTAL	IN	OUT
HOTEL	310	8.92 /rooms	0.6 /rooms	60.00 rooms	535 TRIPS	32 TRIPS	15	17	36 TRIPS	17	19
GYMNASIUM	492	32.93 /1000 S.F.	3.53 /1000 S.F.	40,000.00 S.F.	1317 TRIPS	127 TRIPS	69	58	141 TRIPS	72	69
BUSINESS/MEDICAL	720	36.13 /1000 S.F.	3.57 /1000 S.F.	10,000.00 S.F.	361 TRIPS	39 TRIPS	31	8	36 TRIPS	10	26
HIGH TURNOVER RESTAURANT (WINE CAFÉ)	932	76.20 /1000 S.F.	6.69 /1000 S.F.	2,500.00 S.F.	191 TRIPS	18 TRIPS	11	8	17 TRIPS	5	12
HIGH TURNOVER SIT DOWN RESTAURANT	932	76.20 /1000 S.F.	6.69 /1000 S.F.	4,000.00 S.F.	305 TRIPS	29 TRIPS	17	12	27 TRIPS	7	19
HIGH TURNOVER SIT DOWN RESTAURANT	932	76.20 /1000 S.F.	6.69 /1000 S.F.	1,800.00 S.F.	137 TRIPS	13 TRIPS	8	6	12 TRIPS	3	9
HIGH TURNOVER SIT DOWN RESTAURANT	932	76.20 /1000 S.F.	6.69 /1000 S.F.	1,800.00 S.F.	137 TRIPS	13 TRIPS	8	6	12 TRIPS	3	9
HIGH TURNOVER SIT DOWN RESTAURANT	932	76.20 /1000 S.F.	6.69 /1000 S.F.	1,200.00 S.F.	91 TRIPS	9 TRIPS	5	4	8 TRIPS	2	6
COFFEE SHOP	936	491.15 /1000 S.F.	24.45 /1000 S.F.	1,500.00 S.F.	737 TRIPS	40 TRIPS	23	17	37 TRIPS	10	26
TOTAL					3811 TRIPS	322 TRIPS	187	136	325 TRIPS	130	195

*All land uses in 800 and 900 series are entitled to a "pass by" trip reduction of 60% if less than 50,000 ft². A 40% reduction was applied.

105,000 s.f. Business/Medical Trip Generation Report

					AM				PM		
LAND USE	ITE CODE	DAILY TRIPS	PM PEAK TRIPS	UNITS	DAILY TOTAL	PEAK HOUR TOTAL	IN	OUT	PEAK HOUR TOTAL	IN	OUT
BUSINESS/MEDICAL	720	36.13 /1000 S.F.	3.57 /1000 S.F.	105,000.00 S.F.	3794 TRIPS	412 TRIPS	239	173	375 TRIPS	105	270

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

MP-18-05/2-18-04

Case #: PHA180014

☒ Fee Paid

Initial: JC

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: Brandon Wheelless

Telephone: 770 753 6353

Address: 2475 Northwinds Parkway

Suite: 200

City: Alpharetta

State: GA

Zip: 30009

Fax:

Mobile Tel: 404 333 4744

Email: brandonwheless@luxatlanta.me

Subject Property Information:

Address: 0 Northwinds Parkway

Current Zoning:

District:

Section:

Land Lot:

Parcel ID:

Proposed Zoning:

Current Use:

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?

Lux Atlanta is a new development center housing 40,000 sq ft fitness facility that will be based on private membership for professional and developing athletes. The facility will have two basketball courts, VIP locker rooms, recovery center, medical staff and viewing lounge for networking and refreshments. Hotel, Spa and Nike are directly connected to the fitness facility. Parking deck and private entry to the fitness facility are all sounded by the beautiful grounds that incorporate outdoor entertainment area, bike trail and plenty of outdoor seating.

The Lux Atlanta development will additionally have Wine tasting room, Restaurant, juice bar and coffee shop.

Applicant's Request (Please itemize the proposal):

Lux is a new upscale sports, fitness and training facility anchoring a new development in the northern Atlanta suburb of Alpharetta, GA. The Lux brand is being structured to become the first name in elite professional sports prep programs and medically-vetted recovery/rehab resources. But Lux also is more than physical development; it is a way to create and foster personal networking that is associated with highly-visible professional sports opportunities. Entrepreneur Brandon Wheelless is excited to introduce an innovative plan to bring this long-held vision to fruition – where many of his long-time pro athlete friends and acquaintances from the NCAA, NBA and NFL can be among his first clients. The development comprises 4.7 acres of land at the corner of Kimball Bridge Rd & Northwinds Pkwy. The property sits in the path of the upcoming Alpha Loop project, and, as such, the site will integrate the Alpha Loop path within the grounds of the development. The finished project will include two primary structures: 1.) The Lux Upscale Gym and Training Facility and 2.) a mixed-use Retail and 30-unit Guest Suite building. Lux is introducing its elite fitness brand to the Atlanta market with this state-of-the sports facility consisting of approximately 40,000 square feet of space of basketball courts, high-end fitness center resources, upscale exercise equipment, and a rehab/recovery area with on-site medically-trained personnel, elite physical fitness specialists and experienced trainers. It is an exclusive club that will cater to those who are seeking professional development from both a sports-performance perspective and medically-supervised training/recovery perspective. The second structure is approximately 45,000 square feet of mixed-use space with a combination of luxury guest suites (20 suites + 10 VIP suites covering two floors) above a set of retail spaces (first floor).

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

The Project will benefit the City of Alpharetta in the following ways:

- Add 70,000 sq. ft. of new commercial space on Northwinds Parkway
- Provide additional employment opportunities to the area.
- Offer a new, unique health oriented center to this part of Alpharetta.
- Include high-end and desirable lifestyle and community amenities
- Allow for a live-work relationship with the surrounding area.

The Project will invigorate the Alpharetta Neighborhood, provide additional diversity that complements the eclectic make-up of the neighborhood, create both construction and long-term employment opportunities, encourage use of multi-modal transportation options, and activate the streetscape of the area

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The Project will be accessed from both Campbell Bridge and Northwinds Street. The area will be considered a "Biker's Paradise" and "Highly Walkable" area, and is within half mile of the Avalon. It is adjacent to the Johnson Medical Development Campus.

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

Value of Land. The land is currently assessed at \$3,000,000 and with the propose improvements of \$38,000,000 for a total assessed value of \$65,000,000.

Estimated Project Cost: Approximately \$38,000,000

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

Yes with conditional use and adding the adjacent property to the Northwinds Master plan.

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

Number of Construction & Full-time Equivalent Jobs Created: 300 construction jobs; 6 full time employees of the development and approximately 65 jobs in the commercial / retail spaces.

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

No impact as the development has no residential area.

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

The site is consistent with Alpharetta 20 year zoning plan.

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

We are incorporating the Alpharetta loop as well as recreational green space on 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.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Mrs. Dorothy Anderson

Telephone: (770)475-5994

Address: 165 Kimball Bridge Road

Suite:

City Alpharetta

State: GA

Zip: 30009

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: Lux Atlanta, Brandon Wheelless, CEO

Telephone: 770 753-6353

Address: 00 Kimball Bridge Road (Tax ID: 12-2851-0805-061)

Suite:

City Alpharetta

State: GA

Zip: 30009

So Sworn and Attested:

Owner Signature:

Dorothy Anderson

Date: 4-13-18

Notary:

Notary Signature:

Linda Moser

Date: 4/13/2018



PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Javad V. Oskoei Telephone: 770-527-1962
Address: 2145 CLAY DR. Suite: X
City: SANDY SPRINGS State: GA. Zip: 30350

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.

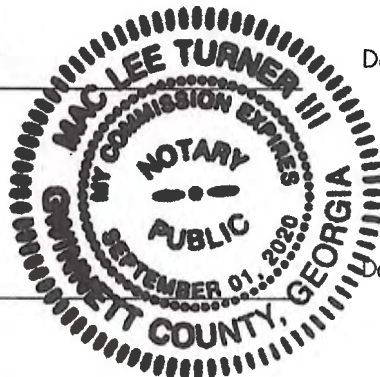
- | | |
|---|---|
| ☐ Annexation | ☒ Special Use |
| ☐ Rezoning | ☐ Conditional Use |
| ☐ Variance | ☐ Master Plan |
| ☐ Land Use Application | ☐ Other _____ |

Identify Authorized Applicant:

Name of Authorized Applicant: Lux Atlanta, Brandon Wheelless, CEO Telephone: 770-753-6353
Address: 2475 Northwinds Parkway Suite: 200
City: Alpharetta State: GA Zip: 30009

So Sworn and Attested:

Owner Signature: Javad V. Oskoei Date: 4/27/2018
Notary:
Notary Signature: Mac Lee Turner Date: 4/27/2018



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: Lux Atlanta, LLC

Subject Public Hearing Case: _____

Campaign Contribution Information:

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

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

Name of Official: N/A

Position: _____

Description of Contribution: N/A

Value: \$ 0.00

Description of Contribution: N/A

Value: \$ 0.00

Description of Contribution: N/A

Value: \$ 0.00

Description of Contribution: N/A

Value: \$ 0.00

Description of Contribution: N/A

Value: \$ 0.00

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: APR 11, 2018

EXHIBIT A**LEGAL DESCRIPTION OF LAND**

All that tract or parcel of land lying in or being in Land Lots 805 and 806 of the 1st Land District, 2nd Section, in the City of Alpharetta, Fulton County, Georgia, being more particularly described as follows:

COMMENCING at a nail at the base of an angle iron pin found at the common corner of Land Lots 799, 800, 805 and 806; thence North 00°03'34" West, a distance of 469.54 feet to a ½" rebar pin found; thence South 88°06'02" East, a distance of 123.40 feet to a ¼" crimp top pin found; thence North 41°46'07" East, a distance of 39.81 feet to a ¼" crimp top pin found; thence South 52°30'12" East, a distance of 199.27 feet to a 3/8" rebar pin found; thence North 42°04'52" East, a distance of 208.02 feet to a ½" rebar pin found; thence along the right-of-way of Kimball Bridge Road (said right-of-way being 60' in width) South 50°23'56" East, a distance of 61.81 feet to a calculated point; thence, leaving the right-of-way of Kimball Bridge Road and continuing along the right-of-way of Northwind Parkway (right-of-way varies in width), South 14°18'04" East, a distance of 21.53 feet to a calculated point; thence South 33°21'04" West, a distance of 356.58 feet to a calculated point; thence along said right-of-way along the arc of an 803.50 foot radius curve to the right, an arc distance of 357.62 feet to a point, said curve being subtended by a chord bearing South 46°06'04" West with a chord length of 354.68 feet; thence South 58°50'21" West, a distance of 57.08 feet to a ½" rebar pin found; thence leaving the right-of-way of Northwind Parkway, North 00°20'39" East, a distance of 105.36 feet to a nail at the base of an angle iron pin found, which is the point of beginning.

Together with and subject to the covenants, easements, and restrictions of record.

Said property contains 163,111 square feet, 3.74 acres more or less, and being more fully shown on a plat prepared for CBMT Northwinds, LLC, Lawyers Title Insurance Company and Crescent Bank by Landtec Engineering and Surveying, dated September 21, 2007, last revised February 13, 2008 (the "Land").

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: Lux Atlanta, LLC

Contact Name: Brandon Wheelless for Lux Atlanta, LLC

Telephone: 770-753-6353

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.

Jackson Medical

Clear Springs Baptist Church

Residential Housing Area

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.

By phone, Letter and e-mail - which will be listed on the original notification.

18-05-10-01 Kimball Bridge Northwind Arborist Report Alpharetta

Reference UDC
Alpharetta, Georgia



Location Map



All of the following information is based upon visual field observations and 30 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.

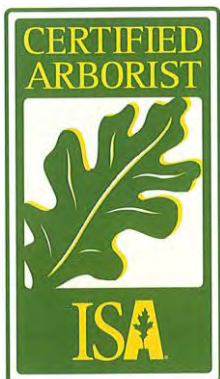
Outdoor Spaces, LLC

By Scott Hall, Owner

On Site Specimen Evaluation Date: May 21, 2018

Report Date: May 25, 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.

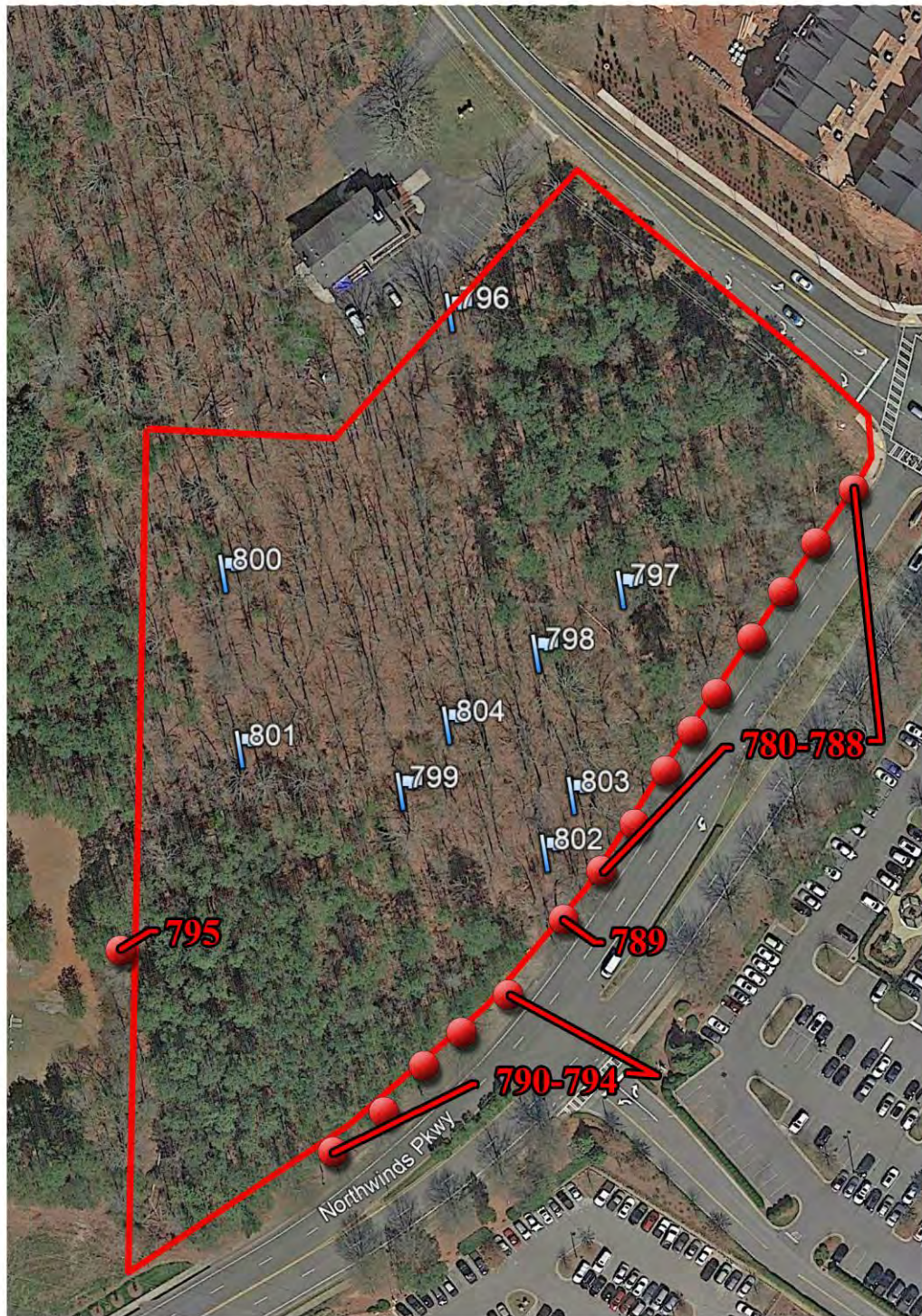
Tree of Quality: A tree that merits special consideration due to historical significance, ideal shape and structure, or uniqueness of the species as determined by the Director. Except as otherwise provided in Section 3.2., Trees of Quality will be treated as specimen trees for preservation credits and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



Boundary Tree/ Landscape Tree



Tree Location

Not To Scale



North

**Specimen
Location Plan**

18-05-10-01 Kimball Bridge Northwind Arborist Report Alpharetta
(General Observations: The site is middle of the Pioneer Phase of succession. No significant trees observed.)

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	City of Alpharetta's Assessment
780-788	14-21" Willow Oak	Good	Fair	No	Landscape Tree. Due to condition, this tree should be taken into design consideration.		
789	16" Willow Oak	Poor	Poor	No	Hazard tree with a split trunk. Tree should be removed. Due to condition tree is not a design consideration.	1	
790-794	14-20" Willow Oak	Good	Fair	No	Landscape Tree. Due to condition, this tree should be taken into design consideration.		
795	21" Pine	Good	Good	No	Boundary Tree. Due to condition, this tree should be taken into design consideration.		
796	28" White Oak	Poor	Poor	No	In decline with numerous limbs dead/ gone. Trunk canker. Possible Hypoxylon Canker. 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.	2-4	
797	13" Sourwood	Poor	Poor	No	In decline with numerous limbs dead/ gone. Due to condition tree is not a design consideration.	5	
798	30" White Oak	Poor	Poor	No	Trunk sounds hollow. 2 Co-Dominate Leaders with severe decay in crotch 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.	6	
799	24" White Oak	Fair	Poor	No	Large limb dead causing decay in trunk. In decline with numerous limbs dead/ gone. 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.	7	
800	18" Hickory	Good	Good	No	Tree of Quality. Due to condition, this tree should be taken into design consideration.		
801	10" Sourwood	Good	Good	Yes	Due to condition, this tree should be taken into design consideration.		
802	24"(14"-13") White Oak	Poor	Poor	No	2 Co-Dominate Leaders with large cavity in crotch 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.	8	

18-05-10-01 Kimball Bridge Northwind Arborist Report Alpharetta
(General Observations: The site is middle of the Pioneer Phase of succession. No significant trees observed.)

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	City of Alpharetta's Assessment
803	33"916"-13"-8") Hickory	Fair	Poor	No	3 Trees grown together creating Co-Dominate Leaders with decay in crotches and included bark. Large cavity in trunk. Barbed wire 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.	9-10	
804	38"(18"-13"-12"-9") White Oak	Poor	Poor	No	4 Co-Dominate Leaders with weak crotches and included bark. Cavity with decay and active gummosis. 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	

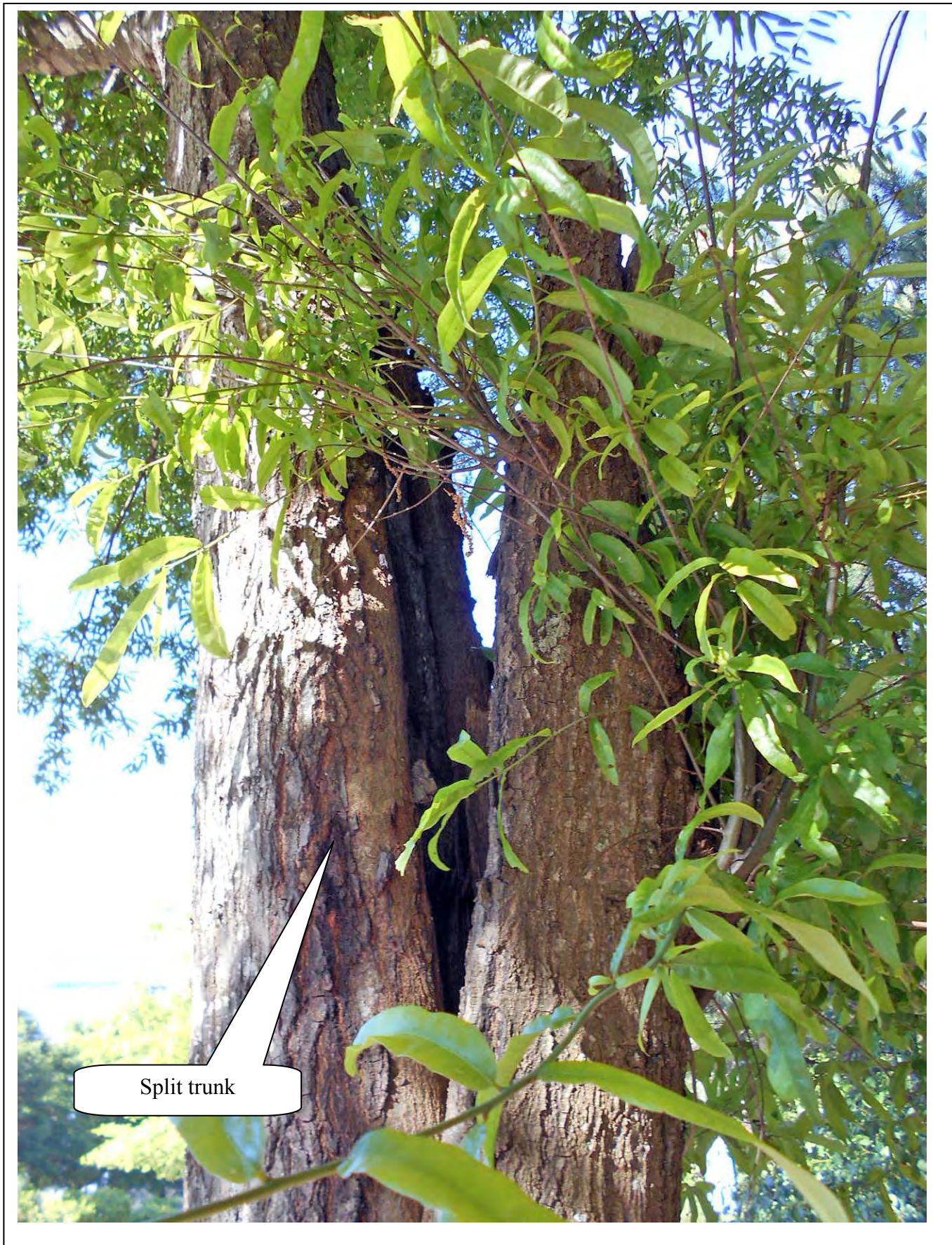


Photo 1



Included bark

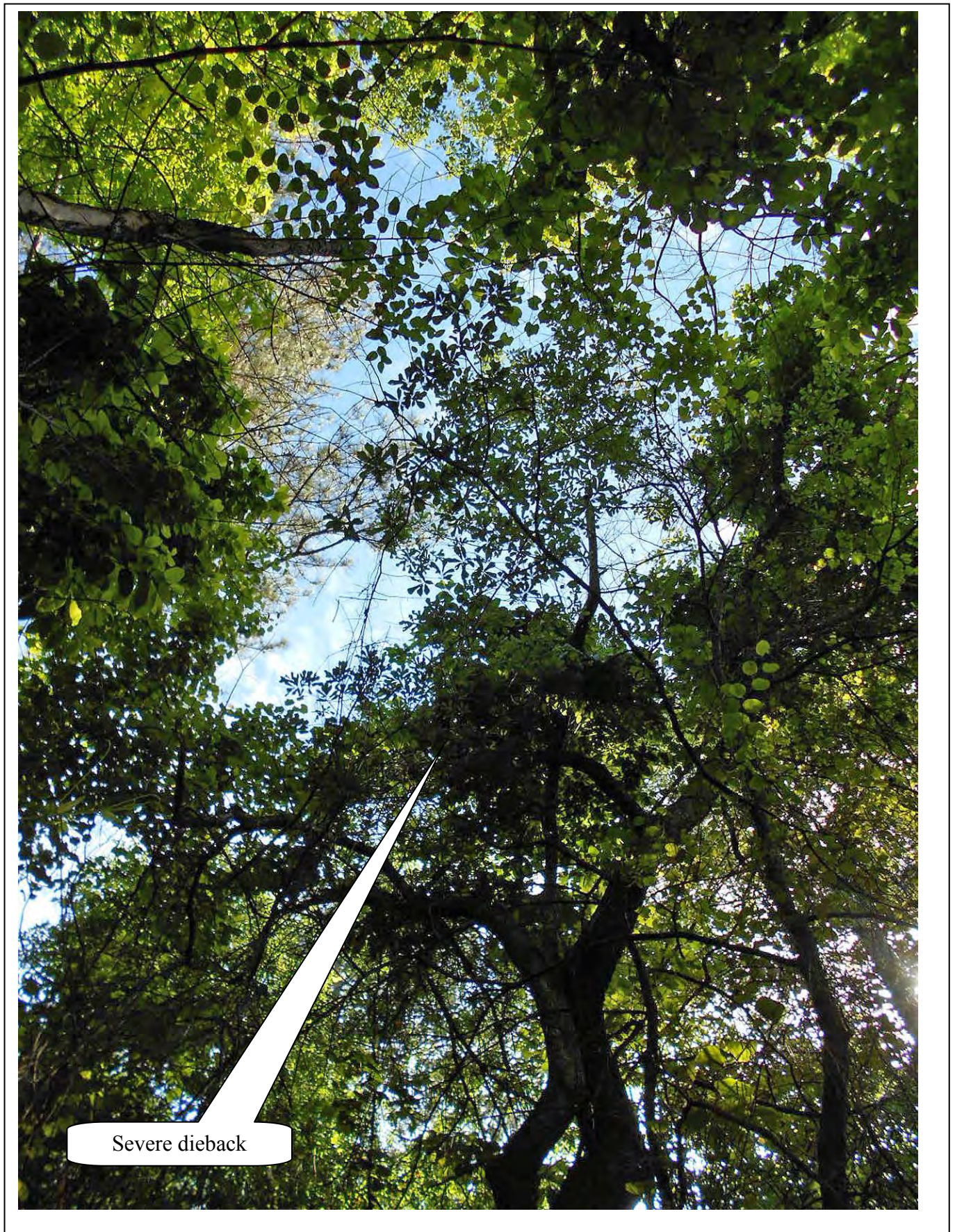
Photo 2



Photo 3



Photo 4



Severe dieback

Photo 5



Photo 6



Photo 7



Photo 8



Photo 9

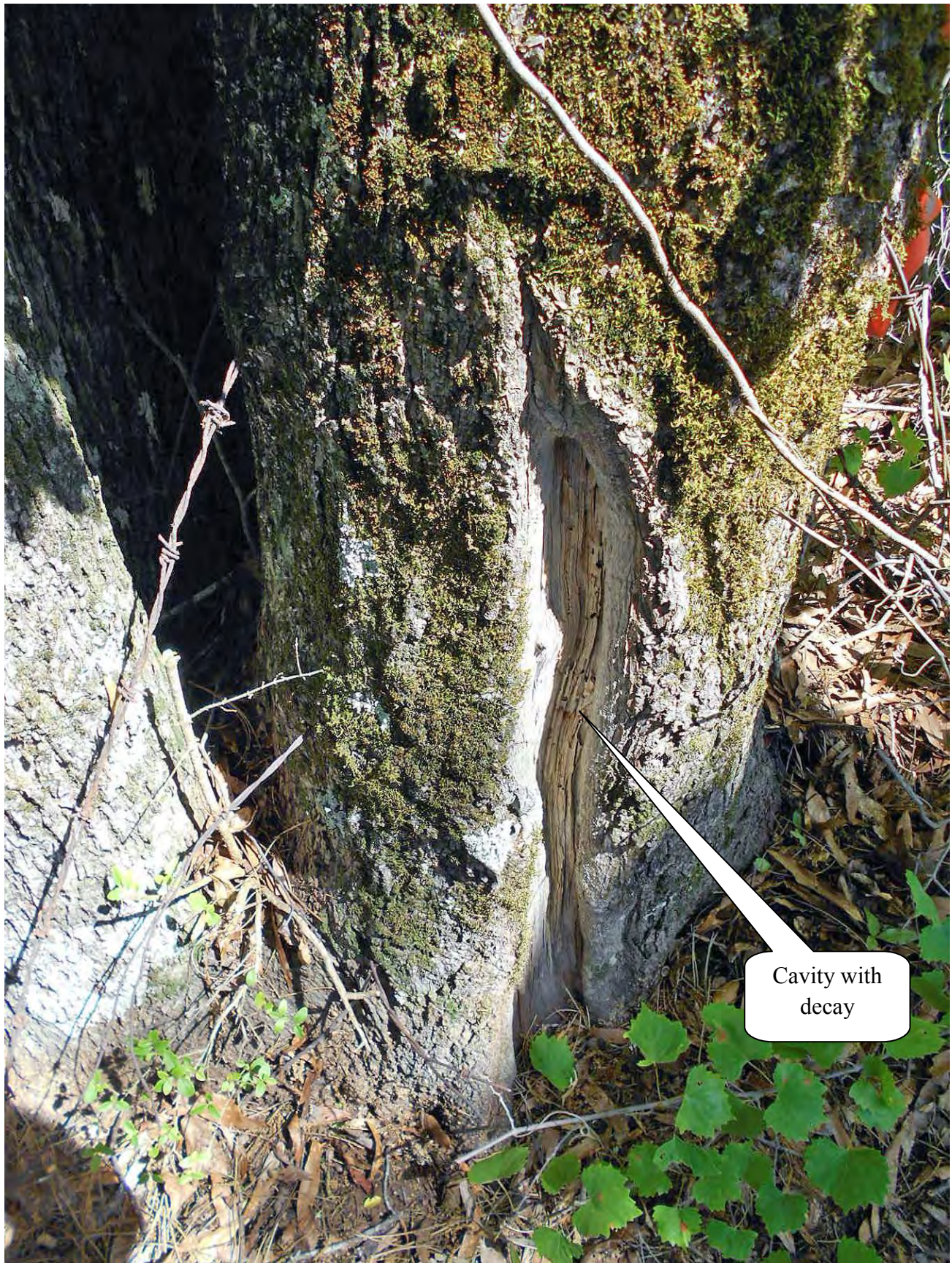


Photo 10

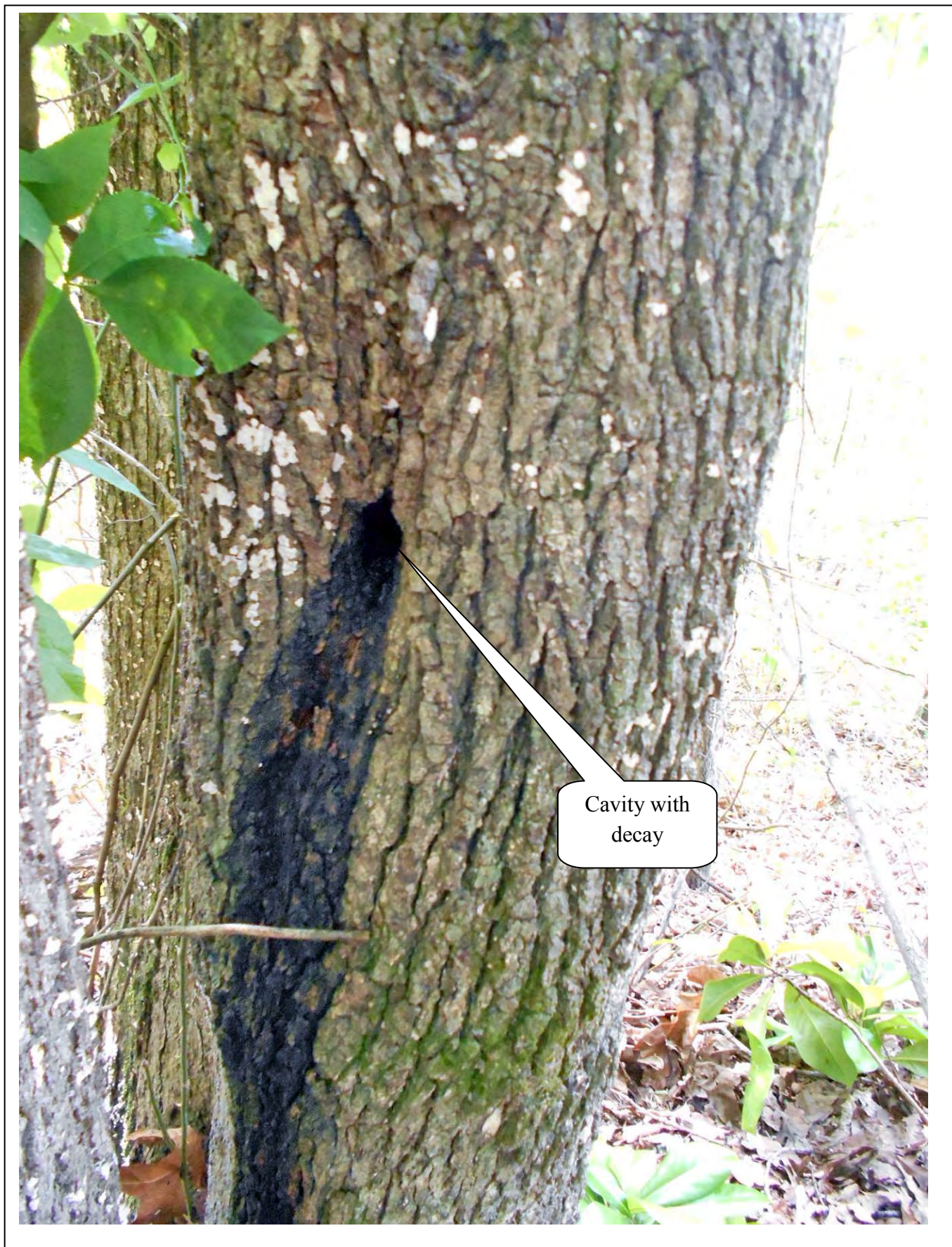


Photo 11



CITY COUNCIL MEETING STAFF REPORT

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

I. AGENDA ITEM TITLE: MP-18-04 NORTH POINT MALL/OFFICE

PLANNING COMMISSION: JUNE 7, 2018

CITY COUNCIL: JULY 9, 2018

II. RECOMMENDATION:

Approve MP-18-04 North Point Mall/Office, subject to the following conditions:

1. North Point Mall Master Plan shall be limited to no more than 27,000 square feet of office use.
2. Floor plan shall be developed substantially in accordance with submitted plan dated 1/18/2018, except for modifications required to comply with the conditions below.
3. Office space shall have clear glass along the common area of the Mall, as approved by Staff. Office space visible from the Mall shall have active uses such as reception area, waiting area, common areas and/or co-working space, as approved by Staff. If visible from the common area of the Mall, opaque cubicles shall not exceed four (4) feet in height.
4. Tables, chairs or other furniture associated with the office space shall be placed in the West Court (common area of the Mall) to activate the area, as approved by Staff.
5. Office space shall include the use of green building materials, as well as energy- and water-efficient fixtures, as approved by Staff.
6. Bicycle racks shall be provided at the outside entrance, as approved by Staff.
7. Developer shall coordinate with MARTA and City Staff for the installation of a bus shelter at the MARTA bus stop in front of SunTrust Bank (6499 North Point Pkwy). Final bus shelter design and location to be approved by Staff with installation complete within 6 months of master plan amendment approval.
8. Outdoor seating area shall be provided at a location near the entrance between Von Maur and AMC Theatre.

III. REPORT IN BRIEF:

The applicant, North Point Mall, LLC, is requesting an amendment to the North Point Mall Master Plan to allow for the conversion of 27,000 square feet of in-line retail space to co-working office space. The North Point Mall Master Plan was approved for a regional shopping mall with only retail and restaurant uses permitted. The subject property is located at 1000 North Point Circle.

DISCUSSION

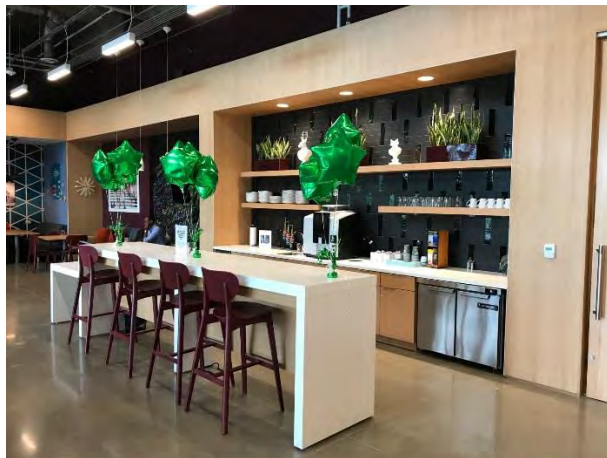
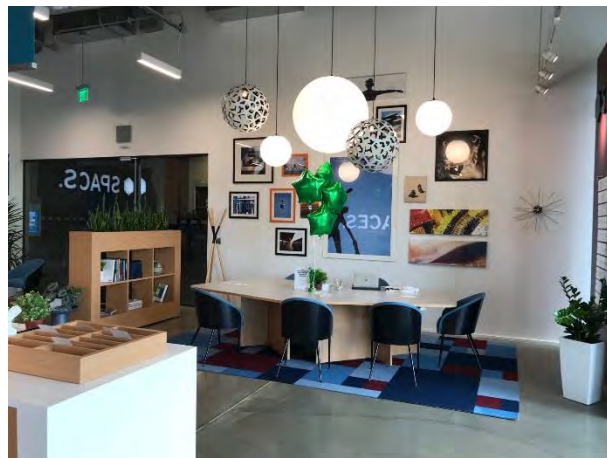
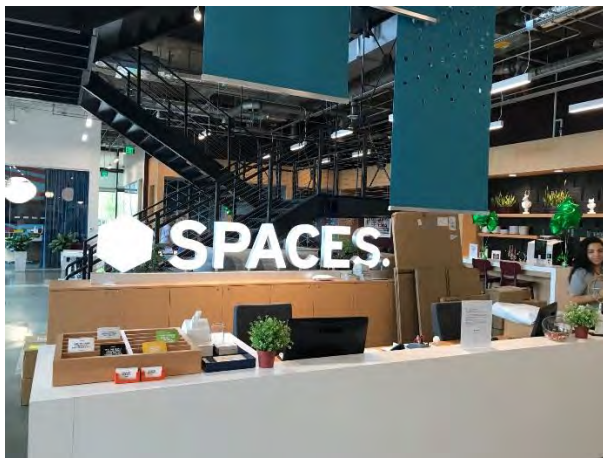
The submitted request, if approved, would allow for the conversion of 27,000 square foot of existing in-line retail space and common space within the Mall to co-working office space. North Point Mall was approved for retail and restaurant uses only. The proposed renovation is interior to the Mall and would not alter the current footprint of the Mall. The subject property is located at 1000 North Point Circle.

The property is zoned PSC (Planned Shopping Center), subject to the North Point Mall Master Plan. The North Point Mall Master Plan (MP-90-04) was approved on March 19, 1990 and allows a 1,392,132

square foot regional shopping mall on 100 acres. Surrounding properties are also zoned PSC, subject to the North Point Business Center Master Plan. Surrounding tenants in the Mall are AMC Theater, Von Maur, Dillard's and a variety of smaller retail tenants. The Comprehensive Land Use Plan designation of the property is 'Mixed Use', which allows the proposed office use with the existing retail and restaurant uses.

The Mall is also located within the North Point Activity Center LCI, which was developed in 2008 with a 10-year major update adopted by Council in 2018. The LCI envisions the North Point area as a walkable, mixed-use environment with a focus on sustainability, greenspace and connectivity. The recent LCI update identifies a market potential of 300,000 – 375,000 square feet of office, over the next 5 years.

The applicant's office tenant is SPACES. The proposed office space consists of both private offices and common area for collaborative working. Office amenities typically include communal office space, private offices, reception, concierge, mailing services, community networking and social events, storage, phone booths and barista-style coffee bar. SPACES has locations around the world, including one in Alpharetta at The Avalon Center (8000 Avalon Boulevard). There are also several locations in the Atlanta metro area, including The Battery, Perimeter, Colony Square and Midtown East. The applicant anticipates approximately 300 daily users of the proposed office space. Photographic examples of the SPACES at The Avalon Center are provided below.



FLOOR PLAN

The applicant's floor plan depicts the proposed office space on the upper and lower floors of the retail in-line space at the south end of the Mall, between Von Maur and AMC Theatre. All depicted renovations are interior to the mall and office users will use the existing entrance to the Mall between Von Maur and AMC Theatre to access the office space. A total of 25,304 square feet of office space is proposed, with 12,748 square feet proposed on the lower level and 12,556 square feet on the upper level. Of the proposed 25,304 square feet, 6,059 square feet is existing common area of the Mall, including a children's play area. According to the applicant, the children's play area will be moved to a new location within the Mall. The proposed office has approximately 234' of frontage on the upper level of the mall common space and approximately 206' of frontage on the lower level.

North Point Mall is parked at a rate of one (1) parking space per 198 square feet, which exceeds the UDC parking regulations for retail and office uses. Therefore, the applicant's proposal to convert retail space to office space within the Mall is supported by sufficient parking.

TRAFFIC

The applicant submitted a trip generation report for the proposed change of use. As shown in the tables below, the proposed office use would generate a total of 33 PM Peak Hour trips, or 17 PM Peak Hour trips when reduced for internal capture and pass-by trips. The Mall currently generates 3,770 PM Peak Hour trips, as compared to 3,731 PM Peak Hour trips when the proposed office space is introduced. Therefore, the applicant's proposal would represent a decrease of 39 PM Peak Hour trips generated from the site.

Table 1: Existing Net Trip Generation							
	Daily Total	AM Peak Hour			PM Peak Hour		
		Total	Enter	Exit	Total	Enter	Exit
Gross Project Trips	35,644	837	519	318	3,770	1,810	1,960
Shopping Center (1,370,000 SF)	35,644	837	519	318	3,770	1,810	1,960
Office (0 SF)	-	-	-	-	-	-	-
Mixed-Use Reduction	-	-	-	-	-	-	-
Net Total Existing Trips	35,644	837	519	318	3,770	1,810	1,960

Table 2: Future Build Net Trip Generation							
	Daily Total	AM Peak Hour			PM Peak Hour		
		Total	Enter	Exit	Total	Enter	Exit
Gross Project Trips	35,463	875	555	320	3,747	1,788	1,959
Shopping Center (1,343,000 SF)	35,165	823	510	313	3,714	1,783	1,931
Office (27,000 SF)	298	52	45	7	33	5	28
Mixed-Use Reduction	-110	-8	-4	-4	-16	-8	-8
Net Total Future Trips	35,353	867	551	316	3,731	1,780	1,951

Table 3: Net New Trips							
	Daily Total	AM Peak Hour			PM Peak Hour		
		Total	Enter	Exit	Total	Enter	Exit
Net Existing Trips	35,644	837	519	318	3,770	1,810	1,960
Net Future Build Trips	35,353	867	551	316	3,731	1,780	1,951
Net New Trips	-291	30	32	-2	-39	-30	-9

ALTERNATE TRANSPORTATION

The map below represents existing MARTA bus stops along North Point Parkway in the vicinity of North Point Mall. The only MARTA bus stop with a shelter is the stop in front of Chick-fil-a, which has an average weekday boarding of 63 per day. The next highest number of boardings can be found at the MARTA bus stop in front of SunTrust Bank, which is the closest bus stop to North Point Mall. If approved, staff recommends that the applicant provide a bus shelter at the MARTA bus stop in front of SunTrust Bank. Additionally since the proposal is located within the North Point LCI, bicycles will become a more common mode of travel in the future. Therefore, it is recommended that bicycle racks be provided.



CONCURRENCES

Staff has reviewed the applicant's proposal and finds that it can generally support the request for master plan amendment. The applicant's proposed use would add to the mix of uses in the Mall while at the same time adding a built-in customer base to patronize the Mall's retail and restaurant establishments during the non-peak hours. The proposed conversion of retail to office space would not generate a significant change in demand on public facilities and services and the proposed use would produce fewer vehicular trips.

The property is also located within the North Point Activity Center LCI, which envisions a mixed-use, walkable environment with an emphasis on sustainability, greenspace and connectivity. The LCI includes a concept for the North Point area to become an EcoDistrict, which is described in the LCI, 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. The applicant is encouraged to consider at a variety of strategies to implement the EcoDistrict concept, which may include 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, and recycling and composting programs.

More importantly, the proposed office use is consistent with the Comprehensive Land Use Plan designation of the property, which is ‘Mixed Use’. According to the applicant, the retail in-line space proposed for conversion to office space has been vacant for some time. If approved, staff recommends limiting the expansion of the proposed use, as well as conditions to enhance the shopper’s experience inside the Mall and implement the EcoDistrict concept for North Point.

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:

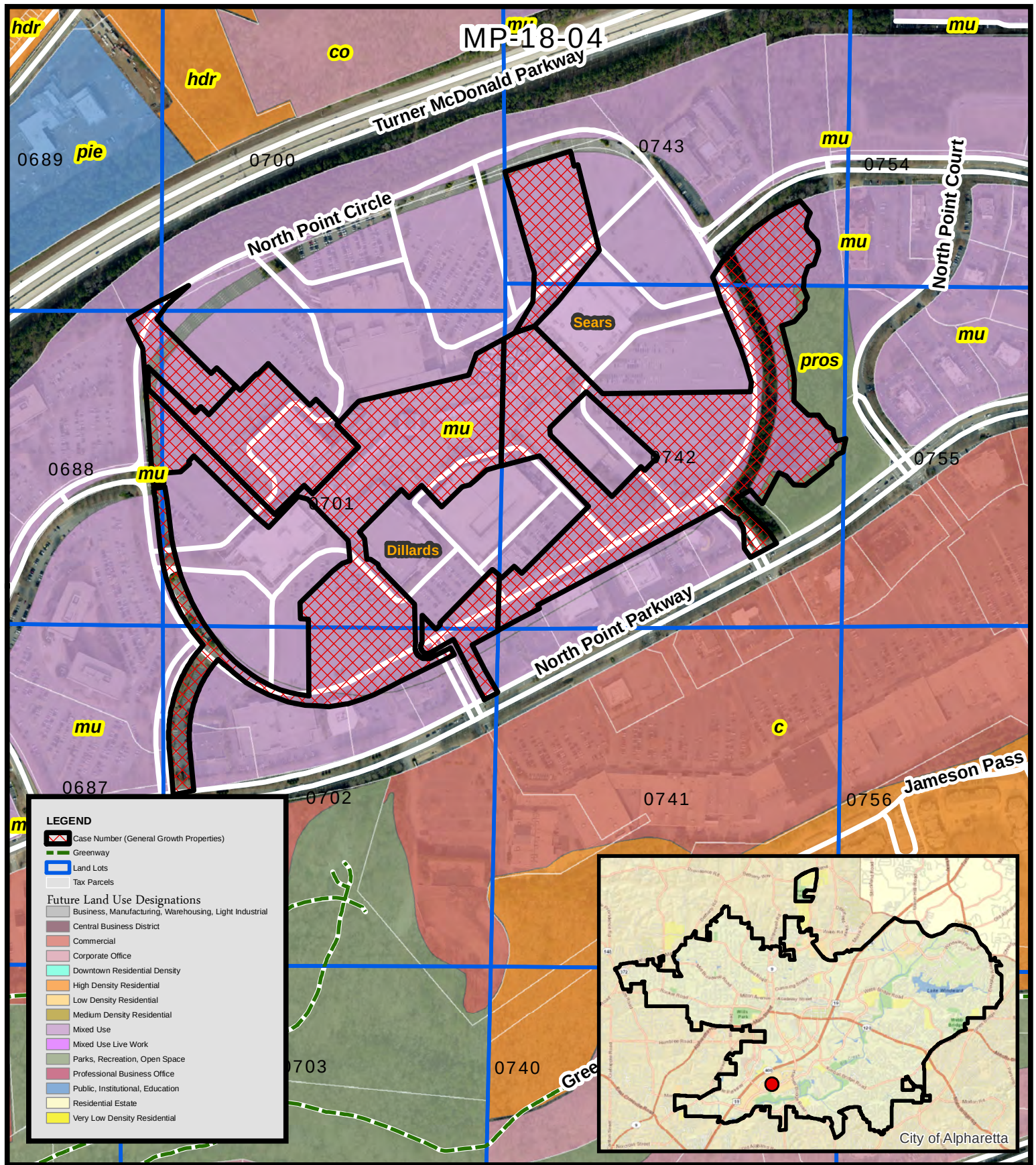
- Floor Plan

- I. **AGENDA ITEM TITLE:** MP-18-04 NORTH POINT MALL/OFFICE
PLANNING COMMISSION: JUNE 7, 2018
CITY COUNCIL: JULY 9, 2018

II. **RECOMMENDATION:**

Approve MP-18-04 North Point Mall/Office, subject to the following conditions:

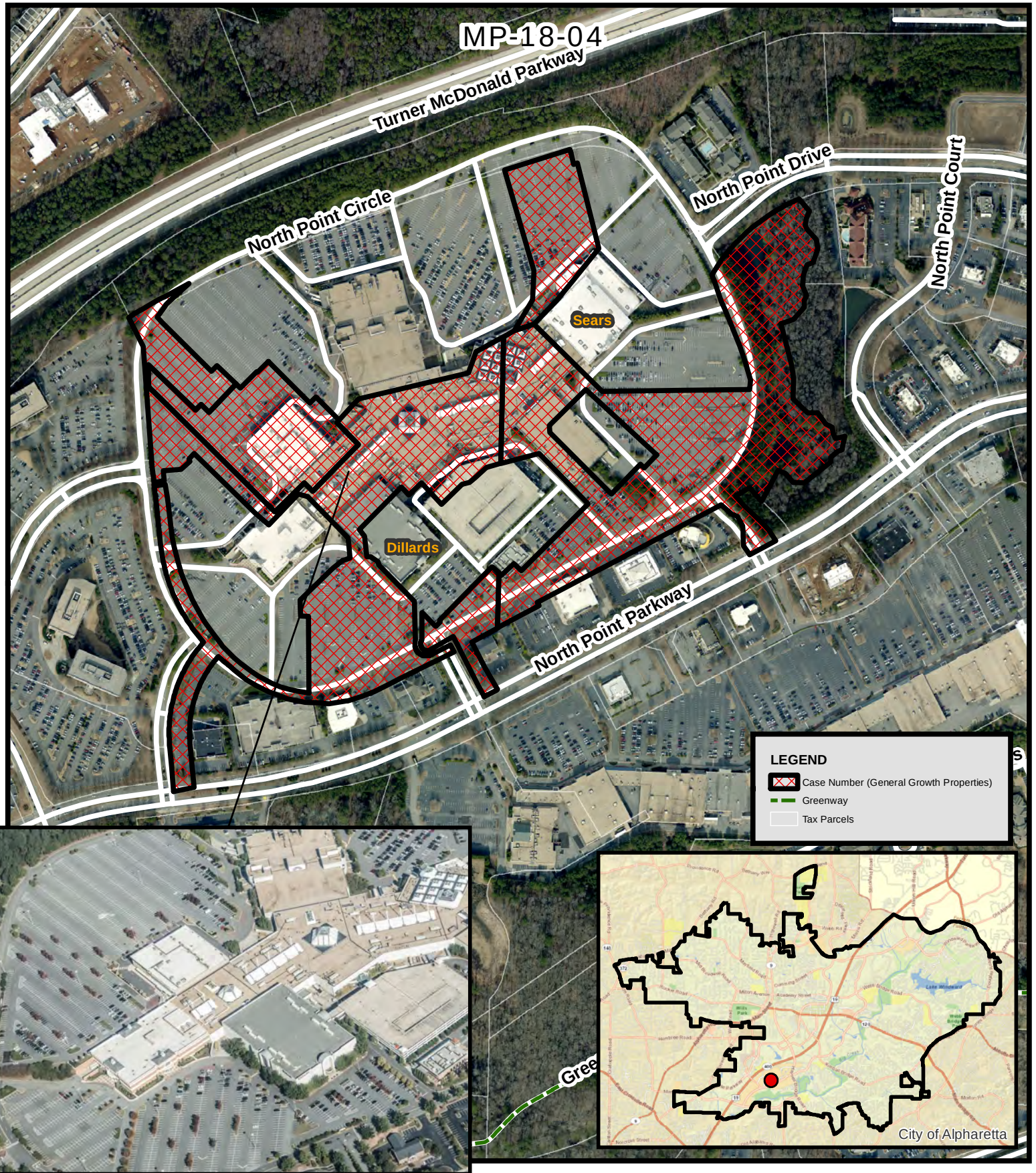
1. North Point Mall Master Plan shall be limited to no more than ~~27,000~~30,000 square feet of office use.
2. Floor plan shall be developed substantially in accordance with submitted preliminary plan dated 1/18/2018, except for modifications required to comply with the conditions below.
3. Office space shall predominantly have clear glass along the common area of the Mall, as approved by Staff. Office space visible from the Mall shall have active uses such as reception area, waiting area, common areas, conference rooms, and/or coworking space, as approved by Staff. ~~If visible from the common area of the Mall, opaque cubicles shall not exceed four (4) feet in height.~~
4. Tables, chairs or other furniture ~~associated with the office space~~ shall be placed in the West Court (common area of the Mall) to activate the area, as approved by Staff.
5. Office space shall make reasonable efforts to include the use of green building materials, as well as energy- and water-efficient fixtures, as approved by Staff.
6. Bicycle racks shall be provided at the outside entrance, as approved by Staff.
7. Developer shall coordinate with MARTA and City Staff for the installation of a bus shelter at the MARTA bus stop in front of SunTrust Bank (6499 North Point Pkwy). Final bus shelter design and location to be approved by Staff with installation complete within 6 months of master plan amendment approval.
8. Outdoor seating area shall be provided at a location near the entrance between Von Maur and AMC Theatre.



Future Land Use Northpoint Mall General Growth Properties

MP-18-04
D/LL: 1/2/688, 701, 702
742,743
PC: 6/7/18
CC: 7/9/18

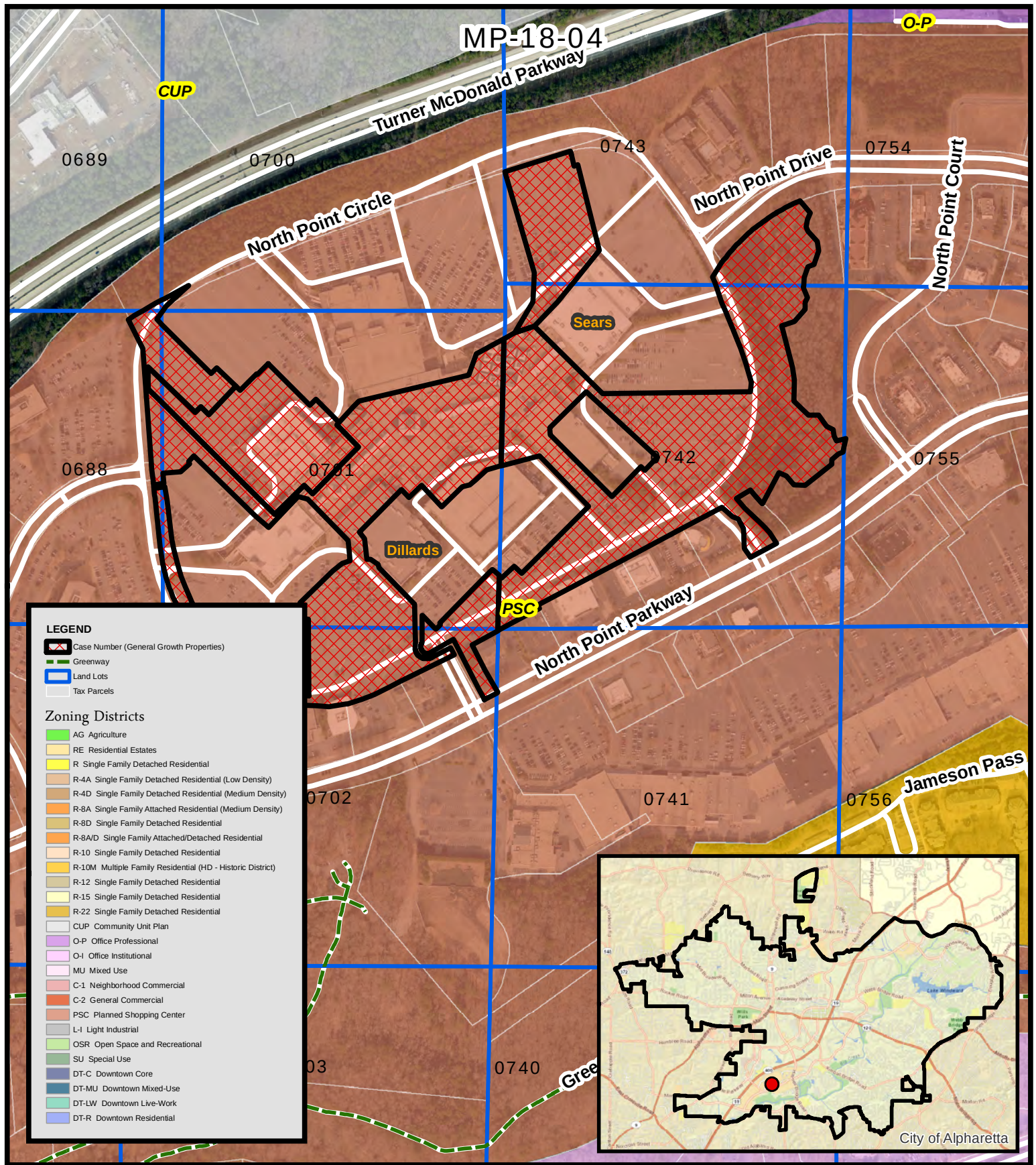
Location Map Provided by:
Community Development - GIS



Aerial Map
Northpoint Mall
General Growth Properties

MP-18-04
D/LL: 1/2/688, 701, 702
742,743
PC: 6/7/18
CC: 7/9/18

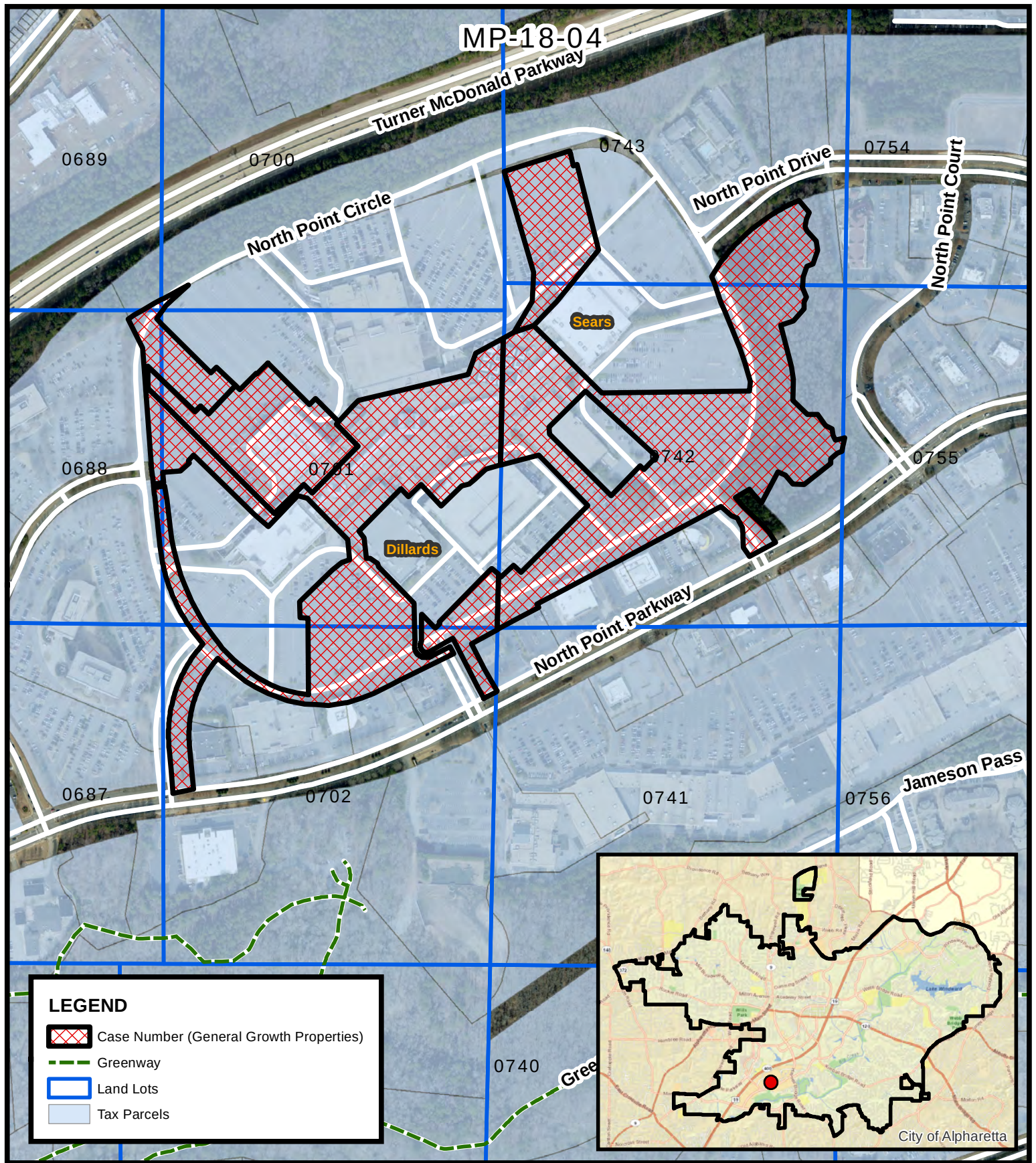
Location Map Provided by:
Community Development - GIS



Zoning Map Northpoint Mall General Growth Properties

MP-18-04
D/LL: 1/2/688, 701, 702
742,743
PC: 6/7/18
CC: 7/9/18

Location Map Provided by:
Community Development - GIS



Location Map Northpoint Mall General Growth Properties

MP-18-04
D/LL: 1/2/688, 701, 702
742,743
PC: 6/7/18
CC: 7/9/18

Location Map Provided by:
Community Development - GIS

4/2/18

FILE COPY

MP-18-04
NORTHPOINT MALL
GENERAL GROWTH PROPERTIES

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: _____

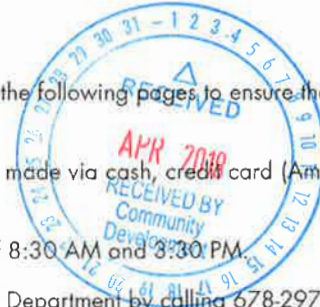
☐ Fee Paid Initial: _____

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 8:30 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: North Point Mall, LLC, c/o The Galloway Law Group, LLC

Telephone: (404) 965-3682

Address: 3500 Lenox Road NE

Suite: 760

City Atlanta

State: GA

Zip: 30326

Fax: (404) 965-3670

Mobile Tel: (404) 965-3680

Email: woody@glawgp.com

Subject Property Information:

Address: 1000 North Point Pkwy

Current Zoning: PSC

District: _____

Section: _____

Land Lot: _____

Parcel ID: 12 261006880440

Proposed Zoning: _____

Current Use: North Point Mall

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?

Existing mall-related retail and restaurant uses will continue at the Property. The Applicant proposes to add office use to the existing mix of uses. Please see the enclosed Letter of Intent for more information.

Applicant's Request (Please itemize the proposal):

The Applicant requests a Master Plan Amendment to MP-90-04 (the North Point Mall Master Plan approved in March of 1990) to allow an office use within North Point Mall. The Applicant proposes to renovate existing, vacant in-line retail space into the new office area. Please see the enclosed Letter of Intent for more information.

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

The Applicant intends to repurpose existing, vacant retail space as leasable office space that will appeal to professionals who seek flexibility in their office environment. Once renovated, the space will include private offices as well as open common areas designed for collaborative working. The proposal is intended to incorporate a broader mix of uses at the Property. Please see the enclosed Letter of Intent for more information.

4/2/18

GENERAL GROWTH PROPERTIES

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: North Point Mall, LLC f/k/a GGP-North Point, Inc.

Telephone: _____

Address: c/o GGP Inc., 350 North Orleans St.

Suite: 300

City Chicago

State: IL

Zip: 60654

- 1607

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: North Point Mall, LLC, c/o The Galloway Law Group

Telephone: (404) 965-3680

Address: 3500 Lenox Road NE

Suite: 760

City Atlanta

State: GA

Zip: 30326

So Sworn and Attested:

NORTH POINT MALL, LLC

Owner Signature: _____

By: _____

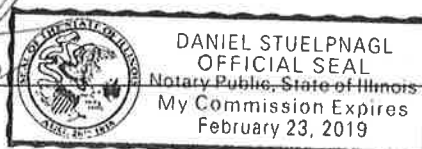
Its Authorized Signatory

Date: _____

3/30/18

Notary: Daniel Stuelpnagel

Notary Signature: _____



Date: _____

03/30/2018

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: North Point Mall, LLC, as Applicant

Subject Public Hearing Case:

Campaign Contribution Information:

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

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

Name of Official:

Position:

Description of Contribution:

Value:

Description of Contribution:

Value:

Description of Contribution:

Value:

Description of Contribution:

Value:

Description of Contribution:

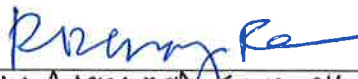
Value:

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.

North Point Mall, LLC

Signature:

By: 
Its Authorized Signatory

Date:

DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent: North Point Mall, LLC f/k/a/ GGP-North Point Inc., as Owner

Subject Public Hearing Case:

Campaign Contribution Information:

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

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

Name of Official:

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.

NORTH POINT MALL, LLC

Signature:

By:


Its: AUTHORIZED Signatory

Date:

DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent: The Galloway Law Group, LLC, as Attorney for the Applicant

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: _____ 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: _____

4/2/18

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

Please see enclosed Letter of Intent.

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

Please see enclosed Letter of Intent.

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

Please see enclosed Letter of Intent.

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

Please see enclosed Letter of Intent.

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

Please see enclosed Letter of Intent.

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

Please see enclosed Letter of Intent.

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

Please see enclosed Letter of Intent.

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

CITIZEN PARTICIPATION FORM - PART A

This form must be completed and submitted with the applicant's completed Public Hearing Application. Applications submitted to the City of Alpharetta without a completed Citizen Participation Form - Part A will not be accepted.

Public Hearing or Project Name: _____

Contact Name: North Point Mall, LLC, c/o The Galloway Law Group, LLC

Telephone: (404) 965-3680

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.

Von Maur Inc. (12 261006880341)

Ripon Main Associates LP (12 261007020418)

GGP North Point Land LLC (12 261006880358)

Hubert Prop LLLP (12261007020400)

North Point Mall LP (12 260007000123)

Hollywood Camarillo Partners LP (12 261007020392)

GGP North Point Inc (12 272007430432)

Alpha Z-Boy Partners, LLC (12 261007020384)

GGP North Point Inc. (12 273007420431)

GGP North Point Inc. (12 260107000015)

Dillard Department Stores Inc (12 261007010435)

BRI 1870 North Point LLC (12 261006870508)

Sun Trust Bank ATL (12 273007410119)

BRI 1870 North Point LLC (12 261006870466)

Cousins Properties Inc (12261006870458)

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.

The Applicant's contact information will be included in a letter sent out to the individuals listed above to provide them an opportunity to make inquiries about the application.

LETTER OF INTENT
APPLICATION FOR MASTER PLAN AMENDMENT
CITY OF ALPHARETTA, GEORGIA

North Point Mall, LLC (the “Applicant”), requests a Master Plan Amendment (the “Amendment”) for North Point Mall (the “Mall”), located at 1000 North Point Parkway, Alpharetta, Georgia (Parcel Identification Number 12 261006880440) (the “Property”). This Amendment would allow office as a permitted use. The Applicant proposes an interior renovation to convert existing in-line retail space within the Mall to leasable office space consisting of both private offices and common areas for collaborative working. This renovation will not alter the Mall’s footprint or external appearance, nor require the removal of any trees or landscaping. Rather, the proposal calls for interior changes only, and, if approved, would diversify the mix of uses allowed within the Mall.

The Property is zoned to the Planned Shopping Center (PSC) district, in which all uses are conditional uses, and is covered by a Master Plan that the City Council approved March 19, 1990 (see MP-90-04) (the “Master Plan”). While the Master Plan does not prohibit particular uses of the Property, shopping malls have traditionally been oriented primarily towards retail and restaurant uses. The recent trend for shopping malls across the country is to include more office uses, however, and the Applicant’s proposed office use will contribute to a mix of uses that benefits all users of the Mall. Because the proposal is consistent with the following Alpharetta Planning Commission Review Criteria listed in the City’s Public Hearing Application, the Applicant respectfully asks that the Planning Commission and City Council of Alpharetta approve the Application as requested:

1. How will this proposal be compatible with surrounding properties?

North Point Mall has long been a commercial hub both in Alpharetta and in the northern Atlanta metropolitan region. Since it was constructed nearly thirty years ago, the surrounding area on both sides of GA-400 has been densely developed for commercial, office, residential, and entertainment uses. Hundreds of thousands of square feet of office space are located in this area, and the Mall itself comprises approximately 1.3 million square feet of commercial space. As such, the renovation of a portion of this commercial space for office use is compatible with surrounding properties.

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

The Applicant proposes only the internal renovation of a portion of existing in-line retail space that has remained vacant for some time. The renovation does not require any change to the exterior, and the proposed additional use will not negatively affect the use and value of surrounding properties. On the contrary, the proposal will add to the mix of uses at the Mall, and so contribute to the Property remaining an economic engine in the City.

3. Can the property be developed for a reasonable economic use as currently zoned?

The Property is already developed, and the Applicant does not propose any redevelopment of the Mall building's exterior. While most of the Mall's retail space is currently leased, the areas proposed for office use have been vacant for some time, evidencing the need for a new use. Office is allowed as a conditional use in the PSC zoning district, and the proposed office space is a reasonable economic use of the Property. Accordingly, the Applicant submits this Master Plan Amendment request to allow an office use.

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

The Applicant's office use proposal is relatively small in scale is not expected to increase the population of the City of Alpharetta. The proposal could generate a small number of daily automobile trips by the professionals working at the office space, but office uses typically generate fewer daily trips than the types of retail uses that formerly occupied this space in the Mall.

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

This proposal will not have any impact on local schools and utilities.

6. How is the proposal consistent with the Alpharetta Comprehensive Plan, particularly the Future Land Use Map?

The Alpharetta Comprehensive Plan 2035 ("Comp. Plan") assigns the Property to the North Point Development Node; the North Point Activity Center; and the Mixed Use Future Land Use. Comp Plan at 77. The "North Point Activity Center is a regional shopping and entertainment destination with a mix of commercial, office, residential and entertainment uses." Comp. Plan at 63. The area is "envisioned to evolve as a compact, walkable mixed-use center

with a mix of office, commercial, residential and mixed use uses.” Id. By renovating the Mall to include office uses, the Applicant’s proposal is entirely consistent with the goals established in the Comprehensive Plan. The proposal is also consistent with the recently adopted North Point Livable Centers Initiative Plan (“LCI Plan”). Although the LCI Plan focuses largely on planning initiatives beyond the scope of the present Application, the proposal introduces office to the mix of uses at the Property in accord with the LCI Plan’s recommendations.

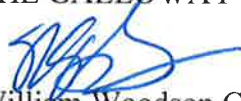
7. Are there existing or changing conditions which affect the development of the property and support the proposed request?

Alpharetta and its commercial real estate market have both changed significantly since North Point Mall opened its doors in 1993. The success of mixed use developments in Alpharetta and in the larger metropolitan Atlanta region highlights the benefit of enhancing the mix of uses at the Property. These trends support the Applicant’s request to add office as a use of the Property, which will contribute to North Point Mall remaining as a commercial hub of the region.

Because this Master Plan Amendment proposal meets all the standards established by the City of Alpharetta for such amendments, the Applicant respectfully asks that the City Council approve the Master Plan Amendment as requested by the Applicant.

Sincerely,

THE GALLOWAY LAW GROUP, LLC



William Woodson Galloway
Jordan Edwards
Attorneys for the Applicant

3500 Lenox Road NE, Suite 760
Atlanta, Georgia 30326
(404) 965-3680

PHOTOGRAPH OF PIONEER PLACE, PORTLAND, OREGON
APPLICATION FOR MASTER PLAN AMENDMENT
CITY OF ALPHARETTA, GEORGIA



Photograph of Pioneer Place, Portland, Oregon, showing exterior of a leasable office use within a shopping mall. This image is illustrative of a flexible office use only, and the actual tenant may vary.

**RENDERINGS OF PROPOSED OFFICE USE
APPLICATION FOR MASTER PLAN AMENDMENT
CITY OF ALPHARETTA, GEORGIA**









March 30, 2018

Nick Nocolosi
North Point Mall, LLC
1000 North Point Circle
Alpharetta, Georgia 30022

Re: North Point Mall Trip Generation Comparison

Dear Nick,

Per your request, we have prepared a comparison of existing and anticipated future trips for the proposed conversion of existing retail to flex office at North Point Mall. North Point Mall is located in Alpharetta Georgia on North Point Parkway directly east of State Route 400 north of Mansell Road and south of Haynes Bridge Road. North Point Mall currently exists as a shopping mall with 1,370,000 square feet of retail floor area. The proposed change to the site includes a conversion of 27,000 square feet of retail area into flex office space.

The trip generation comparison estimated trips associated with the existing and proposed site development using methodology provided in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual, 10th Edition, 2017*. Trip generation for the project was calculated based on the following land uses: General Office Building (ITE 710), and Shopping Center (ITE 820).

The Existing scenario includes estimated trips generated using ITE methodology for the existing shopping center. The Future Build scenario includes anticipated trips generated for the remaining retail floor area with 27,000 square feet re-allocated to office space.

Daily mixed use vehicle trip reductions (internal capture) were taken according to the *ITE Trip Generation Handbook, Third Edition, 2014*. Trip reductions occur as a result of the interaction between the office and shopping center in the future scenario.

Applying the mixed use vehicle trip reductions to the gross trips generated, results in the estimated net number of trips entering and exiting the site. **Table 1** and **Table 2** include the net number of trips estimated for the Existing and Future Build scenarios.

Table 1: Existing Net Trip Generation							
	Daily Total	AM Peak Hour			PM Peak Hour		
		Total	Enter	Exit	Total	Enter	Exit
Gross Project Trips	35,644	837	519	318	3,770	1,810	1,960
Shopping Center (1,370,000 SF)	35,644	837	519	318	3,770	1,810	1,960
Office (0 SF)	-	-	-	-	-	-	-
Mixed-Use Reduction	-	-	-	-	-	-	-
Net Total Existing Trips	35,644	837	519	318	3,770	1,810	1,960



The conversion of 27,000 square feet of retail space to office space results in a future program that includes 1,343,000 square feet of retail space with no change in the total floor area. The change in daily and peak hour trip generation is noted in **Table 2** below.

Table 2: Future Build Net Trip Generation							
	Daily Total	AM Peak Hour			PM Peak Hour		
		Total	Enter	Exit	Total	Enter	Exit
Gross Project Trips	35,463	875	555	320	3,747	1,788	1,959
Shopping Center (1,343,000 SF)	35,165	823	510	313	3,714	1,783	1,931
Office (27,000 SF)	298	52	45	7	33	5	28
<i>Mixed-Use Reduction</i>	<i>-110</i>	<i>-8</i>	<i>-4</i>	<i>-4</i>	<i>-16</i>	<i>-8</i>	<i>-8</i>
Net Total Future Trips	35,353	867	551	316	3,731	1,780	1,951

The conversion to office space results in very little change to the traffic generation of the site. The total number of trips reduced at the North Point Mall shopping center is shown below in **Table 3**.

Table 3: Net New Trips							
	Daily Total	AM Peak Hour			PM Peak Hour		
		Total	Enter	Exit	Total	Enter	Exit
Net Existing Trips	35,644	837	519	318	3,770	1,810	1,960
Net Future Build Trips	35,353	867	551	316	3,731	1,780	1,951
Net New Trips	-291	30	32	-2	-39	-30	-9

In conclusion, the total number of vehicular trips anticipated for the proposed future condition is similar to the existing shopping-center only condition, with a small reduction in traffic during the afternoon peak hour – the period of highest congestion in the area. Thus, the conversion of 27,000 square feet of existing retail space to office space is beneficial to the surrounding area.

Please contact me at (404) 201-6155 or at ana.eisenman@kimley-horn.com should you have any questions.

Sincerely,

Ana Eisenman, P.E.
Project Manager

CONSTITUTIONAL OBJECTIONS
APPLICATION FOR MASTER PLAN AMENDMENT
CITY OF ALPHARETTA, GEORGIA

Georgia Law and the procedures of the City of Alpharetta require us to raise Federal and State Constitutional objections during the Master Plan Amendment application process. While the Owner/Applicant anticipates a smooth application process, failure to raise constitutional objections at this stage may mean that the Owner/Applicant 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:

The portions of the Zoning Ordinance/Unified Development Code of the City of Alpharetta, Georgia, as applied to the Property, that would result in a denial of the Master Plan Amendment as requested by the Owner/Applicant, are, or would be, unconstitutional in that they would destroy the Owner/Applicant'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 City of Alpharetta Zoning Ordinance/Unified Development Code to the Property which restricts its use to any use in a manner other than that requested by the Owner/Applicant is unconstitutional, illegal and null and void because such an application constitutes a taking of the Owner/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 Article I, 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 because such an application denies the Owner/Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application or approval subject to conditions which differ from those proposed by the Owner/Applicant, would also violate the Religious Land Use and Institutionalized Persons Act by imposing a substantial burden on the exercise of religion without a compelling government interest or without using the least restrictive means possible of furthering a compelling governmental interest.

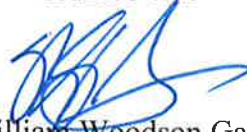
A denial of this Application would also constitute an arbitrary and capricious act by the City Council of the City of Alpharetta without any rational basis therefore, thereby constituting an abuse of discretion in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia 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 to grant the Master Plan Amendment as requested by the Owner/Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Owner/Applicant 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 Master Plan Amendment subject to conditions that are different from the conditions requested by the Owner/Applicant, to the extent such different conditions would have the effect of further restricting the Owner/Applicant's utilization of the Property, would also constitute an arbitrary, capricious and discriminatory act and would likewise violate each of the provisions of the State and Federal Constitutions set forth herein above.

In addition, this constitutes formal written notice to the City of Alpharetta, pursuant to O.C.G.A. § 36-33-5, that the Owner/Applicant 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 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 Property, attorneys' fees and expenses of litigation.

Accordingly, the Applicant respectfully requests that the City Council of the City of Alpharetta grant the Master Plan Amendment as requested by the Applicant.

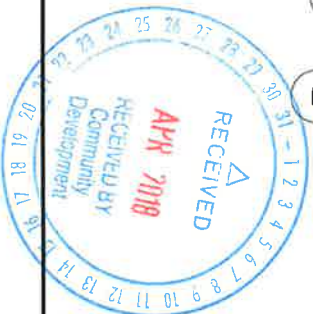
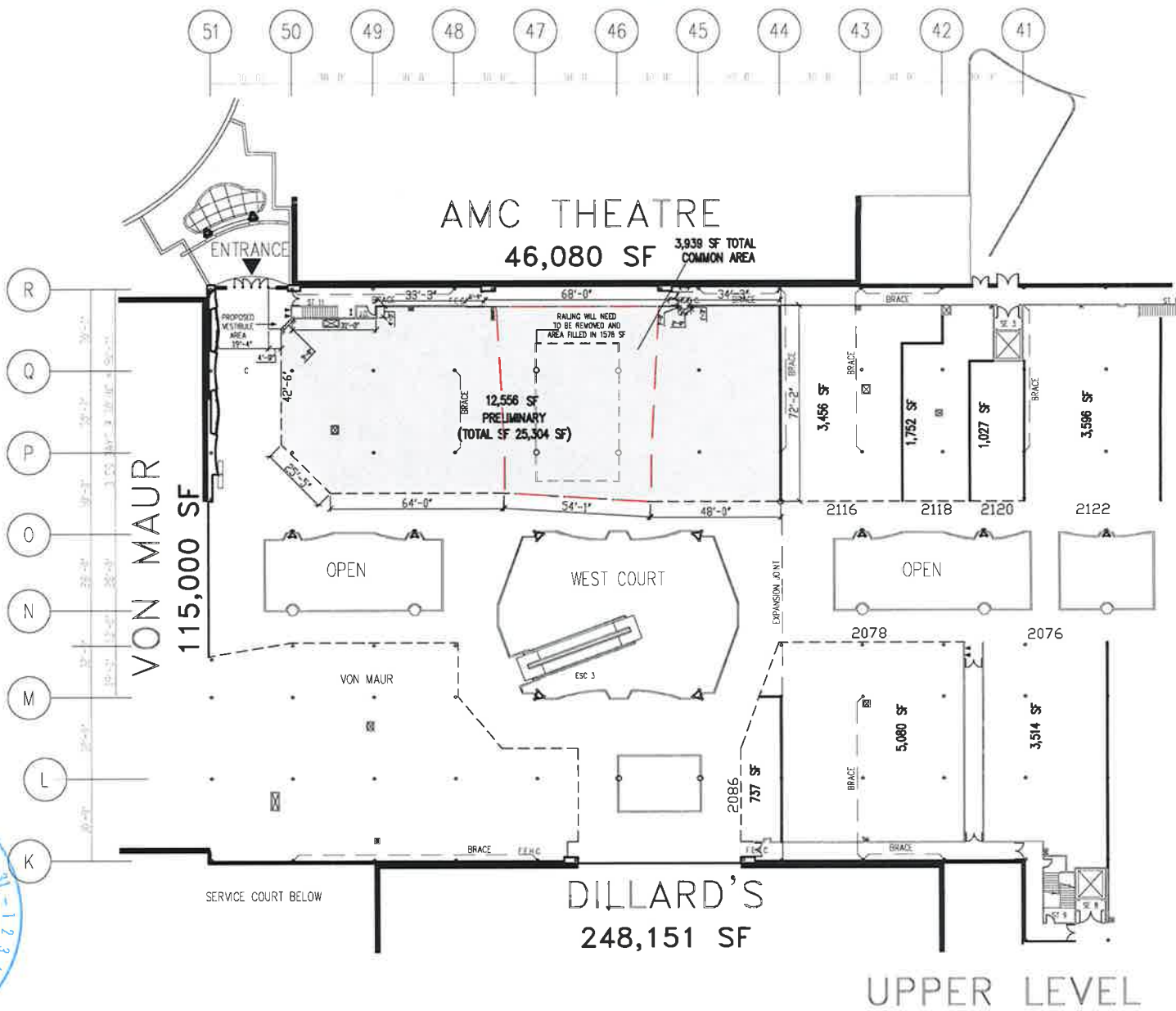
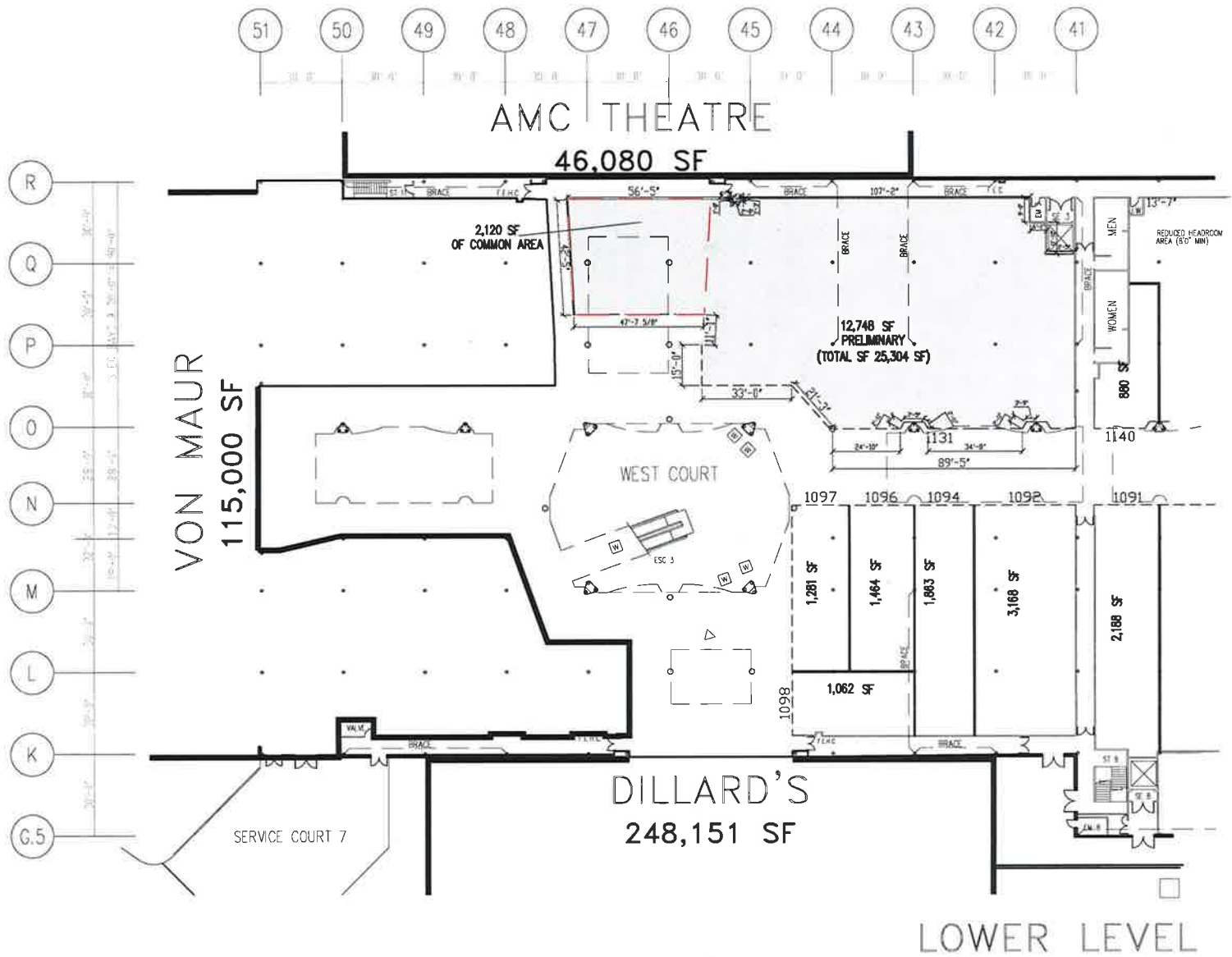
THE GALLOWAY LAW GROUP, LLC



William Woodson Galloway
Jordan Edwards
Attorneys for Applicant

3500 Lenox Road NE, Suite 760
Alpharetta, Georgia 30326
(404) 965-3680

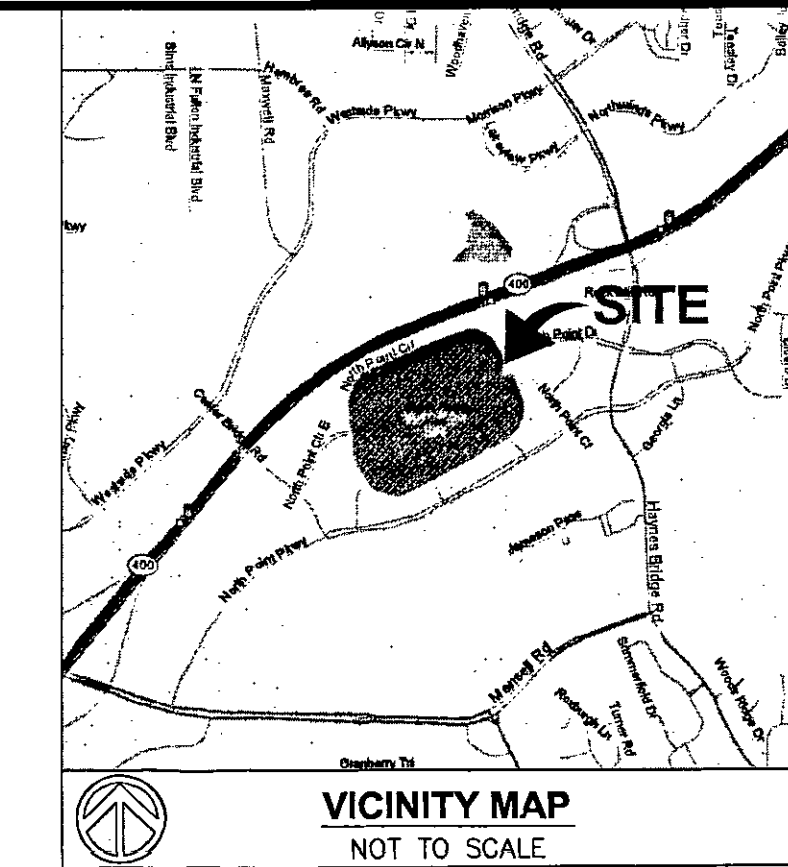
M:\ORG\Teams\Development Teams\CAD_Centers\Mall Plans\GEORGIA\NORTH POINT\Exhibits\Area Studies\North Point Mall-1131+2104-2110+Common Area.dwg 1/18/2018 Waddell, Kendra



NOTE:

LANDLORD DOES NOT GUARANTEE THAT INTERNAL CHANGES HAVE NOT OCCURRED SINCE THESE PLANS HAVE BEEN PREPARED, AND RECOMMENDS THAT THIS SPACE BE FIELD VERIFIED BY THE TENANT TO ENSURE THE ACCURACY OF THESE DRAWINGS.
ALL TENANT LEASE AREAS ARE MEASURED FROM THE CENTERLINE OF INTERIOR PARTITION, FROM THE OUTSIDE FACE OF EXTERIOR WALL, FROM THE FULL THICKNESS OF CORRIDOR AND SHAFT WALLS AND FROM THE EDGE OF SLAB AT ANCHOR STORE WALL.

TENANT: PRELIMINARY		DATE: 1/18/18	NOT TO SCALE
SPACE #: 1131	AREA: 25304 SF	DRAWN BY: KW	
LOD	NORTH POINT MALL ALPHARETTA, GEORGIA	GGP	



millman
National Land Services
Transforming the Industry

Surveying
Zoning
Environmental
Real Support - Title Review

Millman Surveying, Inc.
Corporate Headquarters
1742 Georgetown Road, Suite H
Hudson, OH 44236
Phone: 800-520-1010
Fax: 330-342-0834
www.millmansurveying.com

ALTA/ACSM LAND TITLE
SURVEY PREPARED FOR:

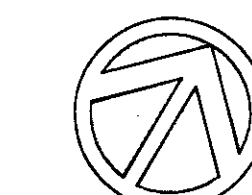


**General Growth
Properties, Inc.**
110 N. Wacker Dr.
Chicago, IL 60606
Phone: (312) 960-5000

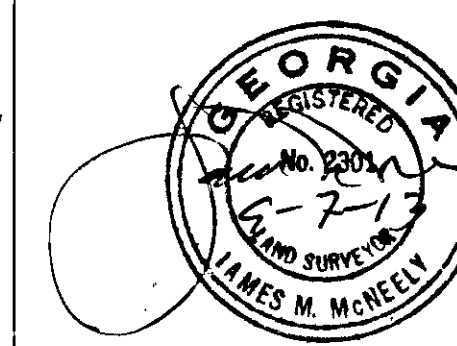
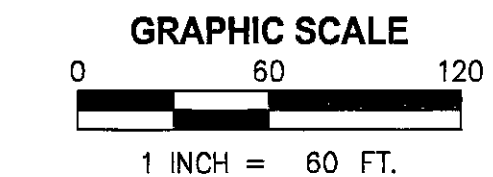
 **millman**
virtuabsurveyor

for more information
visit <http://vimeo.com/25774136>

North Point Mall
1000, 2000, 4500, 5000 & 6000
North Point Circle
City of Alpharetta
County of Fulton
State of Georgia



NORTH



Surveyor's Seal

Sheet No. **1** of **6**

MSI Project No. 29548

PM:	EJ	Drafter:	JJ
-----	----	----------	----

PM:	EJ	Drafter:	JJ
-----	----	----------	----

MATCHLINE SEE SHEET 2 OF 5

SYMBOL LEGEND

- | | |
|--------|--|
| R/W | — Right-of-Way |
| P/L | — Adjacent's Property Line |
| ℄ | — Centerline |
| P.O.B. | — Place/Point of Beginning |
| P.O.C. | — Place/Point of Commencement |
| ⊗ | — Encroachment/Protrusion |
| ⊗ | — Schedule B-Section II Item |
| Rad | — Radius |
| Tan | — Tangent |
| Arc | — Arc Length |
| Δ | — Delta Angle |
| ChL | — Chord Length |
| ChB | — Chord Bearing |
| Calc. | — Calculated Bearing/Distance |
| Msd. | — Measured Distance |
| Rec. | — Record Bearing/Distance |
| • | — Monumentation Found as Noted |
| ○ | — 1/2" Iron Pin w/ Cop Set
or to be Set |
| ⊗ | — Monument Box w/Iron Pin |
| ⊗ | — Sanitary/Storm Manhole |
| ⊗ | — Electric Manhole |
| ⊗ | — Round/Square Catch Basin |
| ⊗ | — Cleanout/Test Tee |
| ⊗ | — Fire Hydrant |
| ⊗ | — Water Valve |
| ⊗ | — Gas Valve |
| ⊗ | — Water Meter |
| ⊗ | — Gas Meter |
| ⊗ | — Air Condition Unit |
| ⊗ | — Utility Pedestal |
| ⊗ | — Electric Meter |
| ⊗ | — Bollard Post |
| ⊗ | — Handicap Space |
| ⊗ | — Sign |
| ⊗ | — Mail Box |
| ⊗ | — Electric Transformer |
| ⊗ | — Power Pole |
| ⊗ | — Light Pole |
| ⊗ | — Flag Pole |
| ⊗ | — Trash Compactor |
| ⊗ | — Grease Trap |
| ⊗ | — Standpipe |
| — | — Guardrail |
| — | — Fence (As Noted) |
| — | — Concrete Area |
| — | — No Parking Area |
| — | — Building Area |

CERTIFICATION:

TO NEW YORK LIFE INSURANCE COMPANY AND/OR ITS SUCCESSORS AND ASSIGNS
AS THEIR INTERESTS MAY APPEAR, NORTH POINT MALL, LLC, FIRST AMERICAN
TITLE INSURANCE COMPANY, COMMONWEALTH LAND TITLE INSURANCE COMPANY.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys jointly established and adopted by the American Land Title Association and the National Society of Professional Surveyors, and includes items, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(a), 13, 14, 16, 17, 18, 19, and 21 of Table A thereof. The field work was completed on 6/3/13

The field data upon which this map or plat is based has a closure precision greater than one foot in 15,000 feet and an angular error of 3" per angle point and was not adjusted. This map or plat has been calculated for closure and is found to be accurate within one foot in 15,000 feet. The type of equipment used to obtain the linear and angular measurements used in the preparation of said map or plat is a Trimble 5800 GPS Receiver and a Trimble 5600 Robotic Total Station. Type of monument used: 1/2" rebar.

This survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in Georgia Plat Act O.C.G.A.15-6-67

By: James M. McNeely
James M. McNeely, LS
Georgia Professional Land Surveyor No. 2301
For and on behalf of Millman Surveying, Inc.

REVISION HISTORY

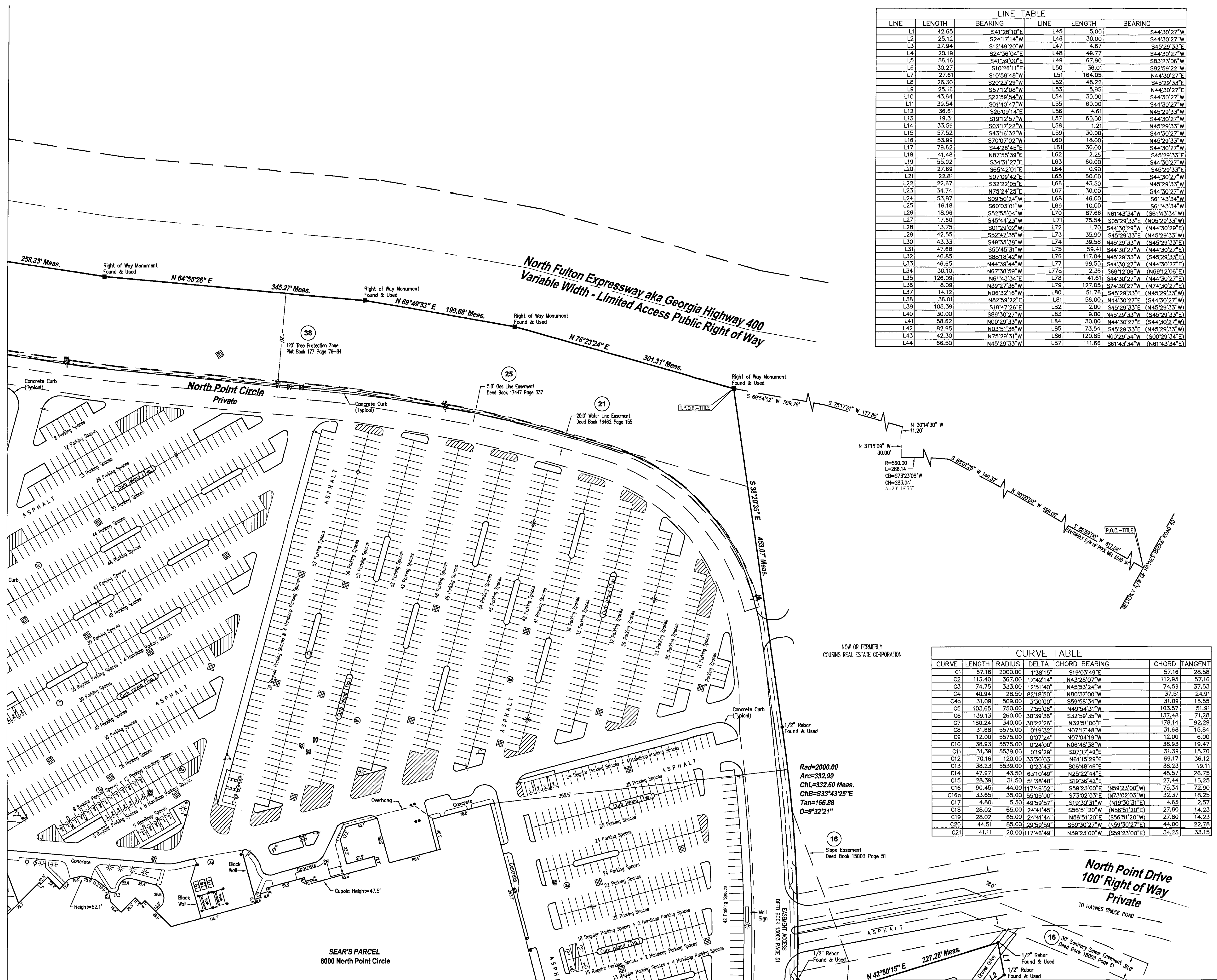
BY:	DATE:	COMMENT:
ESJ	07/17/13	PRELIMINARY SURVEY
ESJ	08/14/13	ADDED TRACT 2 PARCEL 1
RF	08/28/13	CLIENT COMMENTS
RF	08/30/13	CLIENT COMMENTS
ESJ	09/04/13	CLIENT COMMENTS

LAND AREA	Sq.Ft.	Acres
Tract 1:	3,802,473	87.2930
Tract 2:	208,523	4.7870
Exception I:	-95,298	-2.1877
Exception II:	-289,448	- 6.6448
NET LAND AREA:	3,626,250	83.2472

VESTED IN
GGP-NORTH POINT, INC.
DEED BOOK 20437 PAGE 287
APNs: 12 273007420431, 12 261006880440,
12 272007430432, 12 260107000015,
12 273007420399, 12 261006880358,
12 260007000123, 12 272007430416

MATCHLINE SEE SHEET 3 OF 5

MATCHLINE SEE SHEET 1 OF 5

**millman**

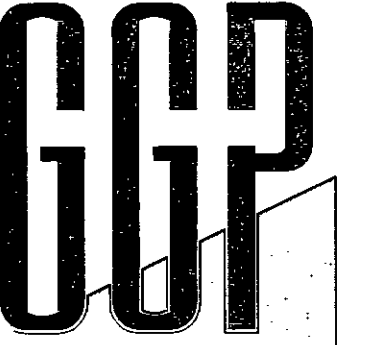
National Land Services

Transforming the Industry

Surveying
Zoning
Environmental
Real Support - Title Review

Millman Surveying, Inc.
Corporate Headquarters
1742 Georgetown Road, Suite H
Hudson, OH 44236
Phone: 800-520-1010
Fax: 330-342-0834
www.millmansurveying.com

ALTA/ACSM LAND TITLE
SURVEY PREPARED FOR:

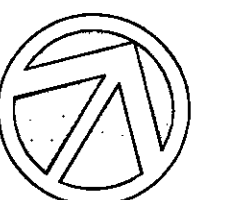


**General Growth
Properties, Inc.**

110 N. Wacker Dr.
Chicago, IL 60606
Phone: (312) 960-5000

virtuasurveyor
for more information
visit <http://vimeo.com/25774136>

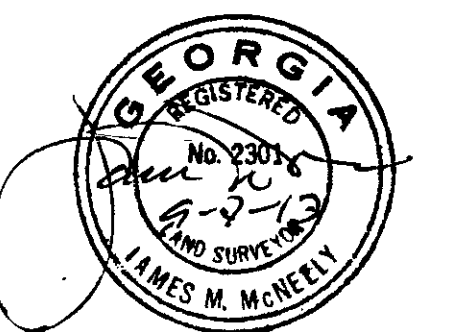
North Point Mall
1000, 2000, 4500, 5000 & 6000
North Point Circle
City of Alpharetta
County of Fulton
State of Georgia



NORTH

GRAPHIC SCALE

0 60 120
1 INCH = 60 FT.



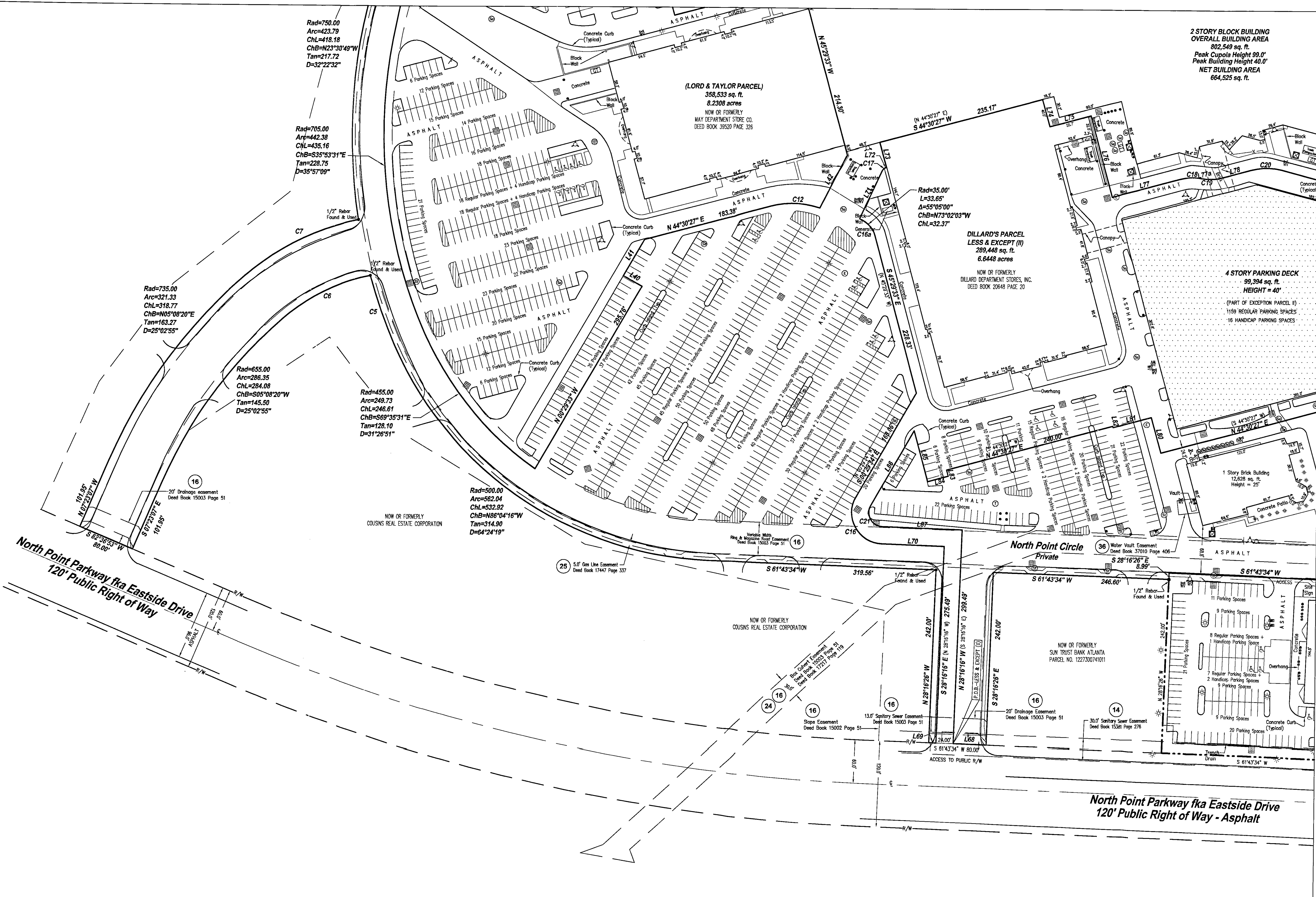
Surveyor's Seal

Sheet No. **2** of **6**

MSI Project No. 29548

PM: EJ Drafter: JUT

MATCHLINE SEE SHEET 1 OF 5



MATCHLINE SEE SHEET 4 OF 5

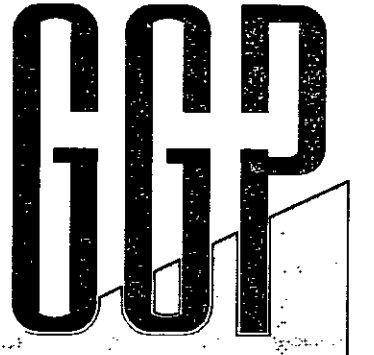
millman
National Land Services

Transforming the Industry

Surveying
Zoning
Environmental
Real Support - Title Review

Millman Surveying, Inc.
Corporate Headquarters
1742 Georgetown Road, Suite H
Hudson, OH 44236
Phone: 800-520-1010
Fax: 330-342-0834
www.millmansurveying.com

ALTA/ACSM LAND TITLE
SURVEY PREPARED FOR:

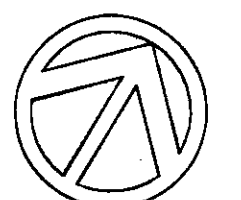


General Growth Properties, Inc.

110 N. Wacker Dr.
Chicago, IL 60606
Phone: (312) 960-5000

virtuasurveyor
for more information
visit <http://vimeo.com/25774136>

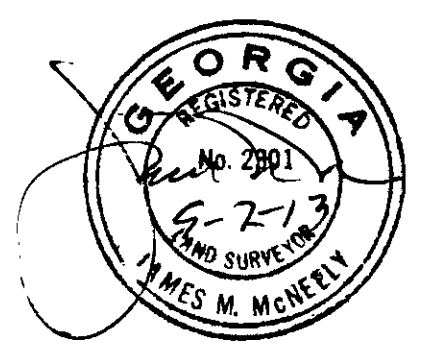
North Point Mall
1000, 2000, 4500, 5000 & 6000
North Point Circle
City of Alpharetta
County of Fulton
State of Georgia



NORTH

GRAPHIC SCALE

0 60 120
1 INCH = 60 FT.



Surveyor's Seal

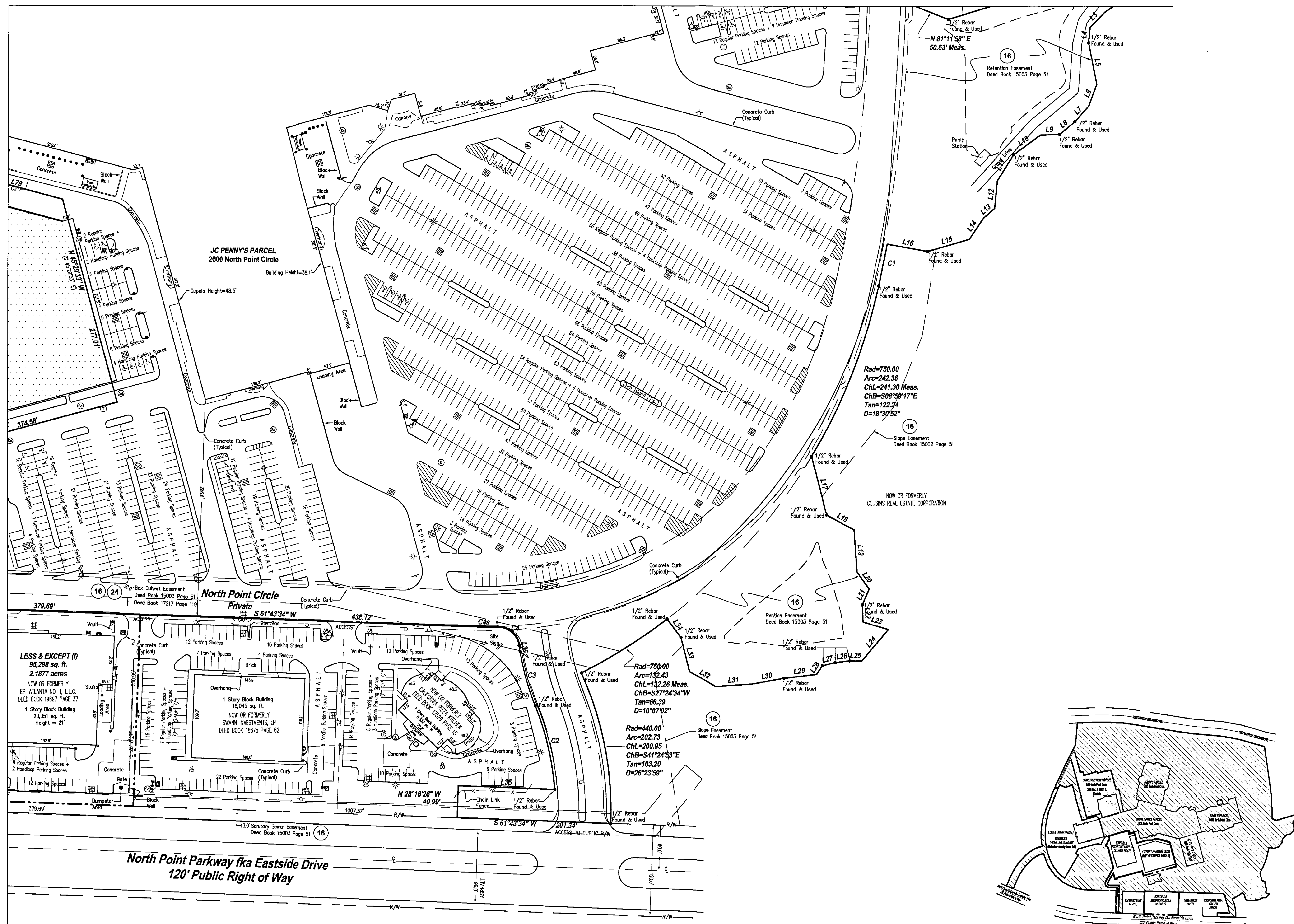
Sheet No. **3** of **6**

MSI Project No. 29548

PM: EJ Drafter: JJT

MATCHLINE SEE SHEET 2 OF 5

MATCHLINE SEE SHEET 3 OF 5

**millman**

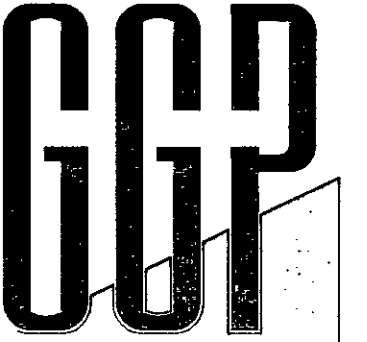
National Land Services

Transforming the Industry

Surveying
Zoning
Environmental
Real Support - Title Review

Millman Surveying, Inc.
Corporate Headquarters
1742 Georgetown Road, Suite H
Hudson, OH 44236
Phone: 800-520-1010
Fax: 330-342-0834
www.millmansurveying.com

ALTA/ACSM LAND TITLE
SURVEY PREPARED FOR:

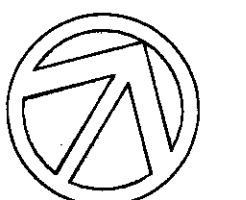


**General Growth
Properties, Inc.**

110 N. Wacker Dr.
Chicago, IL 60606
Phone: (312) 960-5000

millman
virtualsurveyor
for more information
visit <http://vimeo.com/25774136>

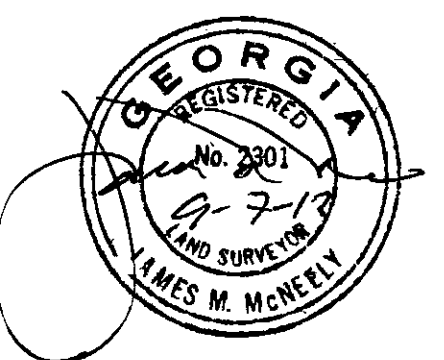
North Point Mall
1000, 2000, 4500, 5000 & 6000
North Point Circle
City of Alpharetta
County of Fulton
State of Georgia



NORTH

GRAPHIC SCALE

0 60 120
1 INCH = 60 FT.



Surveyor's Seal

Sheet No. **4** of **6**

MSI Project No. 29548

PM: EJ Drafter: JJT

