



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

Members Present

- Francis Kung'u(Chair)
- Larry Attig
- Fergal Brady
- John Goss
- William Perkins
- Candy Waylock

Members Absent

- Fergal Brady
- Steve Usry
- Jamie Bendall

Staff Present

- Kathi Cook, Director of Community Development
- Michael Woodman, Senior Planner
- Ben Kern, GIS Specialist
- Elle Taylor, Planning and Zoning Coordinator

III. APPROVAL OF MEETING MINUTES

The Planning Commission 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

Michael Woodman, Senior Planner presented 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.

After presentation of:

- Site Plan
- Standards for Zoning Changes

Staff's recommendation is to approve CLUP-18-03/Z-18-03/V-18-06 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.

There was discussion from the Commissioners:

- Extent of school's property on current Master Plan
- Jurisdictional Boundary with City of Milton
- Tree Recompense Variance
- Applicant agreed to Staff Conditions

- School information
- Plans for expansion

There was no Public Comment

- ❖ Commissioner Attig offered a motion to approve with Staff's conditions:
- Commissioner Waylock seconded the motion
- The motion was approved (5-0)

b. MP-18-05/Z-18-04 Lux Atlanta/Northwinds Master Plan

Kathi Cook, Director of Community Development, presented 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.

After presentation of:

- Applicant's proposal vs. Northwinds Master Plan
- No change to Comprehensive Land Use Plan
- Site Plan Analysis
- Hotel
- Multi-Use Path
- Amenities, Details
- 13% reduction in Traffic
- Environmental Visuals

Staff recommended approval 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.

Applicant presented and discussed:

- Agreement with Staff Conditions
- Juice Bar, Poke Bowl, Wine & Cognac Café
- One Stand alone restaurant

- Technology built within the property
- Public Art
- Shock absorption of trail, misting structures, outside heaters, Live music on weekends
- Alpharetta was chosen due to Community Events, Alpha Loop and Mixed Use location
- Facility is not a traditional gym –
 - o City Club
 - o Co-working spaces
 - o Lounge Area
 - o Basketball Courts, Football, Soccer
 - o PGA Superstore
 - o Free Weights
 - o Membership Fees potentially \$600 per month
 - o Capped at 2000 members
- Hotel
 - ☐ SPA service
 - ☐ Technology
 - ☐ 13 High End Suites
 - ☐ Rooftop Amenities
 - ☐ Aquarium
 - ☐ "LEED", Sustainable architecture
 - ☐ Aquarium for VIP Members
- Goal of Collective Experience
- Parking Deck Visibility from Northwinds Pky
- Rehab Center
- Surgery Center
- First of its kind, one of a kind \$108 million project
- Detention under parking structure

Public Comment:

In Favor:

1. John Walker, Teasley Place, Alpharetta, GA

Great project for the City

In Opposition:

1. Assistant Pastor, Missionary Baptist Church, 2725 Kimball Bridge Rd, Alpharetta, GA

Concerns:

Impact on certain days of week during construction and after.

Applicant gave a rebuttal:

- Plans to practice " Polite Construction"
- Respect Church on property boundary
- Coexist
- Possibly reserve spaces for Church Parking
- Enhance buffer

After discussion of :

- Reasons Applicant chose Alpharetta
- Buffer between Church
- Suggestion of Meeting with Church
- Hours of Construction
- Both parties come before Council with a plan
- Conditon 2A
- Out of Box project
- Well thought out
- Gamechanger for Alpharetta
- Being a good corporate citizen

❖ Commissioner Attig offered a motion to approve subject to the conditions as proposed by Staff.

- Commissioner Goss seconded the motion
- The Motion was Approved (5-0)

c. MP-18-04 North Point Mall/Office Use

Michael Woodman, Senior Planner, presented 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.

After presentation of:

- PSC Zoning designation
- Future Land Use Mixed Use Desigantion
- North Point LCI
- SPACES as tenant
- Floor Plan
- Decrease in Traffic
- Alternate Transportation
- Eco District

Staff recommended approval with 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.

Applicant presented:

- Bringing office use into mall
- Floor Plan
- Reduction of Traffic
- Parking
- Master Plan was approved in the 1990's.

There was no Public Comment.

After discussion:

- Bike Racks location
- Bike Lanes in North Point LCI
- Office Space will be taking vacant Retail Space
- Square Footage
- PSC Zoning
- Future Land Use
- This has been done in enclosed mall in Oregon
- Concern of ceasing to be a mall with not enough retail concepts to fill space
- Consistent with North Point LCI
- Thanked Staff for vision for the future
- Importance of North Point Mall to Alpharetta

- Embracing of flexible Office Space
- Property Owner Authorization approval of conditions
- Applicant Response to Staff Conditions
- Staff is fine with changes proposed by the Applicant
- Applicant is commissioning revised Traffic Study to present to Council

❖ Commissioner Attig offered a motion to approve with the conditions as submitted by the Applicant:

1. North Point Mall Master Plan shall be limited to no more than 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 predominately 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 co-working space, as approved by Staff.
4. Tables, chairs or other furniture 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.

- Commissioner Waylock seconded the motion
- The Motion was Approved (5-0)

VII. ADJOURNMENT

The meeting was adjourned at 8:42 p.m.