PLANNING COMMISSION MEETING
MAY 5, 2016

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

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MEETING MINUTES

a. March 3, 2016

b. April 13, 2016

IV. ITEMS FROM BOARD MEMBERS

V. ITEMS FROM STAFF

VI. PUBLIC HEARING

a. Z-15-09/V-15-27 Providence Group/DT-LW

b. PH-15-25 Update to Comprehensive Land Use Plan

c. PH-16-04 UDC Changes Design Review Board Guidelines

This item was tabled on March 3, 2016.

VII. ADJOURNMENT

PLANNING COMMISSION MEETING SUMMARY MARCH 3, 2016

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

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

I. CALL TO ORDER

II. ROLL CALL

- Planning Commission Members Present
  - Francis Kung'u, Chairman
  - Kyle Caswell
  - Larry Attig
  - Rob Partee
  - Karen Richard

- Planning Commission Members Absent
  - Fergal Brady
  - Karen Cashion
  - John Goss

III. APPROVAL OF MEETING MINUTES

a. Planning Commission Meeting of 1/7/2016

- ❖ Planning Commission Member Caswell offered a motion to approve.
  - The motion received a second from Planning Commission Member Partee
  - The motion was approved by a unanimous vote (5-0)

b. Planning Commission Meeting of 2/4/2016

No Action was taken.

IV. ITEMS FROM BOARD MEMBERS

V. ITEMS FROM STAFF

VI. PUBLIC HEARING

a. PH-15-26 Update to the Downtown Master Plan Map

This item was presented to the Planning Commission on January 7, 2016. Staff presented a recommendation for a change to the Downtown Master Plan Map to the north to incorporate additional lots on Canton St. After discussion this item was tabled in order to notify property owners by letter.

Staff is recommending a change to the Downtown Master Plan map to the north to incorporate additional properties on Canton Street. Properties along Canton Street are part of the Garden District and re-development should follow architectural guidelines established within the Downtown Master Plan. This change does not impact current zoning. Residents have been notified by a letter of the proposed changes which would only impact redevelopment by requiring architecture to meet guidelines established in the Downtown Master Plan.

Staff's recommendation is to approve amendment to the Downtown Master Plan Map adopted February 23, 2015 in order to incorporate additonal portions along Canton Street.

There was no Public Comment.

- ❖ Planning Commission Member Caswell offered a motion to remove this item from the table.
  - The motion received a second from Planning Commission Member Richard
  - The motion was approved by a unanimous vote (5-0)

- ❖ Planning Commission Member Caswell offered a motion to approve.

- The motion received a second from Planning Commission Member Attig
- The motion was approved by a unanimous vote (5-0)

b. CLUP-16-01/Z-16-02 Lehigh Homes/130 Cumming Street

Kathi Cook, Director of Community Development presented.

The subject property is located on the north side of Cumming Street and is 3.1 acres in size. The applicant is requesting approval to rezone the property from R-15 to DT-R in order to develop 9 new lots. The existing historic house will remain on the property. The applicant is also requesting an amendment to the Land Use Plan to change from Low Density Residential to Medium Density Residential.

The applicant proposes to develop a 9 lot subdivision with one historic house remaining on the property on 3.1 acres with a minimum lot size depicted of 7,000 square feet. The property is located on the north side of Cumming Street just to the east of Cricket Lane.

The subdivision will be accessed from one curb cut off Cumming Street and has only one roadway. The roadway shows a hammer head being developed at the end of the new street in order to limit impact to specimen trees. The sidewalks will require street trees planted between the back of curbs. Brick sidewalks along Cumming Street are recommended by Staff because the property is located within the Downtown District. The Code does not require the sidewalks, however, other developments within the Downtown District have been required to install brick sidewalks.

The property is currently zoned R-15 and could currently be developed with 15,000 square foot lots with architectural review due to the Alpharetta Downtown Code. The request to reduce the lot size from 15,000 square feet to allow smaller 7,000 square foot lots would require a rezoning. Requirements such as lots along Cumming Street must have homes fronting Cumming Street and the elevations should include porches with historic design are important to preserving the character of Cumming Street.

The property currently has a mixture of hardwoods and pines. Several specimen trees were identified with a large number of trees located along the north property lines. Some of the specimens will be removed as a result of the roadway construction and the applicant will be required to adhere to the Tree Ordinance. The site plan includes saving some large specimen and understory trees with planting of trees along Cummings Street and the new road in order to preserve the street character.

The detention pond is shown at the northeastern end of the site and will drain to a drainage easement.

The City of Alpharetta's Comprehensive Plan recommends the future land use for the property as "Low Density Residential" with 12,000 or 15,000 square foot lots, as appropriate to the surrounding area with a maximum density of 3 units to the acre. The applicant's request is for "Medium Density Residential" is in keeping with the Downtown Master Plan recommendation of a maximum density of 4 units per acre however the lot size of 7,000 square feet is smaller than adjacent lots within the surrounding properties which are a minimum of 18,000 square feet in size.

Traffic

USE	PROGRAM TOTAL S.F.		AM Peak Factor	Total AM Peak	PM Peak Factor	Total PM Peak	Total Trips Per Day Factor	Total Trips Per Day
Retail	0	s.f.	1.03	0	3.74	0	42.92	0
Restaurant	0	s.f.	14.62	0	19.38	0	130.34	0
Office	0	s.f.	1.56	0	1.49	0	11.01	0
Hotel	0	rooms	0.64	0	0.74	0	8.92	0
Mini-Warehouse	0	s.f.	0.28	0	0.29	0	2.50	0
Residential (Senior)	0	units	0.21	0	0.23	0	3.48	0
Residential (Multi-Family)	0	units	0.44	0	0.54	0	5.86	0
Residential (Single-Family)	10	units	0.77	8	1.02	10	9.57	96
Totals				8		10		96

Residential development is known to increase school enrollment. Fulton County calculated the potential maximum number of children who may live on the property by using the Fulton County schools standard calculation to distinguish the number of children that a residential development will generate. The following chart outlines these figures:

FULTON COUNTY SCHOOLS
AVERAGE SCHOOL AGE CHILDREN PER HOUSEHOLD
BASED ON HOUSING TYPE

	Single Family Average #9
Manning Oaks Elementary School	0 - 34
Hopewell Middle School	0 - 4
Alpharetta High School	0 - 14

Based on the total figure for all three-school levels, it can be assumed that the proposed development could house approximately 2-9 school age children. Mannings Oaks Elementary, Hopewell Middle and Alpharetta High can meet demand however; they are shown to be over capacity.

STANDARDS FOR ZONING CHANGES

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

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

The lot sizes are smaller than adjacent 15,000 square foot lots; however existing tree canopies will be maintained between the lots.

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

The proposal will not impact adjacent property if conditions are included protecting the tree canopy as well as the historic home. Storm water will be addressed by the City's Stormwater Ordinance.

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

The site plan depicts saving tree canopy along Cumming Street as well as to the rear of the property.

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

The property is currently zoned R-15 and could be developed with lots 15,000 square feet in size without a public hearing.

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.

The 9 lots proposed are not expected to add significant additional traffic.

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

The Alpharetta Downtown Code was adopted in July 2015. This is meeting the downtown code.

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. *The request to subdivide into lots smaller than the 15,000 permitted is a reasonable balance because the density is the same and there is not a gain of additional density as a result of the request, only a better design.*

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

The Future Land Use Plan identified a density of up to 3 units per acre, the applicant's request is for 3.2 units per acre.

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

The Future Land Use Plan identified a density of up to 3 units per acre. The recent changes to the Land Use plan which was approved in 2015 shows higher density close to this property along Cricket Lane and the Manning property close to Main Street.

COMPREHENSIVE LAND USE PLAN

The Unified Development Code Section 4.1.3 STANDARDS FOR CLUP AMENDMENT APPROVAL provides criteria for consideration when evaluating a request for a CLUP amendment as listed below:

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

The proposed development reflects the goals outlined in the Downtown Master Plan.

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

The Comprehensive Land Use Plan discusses the goal to promote and encourage residential densities and designs that ensure varied living areas and housing types. The properties to the south across Cricket Lane have been developed with Medium density residential.

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

The designation would not require changes to public facilities and services.

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

The proposal would not impact the public health, safety and welfare.

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

N/A

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

The Downtown Master Plan demand analysis results show 5 year projects of Single Family detached homes as 40-45 units.
Demographics and projections have changed for the area. However the Downtown Plan study found that additional residential density is needed close to the downtown area.

City Staff has reviewed the applicant's proposal and finds that it can support the applicant's request. The lot size depicted of 7,000 square feet is smaller than the adjacent R-15 zoning with the lots ranging from half of an acre to over one acre. Additionally the property could be developed with 15,000 square foot lots without conditions of zoning. The applicant's site plan includes leaving almost a half-acre lot for the historic home along Cumming Street with homes fronting Cumming Street in order to preserve the character.

Careful consideration should be given to saving existing specimen trees on the north side where possible.

The applicant notified everyone within 500 feet of the intent for the property. A meeting was held with surrounding neighbors. The report states that the neighbors liked the proposed plan and architecture but were concerned about traffic and setbacks from homes.

Brendon Walsh presented for the Applicant.

He discussed:

- Stormwater Runoff with regard to Code
- 2 story height of building
- Hammerhead with regard to no intention of future development in the area
- Pond is not designed to hold water
- Traffic
- Site distance
- Working with Arborist
- Siding vs. Brick Elevations
- Sewer Easements

There was discussion from the Board concerning:

- Decel Lanes
- Staff Conditions
- Number of Lots
- Pond
- Support for Hammerhead based on Tree Canopy
- Size of home on Lot#1
- Square footage of homes
- Price Points of homes
- Amenity space
- Sidewalks
- Lighting on Cumming St.

Chairman Kung'u opened the floor to Public Comment at 7:12 p.m.

In Opposition:

1. Dr. Charles Boykin, 154 Cold Creek Dr.
2. Fred Williamson, 211 Pinetree Circle
3. Kathryn Avinger, 120 Cumming St
4. Wesley Ivey, 145 Cumming St
5. Rebecca Lachgar, 135 Manning Dr.

Concerns:

1. Retention Pond
2. Run-off
3. Sewage/Septic
4. Tree Cover
5. Density
6. Dislike Hammerhead
7. Buffer
8. Widening of Cumming St.
9. Landscaping at front of development possibly blocking resident's view from driveway to road
10. Desire for all Brick Homes, not siding
11. Greenspace
12. Traffic

- ❖ Planning Commission Member Partee offered a motion to approve the application with the following conditions.
  - The motion received a second from Planning Commission Member Caswell
  - The motion was approved by a unanimous vote (5-0)

Approve CLUP-16-01/Z-16-02 Lehigh Homes/Cumming Street request for a Land Use amendment and to rezone from R-15 to DT-R with the following recommended conditions:

1. **The property to be rezoned shall have a "DT-R" zoning classification and a "Medium Density Residential" land use. The minimum lot size shall be 7,000 square feet.**
2. **Property shall be developed substantially in accordance with submitted plan. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements.**
3. **Development shall preserve tree canopy coverage to the rear of lots with limited disturbance. A 15' landscape strip shall be added to the rear of lots with final approval by Staff.**
4. **Trees determined to be of significance along Cumming Street shall remain with final approval by Staff.**
5. **Historic architecture shall be required for the development with elevations requiring Staff approval. A minimum of 4 of the homes shall be 4-sided brick.**
6. **Home on lot adjacent to Cumming Street shall front Cumming Street and require full porch, masonry fireplace and a setback similar to existing historic home with design to be approved by Staff.**
7. **Minimum setbacks shall be as follows:**

- **Front setbacks along internal street shall be 15'; lot 10 shall have a front setback of 35' along Cumming Street with a 20' minimum side setback on the eastern property line.**
- **Side setbacks shall be 5'.**
- **Rear setbacks shall be 20'.**
- **The building setback along the north property line on Lot 5 shall be 20'. The 20' setback along the northern property line shall be enhanced were sparse with final approval by Staff.**

8. **Street frontage shall include decorative pedestrian lighting, and landscape strip. Walls, gates and landscaping shall compliment the historic architecture and require Staff approval. Sidewalk section along Cumming Street shall be constructed with brick pavers.**
9. **10% of the site must be set aside and improved as an amenity space, as defined in the Alpharetta Downtown Code.**
10. **All lots shall be side or rear loaded or shall have a detached garage to the rear of the principal structure. Applicant shall be permitted to add a detached garage to the existing home in the area where the existing concrete pad is located (side loaded) pursuant to Historic Preservation Commission and Staff approval.**
11. **The home on Lot 10 shall be side or rear loaded. The garage shall not be visible from Cumming Street and shall be accessed from the internal roadway.**
12. **The historic home on Lot 1 shall be maintained and restoration and/or changes shall require approval of the Historic Preservation Commission.**
13. **Development shall preserve tree canopy coverage to the rear of lots (development perimeter) with limited disturbance, as approved by the City Arborist.**
14. **Design and Construction of Detention Pond to be approved by Staff.**
15. **Minimum 5 foot sidewalk and 4 foot planting area required along internal street.**
16. **Minimum 6 foot sidewalk and 6 foot planting area required along Cumming Street.**
17. **Cumming Street to be improved to 30 foot half width R/W including a 14 foot travel lane.**

c. **Z-15-12/V-16-05 Old Milton Holdings/DT-LW**

Kathi Cook, Director of Community Development, presented.

The applicant, Old Milton Holdings LLC., is requesting a change in Zoning from R-12 and O-P to DT-LW. Variances for the height of the buildings from the required 40' to 42' for the single family homes and 45' for the townhomes are also requested. The property is 2.2 acres in size. The applicant is requesting approval of 7 townhomes and 10 detached homes on lots that are 3,200 square feet in size.

The submitted request, if approved, will allow Old Milton Holdings to construct a project consisting of residential as part of their adjoining project with residential restaurant, office and commercial uses with park and open space east of the site. The property is located on the north side of Old Milton Parkway and south of Thompson Street and to the west of Park Street across from Andrews Homes.

Applicant is proposing to build 17 residential units which include ten single-family detached homes, 2200-3800 square feet in size and seven townhomes. The site is 2.19 acres in size.

Results from the Downtown Master Plan study show residential demand over the next five years within the downtown area (which includes the Manning site) as follows:

- Townhomes: 185 – 210 units;
- Single-family detached: 40 - 45 units; and,
- For-sale condo: 220- 250 units.

The following townhome projects are currently under construction, received zoning approval, or are in the pre-construction land disturbance permit process:

1. The Georgian (under construction) – 54 units
2. Windsong Townhomes (land disturbance) – 28 units
3. Olmstead Park Townhomes (land disturbance) – 21 units
4. Stonewalk Mayfield Corners (rezoned) – 20 units
5. Canton Street Townhomes (rezoned) – 40 units
6. Appen Townhomes (rezoned) – 17 units

Total Townhomes Units – 180 units

The applicant has included detached housing as well as attached residential providing a mixed product as recommended by Staff. Elevations will require review by Staff and the City's Downtown Architect. Initial comments were received by the Architect indicating the style was appropriate however, details, such as the stucco band, would not meet the Downtown Code.

Detached homes will front Thompson Street where other properties have been required to provide a linear path with 12' trail and associated green space to promote the connection between Avalon and Downtown. The applicant's plan should include the linear link which should include an easement to the City after construction.

The site does not incorporate significant tree save areas and will be required to meet the Tree Ordinance and impacts to offsite specimen trees could be minimized if Lot 10 were removed.

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.

The development proposal does match the Downtown Master Plan, however, additional efforts to incorporate tree save as well as develop the linear green park along the frontage should be required.

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

The proposal will impact adjacent property by increasing traffic in the residential neighborhood.

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

There are several specimen trees will be taken down as part of the project. An alternate plan should be required which incorporates additional trees as well as limits off site impacts.

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

The applicant's request is in keeping with the Downtown Master Plan. However, the parcel is currently being used for office and could continue the office use which also meets the Future Land Use Plan.

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.

Not applicable.

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

The project in its current variant fits within the recommendations of the Downtown Master Plan.

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.

The request to rezoning from R-12 and O-P to a residential reflects a reasonable balance.

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

The property could continue to be used for an office use.

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

Property does meet the Comprehensive Land Use plan.

Staff's analysis finds that the requested rezoning can be supported with conditions of zoning. The development should include a mix of detached and attached residential as depicted. However, greater efforts to save trees need to be included in the site plan as well as incorporation of the linear park along the frontage which has been required of other applicants.

Staff's recommendation is to approve Z-15-12/V-16-05 Old Milton Holdings/DT-LW with the following conditions:

1. **Site shall be zoned DT-LW and substantially similar to site plan submitted by AEC and dated 1-22-2016.**

2. **Streetscape shall match the Downtown Code and include decorative pedestrian street lights.**

3. **In order to limit impacts to specimen trees the plan shall be amended to remove Lot 10 which impacts offsite specimen trees. There shall be no encroachment into Trees 178 (32" Loblolly Pine), 102(28" Water Oak) and 103(36" Water Oak) except as approved by the City Arborist.**

4. **On-street parking shall be expanded to the internal streets west of Park Street.**

5. **Townhomes/Detached residential shall accommodate 18 foot driveway in addition to the two car garage or site shall provide convenient (within 500') on street parking of one per additional bedroom.**

6. **Linear Park shall be developed along frontage with a minimum width of 12 feet with an improved green space. Linear Park area and landscaping improvements shall match recently approved section in front of condominium project west of the project and an easement shall be granted to the City. Park area shall include heavy landscaping as well as decorative wall along home frontages to be approved by Staff. Applicant shall receive Parks impact fee credits for improvements excluding residential walls.**

7. **Architecture shall be representative of southern historic vernacular style and townhomes shall have roof top terraces as depicted, however, materials and details require Staff approval.**

8. **Each elevation shall be different for the proposed single family homes along Thompson Street. All architecture will require Staff review and approval. Product along Thompson Street shall be rear entry.**

9. **A 15' heavily planted landscape strip shall be required adjacent to property to the east, west and south.**

10. A 15' heavily planted landscape strip shall be required adjacent to property to the east, west and south.

(The numbers have changed based on discussion)

There was discussion from the Board:

- Linear Park
- Staff Conditions
- Applicant's Response to Conditions

Doug Dillard, Steve Rowe and Bob Cheeley presented for the Applicant. There was discussion of:

- Condition # 7 Willingness to provide a Linear Park with further discussion with Staff. Main problem was with the wall.
- Condition # 8 Rooftop Terraces – would like this to be optional
- Addition to Condition #10 requiring a 15' heavily planted landscape strip shall be required adjacent to property to the east, west and south or a privacy fence with landscaping.

There was discussion from the Board and Staff that Stucco roof presented in elevation would not meet Downtown Design Guidelines.

There was discussion of Conditions.

Chairman Kung'u opened the floor to public comment at 8:39 p.m.

There were two members of the Public who spoke with concerns:

1. Steve Stolle, 2459 Claystone Ln
2. Alexander Williamson, 12535 Wexcroft Ln

Concerns:

1. Detention Pond
2. Run-off
3. Guest Parking on Thompson St.

Chairman Kung'u closed Public Comment at 8: 4

There was discussion:

- Need for on street parking.
- CRZ of Specimen Tree not located on the property. Staff stated that Applicant should discuss with property owner of the tree. Applicant stated he would meet with adjacent lot owner before Council Meeting. There was discussion on the impact of the tree.

❖ Planning Commission Member Richard offered a motion to approve the application with the following conditions.

- The motion received a second from Planning Commission Member Partee
- The motion was approved by a unanimous vote (5-0)

f. MP-16-01/V-16-03 Parkway 400

Eric Graves, Senior Traffic Engineer/Planner, presented.

The applicant, Greenstone Parkway 400 LLC, is requesting approval of a master plan amendment in order to increase the allowed hotel room count from 131 to 132 rooms. They are also requesting a variance to the side setback from 10' to 0' enabling proposed parking decks to be continuous across Parcel 1 and Parcel 2; and a front setback variance to reduce the front yard setback from 65' to 25' of a parcel along Kimball Bridge Road, allowing construction of a parking deck to be closer to the road.

The subject property zoned O-I, is located on the south side of Old Milton Parkway west of GA 400. The 41 acre Parkway 400 master planned development is situated roughly between the extension of Northwinds Parkway and Kimball Bridge Road. Located to the north is Avalon, zoned MU which currently contains retail, office, and residential uses. South of the property on the east end is the recently approved Northwinds Residential zoned R-8 A/D. To the east is Gwinnett Technical College. To the west is a Fulton County Schools facility as well as commercial zoned properties including Quick Trip and the Atwater Retail development.

The applicant is requesting a change to conditions of a master plan amendment approved by the City Council in MP-14-09 Parkway 400/Hotel on May 26, 2016. Condition number one states "One select service business class hotel shall be permitted not to exceed 6 stories in height with a maximum of 131 guest rooms. No extended stay or "suites" hotel shall be permitted".

The submitted request, if approved, will allow construction of a 132 room hotel. The approved site plan provides for 110 parking spaces. In addition, the zoning condition allows a reduction in required parking of up to 20%, but requires accommodating overflow hotel parking on the parcel to the north. The increase of one room from 131 to 132 rooms and staying within six stories is consistent with the previously approved conditions.

Two variances are also being requested by the applicant. One is for the reduction of the front setback of a parcel along Kimball Bridge Road from 65 feet to 25 feet in order to better utilize the existing topography. An office building and parking deck are proposed for this parcel. Using the natural topography of the site, the top level of a three level parking deck can be positioned at an elevation approximating a surface lot in relation to the roadway. While surface parking would be allowed in this location, the building setback along Kimball Bridge road is 65 feet prohibiting the construction of the parking deck walls.

The other variance requested is to eliminate the side setback requirement of 10' allowing two parcels to combine parking structures. This variance is in advance of anticipated development of two office buildings and associated structured parking. Council approved a master plan amendment in 2013 in order to increase density and establish a rear building setback at 25 feet. The plan presented then included three new office buildings with two parking structures. At this time, the applicant is proposing to subdivide the property. The 10 foot side setback requirement would require two separate structures along the rear property line. The applicant is requesting Council waive this requirement for the parking deck only in order to allow the two parcels to be constructed at different times and still share the efficiencies of one parking deck. When completed, the two parking decks will have a similar footprint of the parking structure presented at the 2013 hearing.

VARIANCE REQUIREMENTS

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

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

The front setback for the parking deck on Kimball Bridge Road rises slightly up from the road. The parking deck which is three stories in height would be below grade at the setback line and actually resemble a surface lot. Heavy landscaping and streetscape improvements will be required along Kimball Bridge Road in front of the parking deck and water quality pond.

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

The ordinance does create a hardship for the property owner due to the 10' requirement of the setback between two parking structures. It is reasonable to stage the construction of the deck presented at the previous hearing.

Without the front setback variance of 65' to 25' the parking structure would be fully visible. The topography of the site creates an opportunity to fully screen the parking structure and appear as surface parking from the roadway. Heavy landscaping and streetscape amenities will fully mask the structure.

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

The proposed parking structure was approved at a previous hearing as one structure. It is reasonable to stage the construction of the deck presented at the previous hearing.

The front setback on Kimball Bridge Road drops down from the road to a point which the deck is below grade and only the top deck will be seen to look like a surface lot from the public right of way.

(4) Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the City of Alpharetta ordinances,

The side setback is difficulty to see from any road; however the variance does result in a loss of greenspace.

Staff's analysis finds that the requested parking deck should not have an impact on the surrounding area. The Design Review Board will review and approve the landscape plans and the architecture. The parking deck will meet the 25' setback.

Significant architectural features should be incorporated since the deck will be prominent on Northwinds Parkway and adjacent to residential users.

The applicant notified surrounding property owners of their application and intent for the property. The report states that no comments were received.

Staff 's recommendation is to approve MP-16-01/V-16-03 Parkway 400 request for a Master Plan amendment and variances with the following conditions:

1. **One select service business class hotel (Even Hotel Presented) shall be permitted not to exceed 6 stories in height with a maximum of 132 guest rooms. No extended stay or "suites" hotel shall be permitted.**
2. **Site shall be developed substantially as shown on plan dated January 4, 2016 prepared by AEC, Inc.**
3. **Extensive landscaping and decorative street lights shall be provided along the roadway and at the entrance from Kimball Bridge Road. Corner features with heavy landscaping and decorative stone or brick wall, as approved by the DRB, to be provided on both sides of the private drive at the Kimball Bridge Road intersection.**
4. **Provide a heavy landscape screening along the south Property Line**
5. **A 10 foot minimum aesthetic evergreen landscape screen shall be provided along Private Drive to break up the view of the parking deck from the road.**
6. **Stormwater facilities should be moved and/or completely screened from roadway as approved by staff.**
7. **A planted green wall shall be installed on the sides of the parking deck visible from Private Drive.**
8. **Site plan, landscaping, and architecture shall be approved by Design Review Board.**
9. **Parking decks visible from Kimball Bridge Rd and Northwinds Parkway shall be treated with comparable materials and finishes as the buildings they serve and designed so that its use is not readily apparent. Suitability of parking deck elevation, visibility and landscape screening shall be approved by DRB.**
10. **Minimum 5 foot sidewalk with 4 foot minimum planting strip shall be required along existing private drive.**
11. **Minimum 6 foot sidewalk with 6 foot minimum planting strip shall be required along Kimball Bridge Road.**
12. **Pedestrian access from the private drive to building access points shall be required. Provide pedestrian scale lighting and amenities throughout development.**
13. **Shared parking easement shall be provided on Kimball Bridge parcel for the Hotel site.**
14. **Required focal point feature at the access to Northwinds shall provide a minimum 5,000 square feet greenspace/plaza area.**

15. All previous conditions in the master plan remain in effect unless explicitly superseded with these conditions.

There was discussion from the Board:

- Correct date on MP-14-09 Parkway 400/Hotel approval was May 26, 2015.
- Required 10ft side building setback between buildings
- DRB Approval
- Applicant's response to Staff Conditions

Steve Rowe presented for the Applicant.

There was discussion of:

- Reasons for Variance Requests
- No external changes to the Site
- One level parking deck
- Elevations of Buildings
- Response to Staff Conditions
- DRB Approval vs. Staff Approval
- Intent of screening Storm Water Facilities

Chairman Kung'u opened the floor to Public Comment at 9:28 p.m.

Alexander Williamson spoke with concerns:

1. Adequate parking
2. Retaining Walls

Chairman Kung'u closed Public Comment at 9:31 p.m.

- Planning Commission Member Attig offered a motion to approve the application with the following conditions.
  - The motion received a second from Planning Commission Member Caswell
  - The motion was approved by a unanimous vote (5-0)

Approve MP-16-01/V-16-03 Parkway 400 request for a Master Plan amendment and variances with the following conditions:

1. **One select service business class hotel (Even Hotel Presented) shall be permitted not to exceed 6 stories in height with a maximum of 132 guest rooms. No extended stay or "suites" hotel shall be permitted.**
2. **Site shall be developed substantially as shown on plan dated January 4, 2016 prepared by AEC, Inc.**
3. **Extensive landscaping and decorative street lights shall be provided along the roadway and at the entrance from Kimball Bridge Road. Corner features with heavy landscaping and decorative stone or brick wall, as approved by Staff, to be provided on both sides of the private drive at the Kimball Bridge Road intersection.**
4. **Provide a heavy landscape screening along the south Property Line**
5. **A 10 foot minimum aesthetic evergreen landscape screen shall be provided along Private Drive to break up the view of the parking deck from the road.**
6. **Stormwater facilities shall be moved and/or completely screened from roadway as approved by staff or incorporated into the landscape.**
7. **A planted green wall shall be installed on the sides of the parking deck visible from Private Drive.**
8. **Site plan, landscaping, and architecture shall be approved by Staff.**

VII. ADJOURNMENT

Chairman Kung'u adjourned the meeting at 9:43 p.m.

COUNCIL AGENDA REPORT

FROM:	Kathi Cook, Community Development Director Prepared by:
SUBJECT:	April 13, 2016
PLANNING COMMISSION:	May 5, 2016
CITY COUNCIL:	May 5, 2016

RECOMMENDATION:

REPORT-IN-BRIEF

DISCUSSION

CONCLUSION

Attachments
April 13, 2016 Minutes

COUNCIL AGENDA REPORT

FROM:	Kathi Cook, Community Development Director Prepared by:
SUBJECT:	April 13, 2016
PLANNING COMMISSION:	May 5, 2016
CITY COUNCIL:	May 5, 2016

RECOMMENDATION:

REPORT-IN-BRIEF

DISCUSSION

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April 13, 2016 Minutes

PLANNING COMMISSION MEETING
APRIL 13, 2016

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

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

I. CALL TO ORDER

II. ROLL CALL

- Planning Commission Members Present
  - Francis Kung'u, Chairman
  - Kyle Caswell
  - Larry Attig
  - Karen Cashion
  - John Goss

- Planning Commission Members Absent
  - Fergal Brady
  - Rob Partee
  - Karen Richard
  - John Goss

III. APPROVAL OF MEETING MINUTES

a. February 4, 2016

- Planning Commission Member Caswell offered a motion to approve.
  - The motion received a second from Planning Commission Member Goss
  - The motion was approved by a unanimous vote (5-0)

b. March 3, 2016

There was not a quorum of members who attended this meeting present. The Chairman deferred

the Approval until the next meeting.

IV. ITEMS FROM BOARD MEMBERS

V. ITEMS FROM STAFF

VI. PUBLIC HEARING

a. PH-16-04 UDC Changes to DRB Guidelines

Kathi Cook, Director of Community Development, presented an amendment to the Design Review Board Guidelines for review of architecture for the Downtown Overlay District and review of signage for the City of Alpharetta.

Director Cook gave a background as to reasons for these changes being brought forward:

- Adoption of detailed, extensive Downtown Design Guidelines as part of the Downtown Master Plan which establish what is allowed in the Downtown Area.
- City Contract with Downtown Architect with specializing in Historic Architecture

Director Cook stated that the original recommendation was to have all architecture in the Downtown area be reviewed by the Downtown Architect. After discussion with Design Review Board Members the recommendation was changed to have a Design Committee which would include Staff (Director of Community Development), Downtown Architect and a member of the Design Review Board to review items. Applicants may appeal the decision of the Design Committee to the Design Review Board.

There was discussion by the Board:

- The Design Committee was established after discussion with Chairman of DRB. It is a recommendation from Staff.
- The Ordinance will established as a concurrent approval with this item to create the Committee
- Pg. 7 of 26 Definition of Downtown Overlay District – Chairman Kung'u suggested removing "*shall not be subject to the provisions of this unless an applicant is appealing a decision made by the Design Committee"* as it is not a definition. Director Cook agreed that change should be made.
- Pg. 12 of 26 Item # 2. There was discussion that this would be a Staff decision.
- Pg. 16 0f 26 with reference to the color of signs. There was discussion that Staff encourages Sign Packages. There are guidelines pertaining to number of colors allowed in a Shopping Center. Legal criteria is in the Sign Ordinance
- Residential in the Downtown Area will be reviewed as well
- Concern that there is not a process for the Committee –
    - Voting, what happens when there is not a unanimous decision?
    - Minutes will be kept, but it is not a Public Meeting
    - Influence, Power among the three people on the Committee
    - Process of selection of the City Architect – City Council participated on the interview process. Currently, the contract will be reviewed on an annual basis. There was discussion that if the contracted City Architect submitted architecture within the City, it would automatically be reviewed by the DRB.

- Process of selection of representative from DRB – Director Cook explained that the intent is to have the Chairman of the DRB as a member of the Committee but leave it up to his discretion as to who will serve at the meeting if he is not available. Other Board Members are welcome to attend.
- Length of term on the Committee
- Do the Members change at every meeting
- Director Cook explained that the Director would be on the Committee and that Director/Staff currently review Architecture outside of the DRB purview.
- Detailed, Approved Code and Architectural Guidelines for the Downtown Area.
    - Consistency
    - Chairman Kung'u suggested changing *"of the City selected Architect"* to a City selected Architect and *"an appointed Design Review Board Member"* revised to the Chairman of the Design Review Board.
    - Director Cook explained reasons for reviewing details of residential in the Downtown Area
    - Referencing the Central Business District and Historic Business District – It was included here because it is currently in the UDC. It may be amended in the near future.

Chairman Kung-u opened the floor to Public Comment at 6:57 p.m.

In Opposition:

1. Richard Kramer, Chairman of Design Review Board, 193 Lantern Ridge Court
2. Thom Le Cain, Design Review Board Alternate, 255 Cricket Ln

Reasons for Opposition:

1. Consensus that DRB is not in favor of all the changes
2. Signage- Concern with transparency, does Staff have history to review signage in the City of Alpharetta
3. Transparency of Staff and Architect reviewing Downtown Overlay
4. DRB would like the process to remain the same (Teasley Place) before changes are made
5. Expertise of individual DRB members
6. Do Members alternate?

Director Cook explained that the Committee would help streamline the process for Applicants because the City could call the DRB Committee to meet as needed (more than once a month). The Committee would follow the detailed, specific guidelines that have been approved by the City for the Downtown Overlay. A different DRB Member would be able to serve on the Committee, if the Chairman is not available, or at his discretion. The full DRB would be notified of scheduled Design Committee Meetings so they could attend. They would not participate in the decision process of the Design Committee.

Director Cook explained that a Staff Member is present at every DRB meeting and Staff has history with Signage. Staff meets with Applicants as submittals are received and explains what has been approved/not approved in the past.

Director Cook stated that Staff will present items that have been approved in the previous month to the DRB so that they are aware.

Director Cook addressed that in the Downtown Area, the majority of Applications will be redevelopment building footprint to footprint. It will be a building façade design for the most part. The Committee could decide if the project needs to be reviewed by the DRB.

Director Cook explained the current process of submittal, Staff Comments, City Architect Comments and

Approval by the DRB for the Downtown Overlay.

Director Cook explained that the Guidelines are already in place and must be followed for the Downtown Overlay.

There was discussion of having the DRB meet more than once a month.

7. Belief that DRB has been efficient in Approvals
8. History and Success of DRB process

Chairman Kung'u closed Public Comment 7:16 p.m.

After discussion:

- ❖ Planning Commission Member Caswell offered a motion to table.
  - The motion received a second from Planning Commission Member
  - The motion was approved by a unanimous vote (4-0)

VII. ADJOURNMENT

Chairman Kung'u adjourned the meeting at 7:27 p.m.

COUNCIL AGENDA REPORT

FROM:	Kathi Cook, Community Development Director Prepared by:
SUBJECT:	**Z-15-09/V-15-27 Providence Group/DT-LW** Consideration of a request to rezone approximately 7 acres from R-12 and O-I to DT-LW(Downtown Live-Work) to construct “for-sale” attached residential and an office building. A variance is requested to allow a gated entrance to the residential portion and a variance to allow front entry homes. The property is located on the south side of Old Milton Parkway and east of Haynes Bridge Road. The property is legally described as being located in Land Lots 748 & 749, 1st District, 2nd Section, Fulton County, Georgia.
PLANNING COMMISSION:	May 5, 2016
CITY COUNCIL:	May 5, 2016

RECOMMENDATION:

REPORT-IN-BRIEF

DISCUSSION

CONCLUSION

Attachments

Staff Report, Applicant Response to Staff Conditions, Amended Letter of Intent 4.28.16, Master Site Plan 4.28.16, Current Site Plan, Rendering of Proposed Elevations, February 4, 2016 PC Minutes, Site Plan Presented to PC 2.4.16, Letter From Haynes Park HOA,

Citizenship Part B 11.10.15, Revised Letter of Intent 10.19.15, Revised Site Plan 10.19.15, Original Application

COUNCIL AGENDA REPORT

FROM: Kathi Cook, Community Development Director

SUBJECT: CLUP-15-10/Z-15-09/V-15-27 Providence Group/DT-LW

PLANNING COMMISSION: May 5, 2016

CITY COUNCIL: May 29, 2016

PLANNING COMMISSION:

This item was heard at the February 4 Planning Commission meeting. One person spoke for the request from Haynes Park HOA who was glad to see buffers and the front loaded lots facing away them. Two people spoke about the buffers and the trees being too dangerous. After discussion, the Planning Commission voted 4-0-0 to recommend denial of the request.

UPDATE: The applicant revised the site plan to reduce the number of townhomes and incorporate more green space. The previous plan included 58 townhomes at a density of 7.7 units per acre and the new plan includes 49, density of 6.9 units per acre.

RECOMMENDATION:

Approve CLUP-15-10/Z-15-09/V-15-27 Providence Group/DT-LW for, zoning change and the variance.

1. **The property to be rezoned shall have a "DT-LW" zoning classification. The Land Use classification shall be "Mixed Use Live-Work".**
2. **A maximum of 30,000 square feet office shall be permitted and a maximum of 49 townhomes. Property shall be developed substantially in accordance with submitted plan by Planners and Engineers Collaborative dated 4/26/2016. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.**
3. **A rear 25' landscape strip shall be provided along the south property line as depicted. Existing trees in landscape area shall remain and area to be enhanced with additional planting where sparse. The 25' rear setback shall be in addition to buffer.**
4. **Site Plan shall include outdoor amenity spaces that comprise a minimum 10% of the land area per the Downtown Master Plan**

recommendations. Amenity areas shall be improved with hardscape and landscape, with final approval by Staff.

5. **Applicant shall provide a 10' landscape strip to the west and east.**
6. **Internal green spaces shall include structures, landscaping, or other visual elements to terminate green spaces that are open to alleyways with final approval by Staff. Visible retaining walls shall be stone or brick faced.**
7. **Applicant shall obtain GDOT driveway permit.**
8. **Sidewalks shall be constructed on both sides of internal street with street trees and decorative lighting. Internal streets shall be planted every 20' with a minimum of 4" caliper trees.**
9. **The applicant shall provide a sidewalk connection from the office building to Old Milton Parkway and shall provide pedestrian fixtures throughout development including lighting, benches, and trash cans.**
10. **Driveways shall be a minimum of 18' or less than 5' from the sidewalk to the garage.**
11. **Right of way shall be extended west to the property lines for interparcel access on the rear of the 2385 Old Milton Parkway property and east for interparcel access to 2455 Old Milton Parkway.**
12. **Detention Ponds shall be heavily landscaped and retaining walls shall be faced with brick or stone where visible from public right of way with final approval by Staff.**
13. **Applicant shall install a bicycle facility.**
14. **All buildings shall meet all design requirement of the Alpharetta Downtown Code. The office architecture shall require review and approval by the DRB.**
15. **Building front shall be oriented to Old Milton Parkway and at grade. Decorative street lights and landscaping shall be required along Old Milton Parkway.**
16. **Fencing near Units 1 and 40-44 shall be moved further to the north so pocket parks are part of the townhome area.**
17. **Fence and gate material shall be similar to wrought iron, final approval by Staff.**
18. **Decks shall be stained or painted, no unfinished wood.**
19. **Subdivision and street name shall have historic relevance.**
20. **Entrance, including roundabout, shall be enhanced with a variety of landscape and decorative hardscape material with final approval by Staff.**

REPORT-IN-BRIEF

The applicant, Providence Group, is requesting to rezone property in order to allow 49 attached homes at a density of 6.9 units per acre and construct a 14,000 sq. ft. office building.

DISCUSSION

The submitted request, if approved, will allow the Providence Group to construct 49 attached "for-sale" townhome units and a two story, 14,000 square foot office. The property is approximately 7.1 acres with a requested density of 6.9 units per acre.

The +/-7.1 acre parcel is currently zoned R-12 and O-I. The property is within the Downtown Master Plan area. Both the 2030 Comprehensive Plan and the Downtown Plan show the property as Professional/Business Office under the Future Land Use Plan. In September 2015, the Mixed Use Live Work category was added to the property for consideration of residential and professional offices.

The property to the north is O-I and developed with a bank and post office and to the west is R-12, to the east is property zoned O-I, and to the south the property is zoned R-4A and contains the Haynes Park townhomes.

Currently the properties have three homes which were built in the 1970s. The homes will be removed for the project and replaced with the 58 townhomes and the office building.

The applicant proposes a DT-LW (Downtown Live-Work) zoning designation with a density of 6.9 units per acre. There are 11 specimen trees on site and the applicant has revised the site plan to incorporate the trees, including with the roundabout as requested by Staff. They have also reduced the number of townhomes from the original request of 58 townhomes to 49 townhomes.

Results from the Downtown Master Plan study show residential demand over the next five years within the downtown area as follows:

- Townhomes: 185 – 210 units;

The following townhome projects are currently under construction, received zoning approval, or are in the pre-construction land disturbance permit process:

1. The Georgian (under construction) 54 units
2. Windsong Townhomes (land disturbance) 28 units
3. Olmstead Park Townhomes (land disturbance) 21 units
4. Stonewalk Mayfield Corners (rezoned) 20 units
5. Canton Street Townhomes (rezoned) 40 units
6. Appen Townhomes (rezoned) 17 units

7. Old Milton Holdings (rezoned) 104 units

8. Academy Tract (rezoned)	42 units
9. Thompson Street (rezoned)	40 units

Total New Townhomes Units (approved since adoption of plan) – 186 units

Since the adoption of the Downtown Master Plan 186 townhome units have been approved and there are 180 either under construction or approved several years ago but not constructed. If these units are approved it would push the approved townhomes from 186 to 235 units which exceeds the total of the five year estimate of 210.

The architecture for the townhomes should be historic in era and match the Downtown Code. Residential architecture will require approval by Staff. The office will require review by the DRB.

Opportunities for roadway and/or pedestrian connections should be evaluated. The Unified Development Code requires a 50' undisturbed buffer adjacent to non-residential uses, however in this area close to downtown a 10' landscape strip should provide sufficient separation.

The recent Downtown Master Plan depicts the area for High Density Residential with consideration up to 8 units to the acre. However there are several townhome projects approved or under construction. The plan requests a density of 6.9 units per acre and has been revised to incorporate greenspace and specimen trees.

Trip Generation

Traffic for the proposed development was calculated using equations and rates contained in the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition*. The trip generation was calculated assuming 58 townhomes (Land Use 230) and 14,000 SF of office (Land Use 710). **Table 1** summarizes the trip generation for the proposed development under full build-out (year 2018).

Table 1
Project Trip Generation Summary

Land Use	ITE Code	Daily Traffic		AM Peak Hour		PM Peak Hour	
		Enter	Exit	Enter	Exit	Enter	Exit
Residential Condominium/Townhouse (58 units)	*230*	200	200	6	27	25	13
General Office (14,000 SF)	*710*	148	148	35	5	16	78
Gross Trips		**348**	**348**	**41**	**32**	**41**	**91**
Mixed-Use Reduction		*-9*	*-9*	*-1*	*-1*	*-2*	*-2*
Net New Trips		**339**	**339**	**40**	**31**	**39**	**89**

Mixed-use vehicle trip reductions were taken according to the *ITE Trip Generation Handbook, an ITE Proposed Recommended Practice, Third Edition, 2014*. Total internal capture and vehicular trip reduction between the proposed land uses as a result of the anticipated interaction between the residential and office uses within the proposed development is expected to be 2.3% for the weekday, 2.7% for the AM peak hour, and 3.0% for the PM peak hour. Note that methodology for a 24-hour weekday is not provided by ITE, so weekday internal capture was assumed to be an average of AM rates and PM rates.

For the purposes of a more conservative analysis, alternative mode reductions and pass-by trips were not taken.

Residential development is known to increase school enrollment. Fulton County calculated the potential maximum number of children who may live on the property by using the Fulton County schools standard calculation to distinguish the number of children that a residential development will generate. The following chart outlines these figures:

FULTON COUNTY SCHOOLS
AVERAGE SCHOOL AGE CHILDREN PER HOUSEHOLD
BASED ON HOUSING TYPE
Townhome Average # 58

Manning Oaks Elementary School	0 – 3
Hopewell Middle School	0 - 4
Alpharetta High School	0 - 14

Based on the total figure for all three-school levels, it can be assumed that the proposed development could house approximately 52 school age children. Mannings Oaks Elementary, Hopewell Middle and Alpharetta High can meet demand however; they are shown to be over capacity.

STANDARDS FOR ZONING CHANGES

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

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

The proposal is compatible with the adjacent uses and will complement the nearby uses. However, the plan should be revised to include more specimen trees in order to incorporate more green space.

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

If the application is approved, it should be revised to save more specimen trees and to cut the number of townhomes.

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

The proposal does adversely affect the natural environment. The applicant's plan should be revised to include more specimen trees.

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

The property is currently zoned R-12 and O-I and thus would permit about 25 homes and office development. However, the future land use depicts a higher density. But careful consideration should be given to the design to incorporate tree save. The applicant wants 14,000 sq. ft. of office which could be increased and the townhomes decreased.

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.

The schools will see an increase of up to 52 students.

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

The proposal is supported by the future recommendations in the recently adopted Downtown Master Plan. However, the site could be reworked to increase the opportunity for more office and saving more trees by reducing the number of townhomes.

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.

The zoning proposal reflects a reasonable balance due to complying with the future land use plan.

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

The current zoning would permit construction of 12,000 square foot lots and office density.

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

It is consistent with the Comprehensive Plan which designates the area as Mixed Use Live Work.

COMPREHENSIVE LAND USE PLAN

The Unified Development Code Section 4.1.3 STANDARDS FOR CLUP AMENDMENT APPROVAL provides criteria for consideration when evaluating a request for a CLUP amendment as listed below:

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

The proposed development reflects the goals outlined in the Downtown Master Plan.

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

The Comprehensive Land Use Plan discusses the goal to promote and encourage residential densities and designs that ensure varied living areas and housing types. The properties to the north across Old Milton Parkway with Old Milton Holdings, Andrews Homes, Thompson Street Flats and Hedgewood, have been developed with Medium and High density residential with quite a bit of mixed use development.

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

The designation would not require changes to public facilities and services.

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

The proposal would not impact the public health, safety and welfare.

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

N/A

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

The Downtown Master Plan demand analysis results show 5 year projects of Single Family attached townhomes as 185-210 units. Demographics and projections have changed for the area. However the Downtown Plan study found that additional residential density is needed close to the downtown area.

VARIANCE REQUIREMENTS

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

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

The ordinance does create a hardship for the property owner due to the southernmost property line running against the south end of the Downtown Master Plan. They have added an undisturbed buffer on the south end to keep the privacy of the neighbors. Staff does not have an issue with this variance However, gating the subdivision violates section 2.2.2 E of the Alpharetta Downtown Code which states that no public or private street within Downtown Overlay, including alleys, may be gated.

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

With the additional non-disturbed buffer, Staff does not have any problems with the variance. The variance for the gated entrance does not have any hardship.

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

Not applicable.

(4) Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the City of Alpharetta ordinances,

Not applicable.

CONCURRENCES

Staff's analysis finds that the requested rezoning could be supported with some site plan changes that incorporate specimen trees. The applicant did revise the plan to incorporate specimen trees and reduced the number of townhomes.

Architecture will be required to meet the downtown guidelines.

CITIZEN PARTICIPATION PLAN

The applicant notified everyone within 500 feet of the intent for the property. The report states that only one person who represents the adjoining property owner called.

ATTACHMENT

Site Plan
Elevations

APPLICANT VERSION

RECOMMENDATION:

Approve CLUP-15-10/Z-15-09/V-15-27 Providence Group/DT-LW for, zoning change and the variance.

1. **The property to be rezoned shall have a "DT-LW" zoning classification. The Land Use classification shall be "Mixed Use Live-Work".**
2. **A maximum of 30,000 square feet office shall be permitted and a maximum of 49 townhomes. Property shall be developed substantially in accordance with submitted plan by ~~Planners and Engineers Collaborative~~ Travis Pruitt & Associates, Inc. dated 4/26/2016. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.**
3. **A rear 25' landscape strip shall be provided along the south property line as depicted. Existing trees in landscape area shall remain and area to be enhanced with additional planting where sparse. The ~~25'~~ 10' rear setback shall be in addition to buffer.**
4. **Site Plan shall include outdoor amenity spaces that comprise a minimum 10% of the land area per the Downtown Master Plan recommendations. Amenity areas shall be improved with hardscape and landscape, with final approval by Staff.**
5. **Applicant shall provide a 10' landscape strip to the west and east.**
6. **Internal green spaces shall include structures, landscaping, or other visual elements to terminate green spaces that are open to alleyways with final approval by Staff. Visible retaining walls shall be stone or brick faced.**
7. **Applicant shall obtain GDOT driveway permit.**
8. **Sidewalks shall be constructed on both sides of internal street with street trees and decorative lighting. Internal streets shall be planted every 20' with a minimum of 4" caliper trees.**
9. **The applicant shall provide a sidewalk connection from the office building to Old Milton Parkway and shall provide pedestrian fixtures throughout development including lighting, benches, and trash cans.**
10. **Driveways shall be a minimum of 18' or less than 5' from the sidewalk to the garage.**
11. **~~Right of way shall be extended west to the property lines for interparcel access on the rear of the 2385 Old Milton Parkway property and east for interparcel access to 2455 Old Milton Parkway.~~ Inter parcel access connection to the West shall continue from the office parking lot to 2385 Old Milton Parkway property. The Eastern interparcel access for 2455 Old Milton Parkway access will align off of the new roundabout.**

12. **Detention Ponds shall be heavily landscaped and retaining walls shall be faced with brick or stone where visible from public right of way with final approval by Staff.**
13. **Applicant shall install a bicycle facility.**
14. **All buildings shall meet all design requirement of the Alpharetta Downtown Code. The office architecture shall require review and approval by the DRB.**
15. **Building front shall be oriented to Old Milton Parkway and at grade. The building will also be allowed rear access from the parking area. Decorative street lights and landscaping shall be required along Old Milton Parkway.**
16. **Fencing near Units 1 and 40-44 shall be moved further to the north so pocket parks are part of the townhome area.**
17. **Fence and gate material shall be similar to wrought iron, final approval by Staff.**
18. **Decks shall be stained or painted, no unfinished wood.**
19. **Subdivision and street name shall have historic relevance.**
20. **Entrance, including roundabout, shall be enhanced with a variety of landscape and decorative hardscape material with final approval by Staff.**

Applicant Request And Intent

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

Two story office building and 49 residential townhomes under the DT-LW zoning category.

Applicant's Request (Please itemize the proposal):

Applicant requests rezoning from RZ-12 and O&I to DT-LW and two variances. Variance 1 is to allow a gated entrance to the townhome portion of the site. Variance 2 is to allow front entry townhomes on Lots 1-32.

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

Applicant's intent is to develop 49 singe family residential townhomes and a two story office building as a live-work development in the downtown district of the City of Alpharetta. The townhomes will be offered for sale and the office building will be offered for sale or for lease.

SITE PLAN

Old Milton Parkway Tract

20 0 40 80 120
GRAPHIC SCALE – IN FEET

thePROVIDENCEgroup

Travis Pruitt & Associates, Inc.
4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770)416-7511
Fax: (770)416-6759
www.travispruitt.com

4/28/2016

1. *This survey is a retracement survey of an existing tract or combination of existing tracts. This survey is not intended to create new tracts of land or change existing tracts of land. This survey is not a subdivision plat and has not been approved by the correct jurisdictional authorities.*
2. *This plat was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unnamed person without express permission by the surveyor naming said person.*
3. *Unless otherwise specified, all distances as shown are horizontal ground distances in U.S. survey feet (39.37 inches = 1 meter).*

Title Exceptions:

4. *This survey relied upon information contained within a title commitment number A4441, A4441A, and A4441B prepared by Dogwood Title and Abstract Company, with an effective date of July 10, 1014, with respect to the property surveyed described in "Exhibit A", and the exceptions listed in "Schedule B, Section II".*

Flood Hazard Note:

5. *By graphic plotting only, a portion of this property does lie within a 100 year flood hazard zone and is depicted as zone A as defined by the F.E.M.A Flood Insurance Rate Map of Fulton County, Georgia and incorporated areas map number 13121C0058F, effective date September 18, 2013.*
6. *No easement documentation found by this surveyor for this sanitary sewer line crossing Tracts 1 and 3.*

TITLE REFERENCES

Tracts 1 & 2
Dogwood Title & Abstract Company
File No. A4441
Effective Date: July 10, 2014 at 8:00 AM

7. Easement to Georgia Power Company recorded in Deed Book 21613, page 350, Fulton County records. *(affects subject property, not plottable).*

8. Sewer Easement to Fulton County recorded in Deed Book 11403, page 252, Fulton County records. *(It is this surveyor's opinion that this easement is contained within the current R/W of Old Milton Parkway and therefore does not affect subject property).*

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Tract 3
Dogwood Title & Abstract Company
File No. A4441B
Effective Date: July 10, 2014 at 8:00 AM

7. Easement to Georgia Power Company recorded in Deed Book 21613, page 349, Fulton County records. *(affects subject property, not plottable).*

Tract 4
Dogwood Title & Abstract Company
File No. A4441A
Effective Date: July 10, 2014 at 8:00 AM

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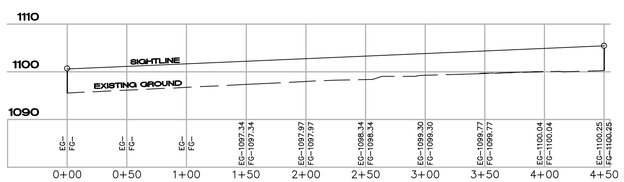
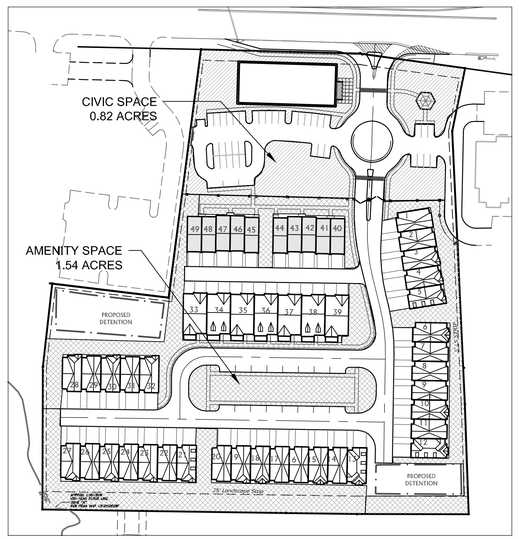
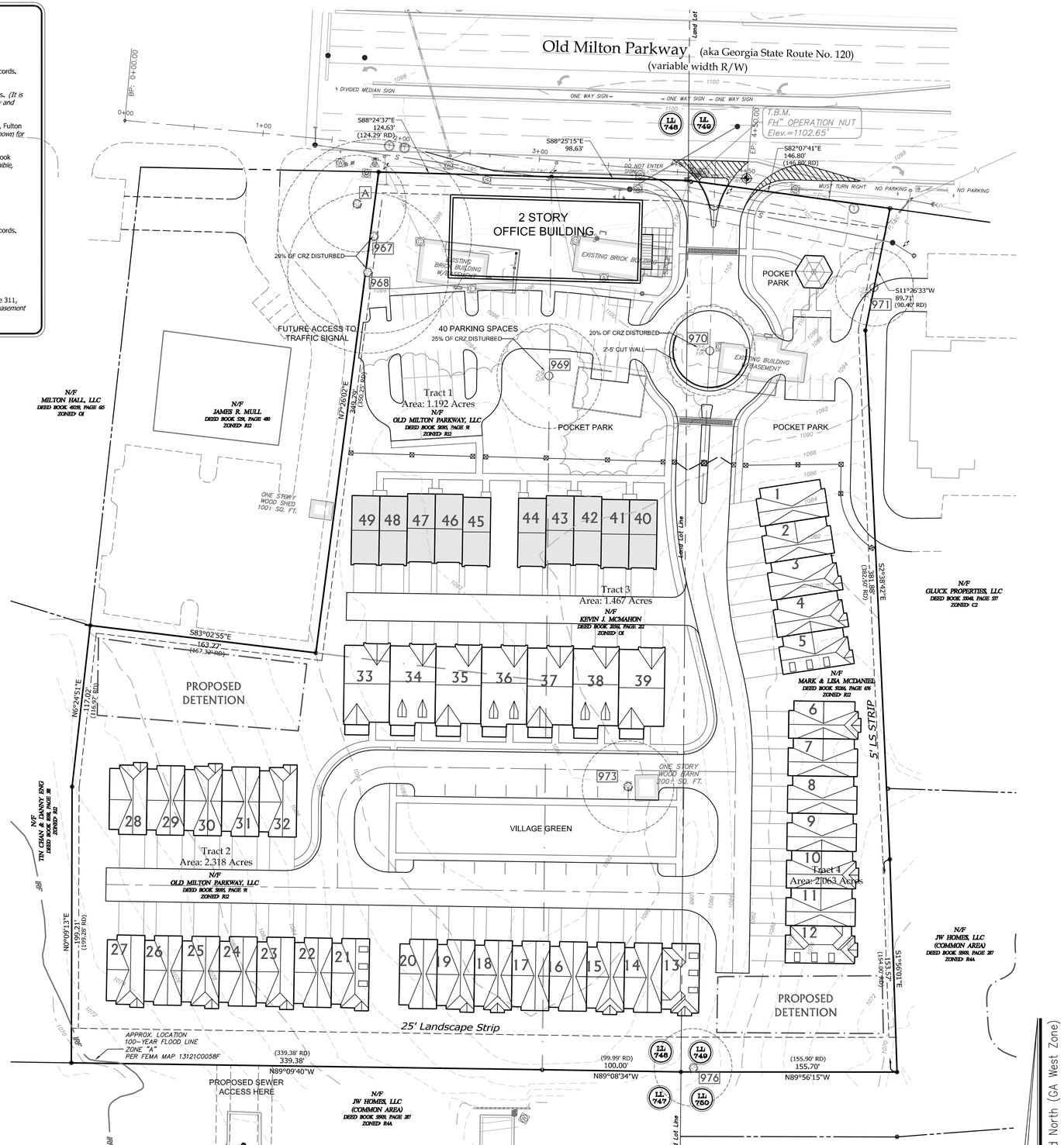


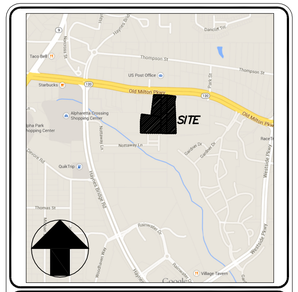
Scale: 1"=40' Horizontal
1"=10' Vertical

ENTRANCE SIGHT DISTANCE PROFILE



OPEN SPACE PLAN
SCALE 1" = 100'





LOCATION MAP
not to scale

SITE ADDRESS:

Tracts 1–2: 2405 Old Milton Parkway
Tract 3: 2425 Old Milton Parkway
Tract 4: 2445 Old Milton Parkway

SITE AREA:

Tract 1 = 1.192 acres, Tract 2 = 2.318 acres
Tract 3 = 1.467 acres, Tract 2 = 2.063 acres
Total = 7.040 acres

REFERENCE PLATS:

1. *Department of Transportation Right of Way Map for the S.R. 120 Widening – Project No. STP–189–1(16), prepared by Moreland Altobelli Associates, Inc., dated 10–12–93, last revised 7–3–95.*
2. *Exhibit Plat for Dr. Brett D. Gluck & Ralph Bowen prepared by Hayes, James & Associates, dated February 20, 2004.*

SITE NOTES

1. Site area: 7.04 acres Overall
2. Total Number of Lots/Units: 49
   - 10 - 20' Rear Entry
   - 7 - Master Down Rear Entry
   - 32 - 27' Front Entry
   - 2 Story Office Building

3. Density: 6.9 Lot/Units per acre.
4. Existing Zoning: R-12 & OI
5. Proposed Zoning: DT-LW
6. Proposed land use : Townhomes and Office
7. Lot Coverage: 60%
8. Amenity Space: 1.54 acres (0.71 acres-10% Req.) Meets min. required
9. Civic Space: 0.82 acres (0.71 acres-10% Req.) Meets min. required.
10. Minimum distance between buildings will be 15'.
11. Specimen tree #969 is located in the proposed parking lot and will be saved by designing a parking island around it.
-Specimen tree #970 is located in the entrance drive and will be saved by creating a design that incorporates a round-about that will be centered on the tree.

Variances

1. Variance to allow for a gated entrance to the residential townhomes.
2. Variance to allow the use of front entry product on units 1-32.

OWNER/DEVELOPER
thePROVIDENCEgroup
Warren Jolly
11340 Lakefield Drive
Building II, Suite 200
Johns Creek, Georgia 30097
Tele: (678) 475-1800

Travis Pruitt & Associates, Inc.
4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770)416-7511
Fax: (770)416-6759
www.travispruitt.com

ZONING PLAN

Old Milton Parkway Tract

2405 Old Milton Parkway
City of Alpharetta
Georgia

GEORGIA REGISTERED LANDSCAPE ARCHITECT EDWARD J. ANDERSON No. 1035
For The Firm Travis Pruitt & Associates, Inc.

DATE	04/26/16
SCALE	1" = 40'
REV	10-14-15
LSV	2-140041CP-03
JN	
FN	

Current Site Plan 4.26.16

5/4/16

Townhomes at Old Milton Parkway Tract

the PROVIDENCE group
A Limited Liability Company

BDI Architects, Inc.

Townhomes at Old Milton Parkway Tract

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5/4/16

Townhomes at Old Milton Parkway Tract

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5/4/16

c. Z-15-09/V-15-27 Providence Group/DT-LW
Consideration of a request to rezone approximately 7 acres from R-12 and O-I to DT-LW to construct 56 "for-sale" townhomes and an office building. A variance is requested to allow a gated entrance to the townhomes and a variance to allow front entry townhomes on the lots 13-27. The property is located on the south side of Old Milton Parkway and east of Haynes Bridge Road. The property is legally described as being located in Land Lots 748 & 749, 1st District, 2nd Section, Fulton County, Georgia.

Kathi Cook, Director of Community Development, presented.
The applicant, Providence Group, is requesting to rezone property in order to allow 58 attached homes at a density of 7.7 units per acre and construct a 14,000 sq. ft. office building.

The submitted request, if approved, will allow the Providence Group to construct 58 attached "for-sale" townhome units and a two story, 14,000 square foot office. The property is approximately 7.1 acres with a requested density of 7.7 units per acre.

The +/-7.1 acre parcel is currently zoned R-12 and O-I. The property is within the Downtown Master Plan area. Both the 2030 Comprehensive Plan and the Downtown Plan show the property as Professional/Business Office under the Future Land Use Plan. In September 2015, the Mixed Use Live Work category was added to the property for consideration of residential and professional offices.

The property to the north is O-I and developed with a bank and post office and to the west is R-12, to the east is property zoned O-I, and to the south the property is zoned R-4A and contains the Haynes Park townhomes.

Currently the properties have three homes which were built in the 1970s. The homes will be removed for the project and replaced with the 58 townhomes and the office building.

The applicant proposes a DT-LW (Downtown Live-Work) zoning designation with a density of 7.7 units per acre. There are 11 specimen trees on site but only two are incorporated into the plan which includes a 54" water oak and a 45" water oak. The applicant should lose lots 50 – 58 due to the oak tree in good condition (#969). Applicant should also protect tree #970 by creating a roundabout around it and the CRZ. There are specimens on site that could be incorporated into the site plan and provide an amenity area for the office as well as residential uses. The parking area should be moved in order the incorporate specimen trees. Additionally, more office could be incorporated; office is at a current vacancy rate of 9.5%. These changes would incorporate more green space, reduce the number of townhomes from 58 to 43 and add additional office space. If units 50 -58 were removed to incorporate more trees, the townhomes would be reduced to 49.

Results from the Downtown Master Plan study show residential demand over the next five years within the downtown area as follows:

- Townhomes: 185 – 210 units;

The following townhome projects are currently under construction, received zoning approval, or are in the pre-construction land disturbance permit process:

1.	The Georgian (under construction)	54 units
2.	Windsong Townhomes (land disturbance)	28 units
3.	Olmstead Park Townhomes (land disturbance)	21 units
4.	Stonewalk Mayfield Corners (rezoned)	20 units
5.	Canton Street Townhomes (rezoned)	40 units
6.	Appen Townhomes (rezoned)	17 units
7.	Old Milton Holdings (rezoned)	104 units
8.	Academy Tract (rezoned)	42 units
9.	Thompson Street (rezoned)	40 units

Total New Townhomes Units (approved since adoption of plan) – 186 units

Since the adoption of the Downtown Master Plan 186 townhome units have been approved and there are 180 either under construction or approved several years ago but not constructed. If these units are approved it would push the approved townhomes from 186 to 244 units which exceeds the total of the five year estimate of 210. The proposed number should be reduced to include more amenity and green space. The plan should save and incorporate specimen trees and possibly a mix of attached and detached products, or an increase in the office square footage.

The architecture for the townhomes should be historic in era and match the Downtown Code. Residential architecture will require approval by Staff. The office will require review by the DRB.

Opportunities for roadway and/or pedestrian connections should be evaluated. The Unified Development Code requires a 50' undisturbed buffer adjacent to non-residential uses, however in this area close to downtown a 10' landscape strip should provide sufficient separation.

The recent Downtown Master Plan depicts the area for High Density Residential with consideration up to 8 units to the acre. However there are several townhome projects approved or under construction. Applicant should consider detached mix or additional office. The number of units will be reduced if plan incorporated tree save.

In general, the site plan meets the Alpharetta Downtown Code for DT-LW land use but doesn't meet parking requrements. The office is under parked with only 34 parking spaces and requires parking lot islands with shade trees. The sidewalk should be on both sides of the street on internal roads. The amenity space and

civic space are lacking in detail and the civic space is including the round-a-bout. There are also no bicycle facilities on the site plan.

Trip Generation

Traffic for the proposed development was calculated using equations and rates contained in the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition*. The trip generation was calculated assuming 58 townhomes (Land Use 230) and 14,000 SF of office (Land Use 710). **Table 1** summarizes the trip generation for the proposed development under full build-out (year 2018).

Table 1
Project Trip Generation Summary

Land Use	ITE Code	Daily Traffic		AM Peak Hour		PM Peak Hour	
		Enter	Exit	Enter	Exit	Enter	Exit
Residential Condominium/Townhouse (58 units)	*230*	200	200	6	27	25	13
General Office (14,000 SF)	*710*	148	148	35	5	16	78
Gross Trips		**348**	**348**	**41**	**32**	**41**	**91**
Mixed-Use Reduction		*-9*	*-9*	*-1*	*-1*	*-2*	*-2*
Net New Trips		**339**	**339**	**40**	**31**	**39**	**89**

Mixed-use vehicle trip reductions were taken according to the *ITE Trip Generation Handbook, an ITE Proposed Recommended Practice, Third Edition, 2014*. Total internal capture and vehicular trip reduction between the proposed land uses as a result of the anticipated interaction between the residential and office uses within the proposed development is expected to be 2.3% for the weekday, 2.7% for the AM peak hour, and 3.0% for the PM peak hour. Note that methodology for a 24-hour weekday is not provided by ITE, so weekday internal capture was assumed to be an average of AM rates and PM rates.

For the purposes of a more conservative analysis, alternative mode reductions and pass-by trips were not taken.

Residential development is known to increase school enrollment. Fulton County calculated the potential maximum number of children who may live on the property by using the Fulton County schools standard calculation to distinguish the number of children that a residential development will generate. The following chart outlines these figures:

FULTON COUNTY SCHOOLS
AVERAGE SCHOOL AGE CHILDREN PER HOUSEHOLD
BASED ON HOUSING TYPE
Townhome Average # 58

Manning Oaks Elementary School	0 - 34
Hopewell Middle School	0 - 4
Alpharetta High School	0 - 14

Based on the total figure for all three-school levels, it can be assumed that the proposed development could house approximately 52 school age children. Mannings Oaks Elementary, Hopewell Middle and Alpharetta High can meet demand however; they are shown to be over capacity.

STANDARDS FOR ZONING CHANGES

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

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

The proposal is compatible with the adjacent uses and will complement the nearby uses. However, the plan should be revised to include more specimen trees in order to incorporate more green space.

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

If the application is approved, it should be revised to save more specimen trees and to cut the number of townhomes.

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

The proposal does adversely affect the natural environment. The applicant's plan should be revised to include more specimen trees.

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

The property is currently zoned R-12 and O-I and thus would permit about 25 homes and office development. However, the future land use depicts a higher density. But careful consideration should be given to the design to incorporate tree save. The applicant wants 14,000 sq. ft. of office which could be increased and the townhomes decreased.

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.

The schools will see an increase of up to 52 students.

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

The proposal is supported by the future recommendations in the recently adopted Downtown Master Plan. However, the site could be reworked to increase the opportunity for more office and saving more trees by reducing the number of townhomes.

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.

The zoning proposal reflects a reasonable balance due to complying with the future land use plan.

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

The current zoning would permit construction of 12,000 square foot lots and office density.

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

It is consistent with the Comprehensive Plan which designates the area as Mixed Use Live Work.

COMPREHENSIVE LAND USE PLAN

The Unified Development Code Section 4.1.3 STANDARDS FOR CLOP AMENDMENT APPROVAL provides criteria for consideration when evaluating a request for a CLUP amendment as listed below:

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

The proposed development reflects the goals outlined in the Downtown Master Plan.

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

The Comprehensive Land Use Plan discusses the goal to promote and encourage residential densities and designs that ensure varied living areas and housing types. The properties to the north across Old Milton Parkway with Old Milton Holdings, Andrews Homes, Thompson Street Flats and Hedgewood, have been developed with Medium and High density residential with quite a bit of mixed use development.

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

The designation would not require changes to public facilities and services.

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

The proposal would not impact the public health, safety and welfare.

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

N/A

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

The Downtown Master Plan demand analysis results show 5 year projects of Single Family attached townhomes as 185-210 units.
Demographics and projections have changed for the area. However the Downtown Plan study found that additional residential density is needed close to the downtown area.

VARIANCE REQUIREMENTS

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

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

The ordinance does create a hardship for the property owner due to the southernmost property line running against the south end of the Downtown Master Plan. The units #13-27 run against the north end of Haynes Park which are front loaded. They have added a undisturbed buffer on the south end to keep the privacy of the neighbors. Staff does not have an issue with this variance However, gating the subdivision violates section 2.2.2 E of the Alpharetta Downtown Code which states that no public or private street within Downtown Overlay, including alleys, may be gated.

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

The requirement to allow units #13 – 27 to be rear loaded creates a hardship for the applicant whom is backed up to the front loaded Haynes Park. With the additional non-disturbed buffer, Staff does not have any problems with the variance. The variance for the gated entrance does not have any hardship.

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

Not applicable.

(4) Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the City of Alpharetta ordinances,

Not applicable.

Staff's analysis finds that the requested rezoning could be supported with some site plan changes that incorporate specimen trees. The higher density proposed may be appropriate in this location because of the location within the Downtown Master Plan. However, the lot count should be reduced to make enough room for the parking lot and the oak tree. Every effort should be made to include existing tree coverage and limit impacts.

This plan should be changed to incorporate tree save, and reduce the townhome. The proposed uses are good; however, balance should be achieved by adding greenspace, by protecting existing trees.

The applicant notified everyone within 500 feet of the intent for the property.

Staff's recommendation is to deny CLUP-15-10/Z-15-09/V-15-27 Providence Group/DT-LW for, zoning change and the variance.

If approval is considered, Staff recommends the following conditions:

1. The property to be rezoned shall have a "DT-LW" zoning classification. The Land Use classification shall be "Mixed Use Live-Work".
2. A maximum of 30,000 square feet office shall be permitted and a maximum of 49 townhomes. Property shall be developed substantially in accordance with submitted plan by Planners and Engineers Collaborative dated 10/19/2015. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
3. A rear 25' undisturbed buffer shall be provided along the south property line as depicted. The rear buffer shall be enhanced with additional planting where sparse. The 25' rear setback shall be in addition to buffer.
4. Development shall not be gated.
5. Site Plan shall include outdoor amenity spaces that comprise a minimum 10% of the land area per the Downtown Master Plan recommendations. Amenity areas shall be improved with hardscape and landscape, with final approval by Staff.
6. Applicant shall provide a 10' landscape strip to the west and east.

7. Internal green spaces shall include structures, landscaping, or other visual elements to terminate green spaces that are open to alleyways with final approval by Staff. Visible retaining walls shall be stone or brick faced.
8. Site plan shall be revised to include saving trees #976, #967and #968. Trees #969 and #970 shall be saved using walls with stone or brick.
9. Applicant shall obtain GDOT driveway permit.
10. Sidewalks shall be constructed on both sides of internal street with street trees and decorative lighting. Internal streets shall be planted every 20' with a minimum of 4" caliper trees.
11. The applicant shall provide a sidewalk connection from the office building to Old Milton Parkway and shall provide pedestrian fixtures throughout development including lighting, benches, and trash cans.
12. Driveways shall be a minimum of 18' or less than 5' from the sidewalk to the garage.
13. Right of way shall be extended west to the property lines for interparcel access on the rear of the 2385 Old Milton Parkway property and east for interparcel access to 2455 Old Milton Parkway.
14. Detention Ponds shall be heavily landscaped and retaining walls shall be faced with brick or stone where visible from public right of way with final approval by Staff.
15. Applicant shall install a bicycle facility.
16. All buildings shall meet all design requirement of the Alpharetta Downtown Code. The office architecture shall require review and approval by the DRB.
17. Building front shall be oriented to Old Milton Parkway and at grade. Decorative street lights and landscaping shall be required along Old Milton Parkway.
18. Units 13-27 shall be permitted to be front loaded.

There was discussion from the Board:

- Civic/Amenity Space in Residential
- Medical Office
- Number of Townhomes (Staff 49 Site Plan 58)

Don Rolader and Warren Jolly presented for the Applicant.

- Tree Save
- Connectivity is thru Office Parking lot rather than residential
- Proposal meets CLUP
- Market decision between residential and office

Chairman Caswell opened the floor to Public Comment at 8:44 p.m.

In Favor:

1. Haynes Park HOA

- Buffer
- Adjustment of Units

Concerns:

1. Wes Williams (Mull Estate) 212 Canton St.
2. James Dunlap 606 Nottaway Ln.
3. Edwin Mull
4. Alexander Williamson 12535 Wexcroft Ln

- Minimal Buffers and Landscape Strips
- Trees 967, 968 on Western Border
- Hardscape/Greenspace
- Detention Pond part of Greenspace
- Designated parking
- Gated
- Width of Road
- Elevations

Chairman Caswell closed Public Comment at 8:54 p.m.

Warren Jolly gave a rebuttal:

- 2 car driveway
- Maintenance of Detention Pond

There was discussion from the Board and Staff:

- Amenity and Civic Space lack details
- Parking Requirements
- Roundabout would not be counted toward required Civic Space
- Demand Study for Downtown Master-Plan
- Number of Units
- Parking Requirements
- Critical Root Zone
- Access to west of Parking lot to east interparcel access

- ❖ Planning Commission Member Richard offered a motion to deny the application
- The motion received a second from Planning Commission Member Goss
- The motion was approved by vote (4-0)

1. *This survey is a retracement survey of an existing tract or combination of existing tracts. This survey is not intended to create new tracts of land or change existing tracts of land. This survey is not a subdivision plat and has not been approved by the correct jurisdictional authorities.*
2. *This plat was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unnamed person without express permission by the surveyor naming said person.*
3. *Unless otherwise specified, all distances as shown are horizontal ground distances in U.S. survey feet (39.37 inches = 1 meter).*

Title Exceptions:

4. *This survey relied upon information contained within a title commitment number A4441, A4441A, and A4441B prepared by Dogwood Title and Abstract Company, with an effective date of July 10, 1014, with respect to the property surveyed described in "Exhibit A", and the exceptions listed in "Schedule B, Section II".*

Flood Hazard Note:

5. *By graphic plotting only, a portion of this property does lie within a 100 year flood hazard zone and is depicted as zone A as defined by the F.E.M.A Flood Insurance Rate Map of Fulton County, Georgia and incorporated areas map number 13121C0058F, effective date September 18, 2013.*
6. *No easement documentation found by this surveyor for this sanitary sewer line crossing Tracts 1 and 3.*

TITLE REFERENCES

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Effective Date: July 10, 2014 at 8:00 AM

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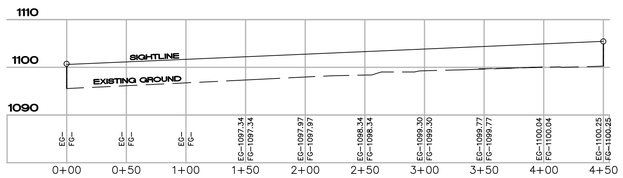

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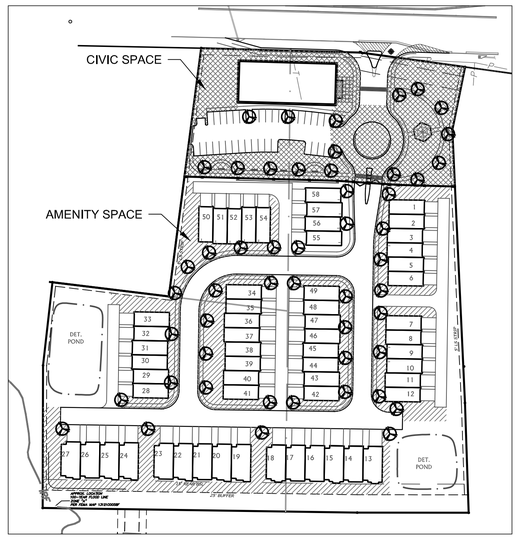
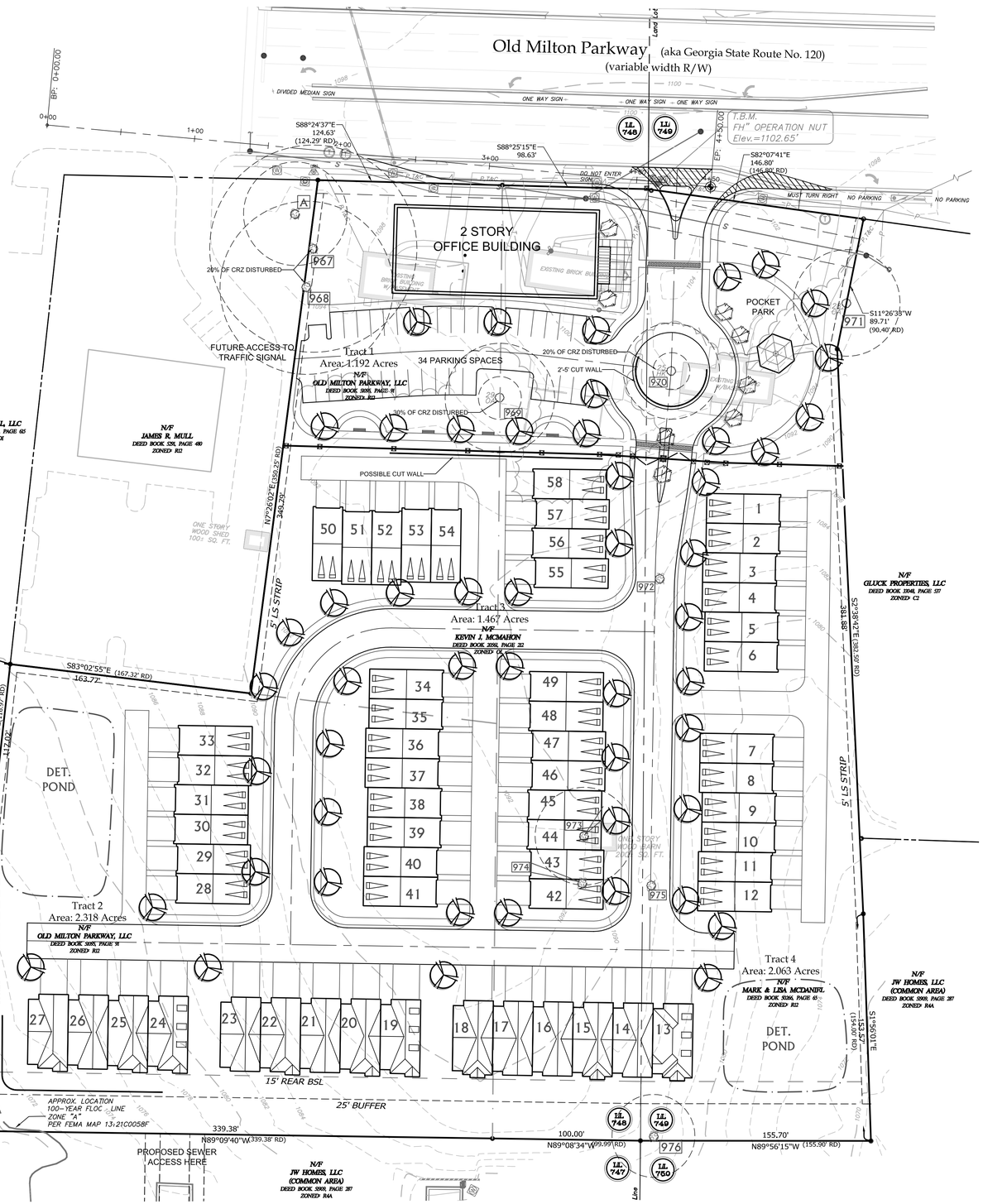
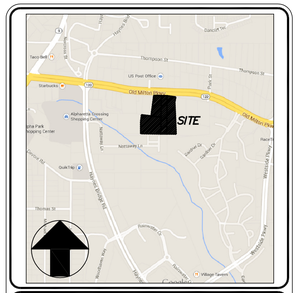


OPEN SPACE PLAN
SCALE 1" = 100'




SITE
Old Milton Pkwy
Old Milton Pkwy
Alpharetta Crossing Shopping Center
Alpha Park Shopping Center
Thompson St
Thompson St
US Post Office
Starbucks
Publix
Northwinds Ln
Mayfield Dr
Thomas St
Wills Park
Alpharetta Library
Alpharetta Farmers Market
Village Green
Wills Park Dr
Wills Park Dr
Mayfield Dr
Northwinds Ln
Old Milton Pkwy
Old Milton Pkwy
Old Milton Pkwy

Haynes Park Neighborhood Association, Inc.
Haynes Bridge Road, Alpharetta GA 30009

12/1/2015

City of Alpharetta
Mayor David Belle Isle
Alpharetta City Council
Community Development Department
2 Park Plaza, Alpharetta, GA 30009

Dear Community Leaders

First of all, the home owners residing in the townhome community referred to as Haynes Park located near the corner of Haynes Bridge Road and Old Milton Parkway would like to express our sincere appreciation for the tireless work performed by our local civic leaders and city administrative officers. The improvements to our community as a result of the forward thinking and planning have not gone unnoticed and is greatly appreciated.

Several months ago, board members of the Haynes Park Neighborhood Association (HPNA) were contacted by officials of The Providence Group regarding their proposed plans to develop property which borders HPNA on its north border. During our initial meeting in late March with executives of the company including its president Warren Jolly, we communicated several concerns regarding this development to the officials of The Providence Group. One of our most basic concerns was that of the design and elevation of the proposed townhomes which will border our northern property line. This particular grade is substantially higher than our townhomes, therefore, our home owners were very concerned that the development might include second floor patio decks. Due to the location of our courtyards as well as the differences in elevation, elevated deck patios would very much impact the peaceful enjoyment and privacy of our home owners using their courtyards.

We were delighted to learn during this meeting that the plans for the development by Providence did not include elevated deck patios, but rather that the patios would be constructed at ground level similar to those attached to the rear of our townhomes. Furthermore, after learning of their intention to install a privacy fence as well as adhere to current buffer requirements, we became very comfortable with this proposed development. The Providence Group is a reputable company with a history of developing high quality communities. Therefore, board

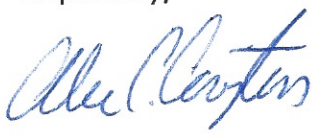
members of HPNA viewed this development as much preferred when compared to other potential uses of the adjacent property. Therefore, with this and other related issues resolved to the satisfaction of the parties, we became comfortable with the proposed plan.

Most recently, however, we have been made aware that the Community Development Department has requested that The Providence Group develop these townhomes utilizing alleys and rear facing garage units. This forces the developer to now position the rear patio over the garage, elevated on the second floor, thus eliminating the resolution to one of the most important concerns our home owners have. If forced to construct in this fashion, the result will be diminished privacy and peaceful enjoyment for home owners in Haynes Park that border this new development.

After discussing this issue extensively with The Providence Group, we are told that they will request a waiver from the Community Development Department impacting only the proposed townhome units to be constructed adjacent to our northern border. Since these units are in the rear of the newly proposed development, they will not face Old Milton Parkway which means the garage units will not be readily visible from the road. By allowing The Providence Group this waiver, we believe that all objectives are clearly met by providing an attractive development visible from Old Milton Parkway, while at the same time allowing current home owners to continue to enjoy privacy and peaceful enjoyment similar to that which they enjoy today.

Therefore, the directly affected home owners, and the board of directors of the Haynes Park Neighborhood Association respectfully request that a waiver be granted to The Providence Group allowing them to build front facing garage townhome units in the rear area of the proposed development with a ground level patio rather than an elevated patio in the area which borders the property enjoyed by our home owners. Attached please find the signatures of all affected home owners as well as all board members of the Haynes Park Neighborhood Association.

Respectfully,



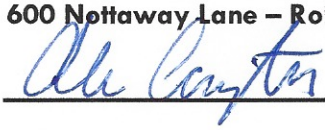
Alec C Covington

President

Impacted Residents

508 Nottaway Lane – Don Sparkman

600 Nottaway Lane – Robin Weidener



602 Nottaway Lane – Alec Covington

604 Nottaway Lane – Kevin Sheldon

606 Nottaway Lane – James Dunlap

608 Nottaway Lane – Sathy Gupta

704 Nottaway Lane – John Moore

Haynes Park Neighborhood Association, Inc.

President – Alec C Covington

Vice President – Jim Fineis

Secretary/Treasurer – Bill Quintrell

Impacted Residents

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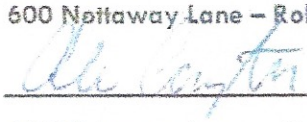

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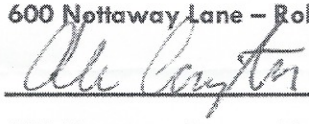

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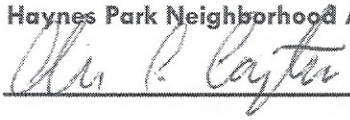

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Vice President – Jim Fineis

Secretary/Treasurer – Bill Quintrell

November 10, 2015

The Providence Group of Georgia LLC
11340 Lakefield drive
Suite 250
Johns Creek GA 30097

RE: Rezoning Application by The Providence Group of Georgia, LLC for 7.1 acres located on Old Milton Parkway, Alpharetta, GA; rezoning from R-12 and O&I to DT-LW.

Dear Property Owner:

The Providence Group of Georgia, LLC has amended their application to rezone 7.1 acres on Old Milton Parkway from R-12 and O&I to DT-LW to permit the development of a townhome subdivision of 58 homes on this property, and an office building. There now a variance request for the property for seeking a Gated Entry and for Front entrance Town Homes on South side of property.

The Planning Commission meeting is scheduled for December 3, 2015 at 7:30 p.m. at City Hall. The City Council meeting is scheduled for December 14, 2015 at 7:30 p.m. at City Hall. If you have Questions or would like additional information, please contact Don Rolader at 770-442-0330. His fax Number is 770-442-0641, his email is don@roladerandrolader.com, and his address is 1865 Locke way Drive, Suite 601, Alpharetta, GA 30004.

New site plan is attached for your consideration.

Sincerely,

Dave Boccolucci

Dave Boccolucci for
The Providence Group of Georgia, LLC
Dbocco@theprovidencegroup.com
678 990-8572

1. This survey is a retracement survey of an existing tract of combination of existing tracts. This survey is not intended to create new tracts of land or change existing tracts of land. This survey is not a subdivision plat and has not been approved by the county subdivision authorities.
2. This plat was prepared for the exclusive use of the persons, firms, or entity named in the title block. Said use does not extend to any unnamed person without express authority by the surveyor making said survey.
3. Certain information, dimensions, or distances are expressed ground dimensions in U.S. survey feet (39.37 inches = 1 meter).
4. This survey plat was prepared using information contained within a title commitment number noted, exhibits, and easements prepared by Stewart Title and Guaranty Company, with an effective date of July 16, 2013, 08:00 AM. Said title commitment referenced in "Exhibit A", and the exceptions listed in "Schedule B, Section 2".
5. No property corners were set at the request of the property owner. This property is entirely contained within the boundaries of a tract of land as shown on a FLOOD INSURANCE RATE MAP of Fulton County, Georgia, and Incorporated areas map number 13121C0041F, effective date September 18, 2013.
6. No apparent encroachments found by this surveyor for the property shown and bounded by Tracts 1 and 2.

TITLE REFERENCES

Tracts 1 & 2
Recorded Title & Mineral Company
File No. Amend
Effective Date July 16, 2013 at 8:00 AM

1. Easement to Georgia Power Company recorded in Deed Book 3163, page 369, Fulton County records, (affects subject property, not plottable).

2. Sewer Easement to Fulton County recorded in Deed Book 10451, page 232, Fulton County records. (It is the surveyor's opinion that said easement is contained within the current R/W of Old Milton Parkway and therefore does not affect subject property).

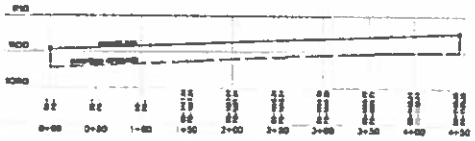
3. Right of Way Easement to the Commissioner of Transportation recorded in Deed Book 10731, page 356, Fulton County records, (affects subject property - the R/W contained in this deed is the present R/W line shown for Old Milton Parkway).

Tract 3
Recorded Title & Mineral Company
File No. Amend
Effective Date July 16, 2013 at 8:00 AM

1. Easement to Georgia Power Company recorded in Deed Book 3163, page 369, Fulton County records, (affects subject property, not plottable).

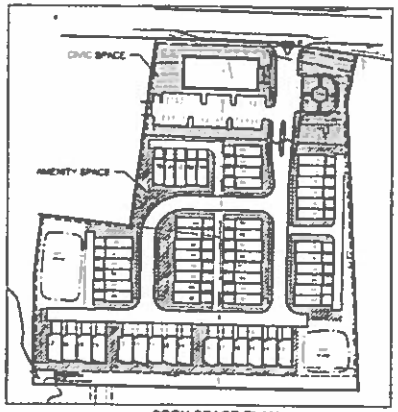
Tract 4
Recorded Title & Mineral Company
File No. Amend
Effective Date July 16, 2013 at 8:00 AM

1. Easement to Southern Bell Telephone and Telegraph Company recorded in Deed Book 7370, page 311, Fulton County records. (does affect subject property - property of the deed are unable, therefore easement is not plottable).



Scale: 1"=40' Horizontal
1"=10' Vertical

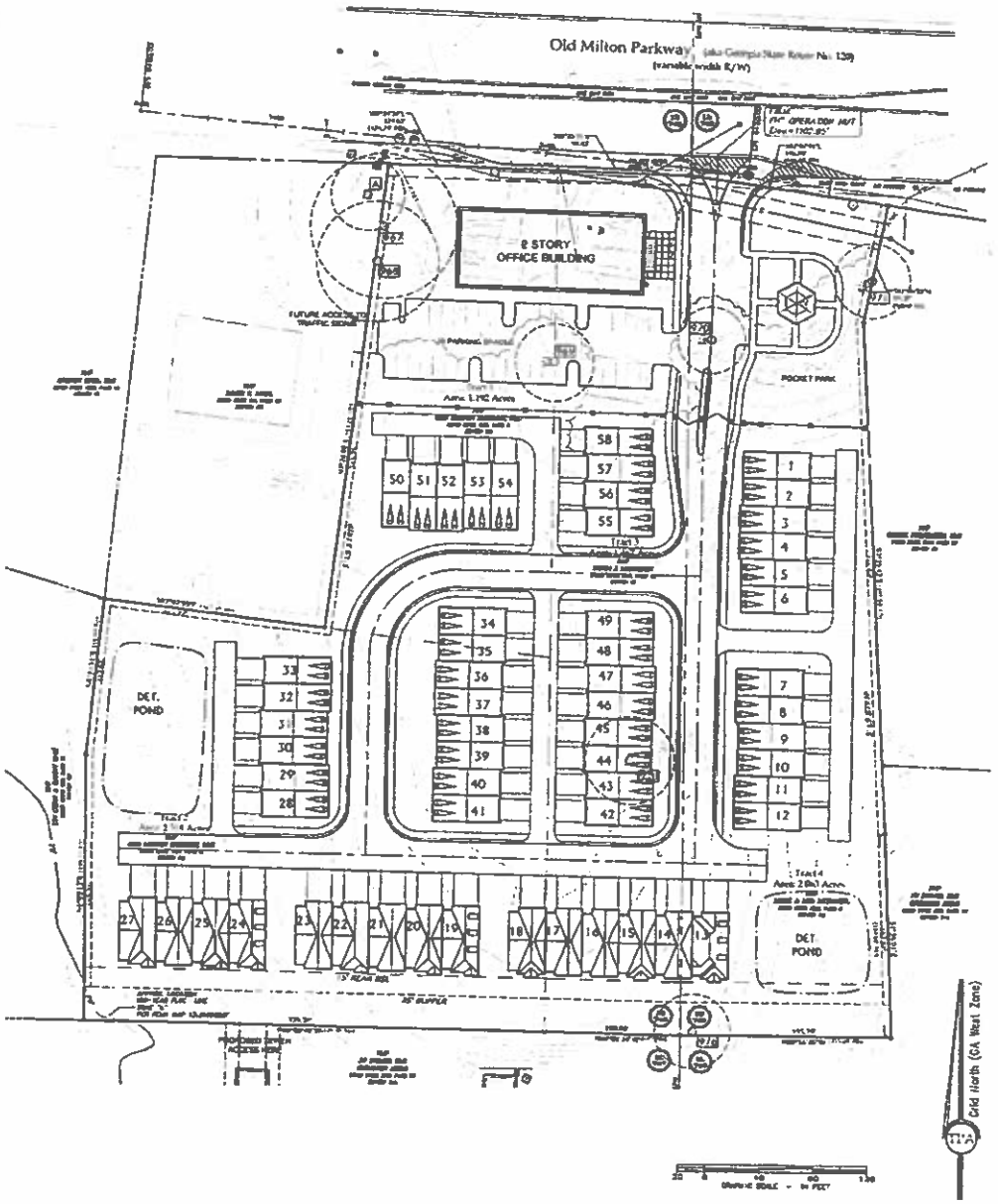
ENTRANCE SIGHT DISTANCE PROFILE



OPEN SPACE PLAN
SCALE 1" = 100'

DEVELOPER
thePROVIDENCEgroup
Warren Jolly

Travis Pruitt & Associates, Inc.
4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770)416-7511
Fax: (770)416-0759
www.travispruitt.com



SITE ADDRESS:
Tract 1 - 2480 Old Milton Parkway
Tract 2 - 2485 Old Milton Parkway
Tract 3 - 2440 Old Milton Parkway

SITE AREA:
Tract 1 = 1.107 acres, Tract 2 = 2.294 acres
Tract 3 = 1.140 acres, Tract 4 = 2.663 acres
Total = 7.204 acres

REFERENCE PLATS:

1. Department of Transportation Right of Way Plan for the SR 120 Bypass - Project No. (STP-120-1(16)), prepared by Georgia Highway Commission, Inc., dated 10-12-61, last revised 7-7-65.
2. Exhibit Plat for Dr. Scott A. Clark & Sara Brown prepared by Hayes, Janney & Associates, dated February 28, 2014.

SITE NOTES

1. Site Area: 7.04 acres Overall
2. Total Number of Units/Lots: 58
   43 - 20' Rear Entry
   15 - 22' Front Entry
   2 Story Office Building
3. Density: 7.7 Units/Lots per acre.
4. Existing Zoning: R-42 & OI
5. Proposed Zoning: OI-UN
6. Proposed land use: Townhomes and Office
7. Lot Coverage: 60%
8. Amenity Space: 0.71 acres (10%) Meets min. required
9. Civic Space: 0.71 acres (10%) Meets min. required
10. Four of the seven specimen trees on site will be saved.

Variances

1. Variance to allow for a gated entrance to the residential townhomes.
2. Variance to allow the use of front entry product on units 15 -27.

ZONING PLAN

Old Milton Parkway Tract

2480 Old Milton Parkway
City of Alpharetta
Georgia

GEORGIA REGISTERED LANDSCAPE ARCHITECT
EDWARD J. ARMSTRONG

DATE	10/15/13
SCALE	1" = 40'
CH	
LEV	2-140M KOP-80
VA	
Pic	

1 of 1

ROLADER & ROLADER, P.C.

ATTORNEYS AND COUNSELORS AT LAW
1865 LOCKEWAY DRIVE, SUITE 601
ALPHARETTA, GEORGIA 30004
Telephone (770) 442-0330
Fax (770) 442-0641
www.roladerandrolader.com

DONALD A. ROLADER
don@roladerandrolader.com

D.W. "Pete" ROLADER
1924 - 2011

October 19, 2015

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

RE: Application of Providence Group of Georgia, LLC for Rezoning from R-12 and O&I to DT-LW on 7.1 acres on Old Milton Parkway Parkway, City of Alpharetta, Fulton County, Georgia; AMENDED LETTER OF INTENT

Dear Mayor and Councilpersons:

This firm represents The Providence Group of Georgia, LLC, the Applicant, seeking approval of this Rezoning from R-12 and O&I to DT-LW. This letter shall be construed as the Amended Letter of Intent for this Application. This Application seeks variances which are set out below.

Applicant requests a Variance to permit the development to be a gated community. Given its location, its multiple uses and proximity to Haynes Park, another gated community, a gated community is more desirable to prospective purchasers while causing no negative effect to surrounding properties.

Applicant requests a Variance to permit the townhomes on the south boundary of the property (units 13-27) to be front loaded, instead of having rear alleys. These units abut Haynes Park, and those neighbors are in agreement with front loaded units abutting them. It further will allow development without two story decks, which are not desirable.

Applicant hereby revises its application to request a total of 58 townhomes, in lieu of the 56 in the original request.

Applicant herby revises its request for the office building to provide that it will be a minimum of 14,000 square feet.

Except as specifically amended by this correspondence, the original Letter of Intent shall remain unchanged and in full force and effect.

Property owner respectfully requests that the Mayor and City Council approve this Application for Rezoning and Variances to allow the use of the property as indicated on the revised site plan.

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

Donald A. Rolader

DAR/ddf
cc: Warren Jolly

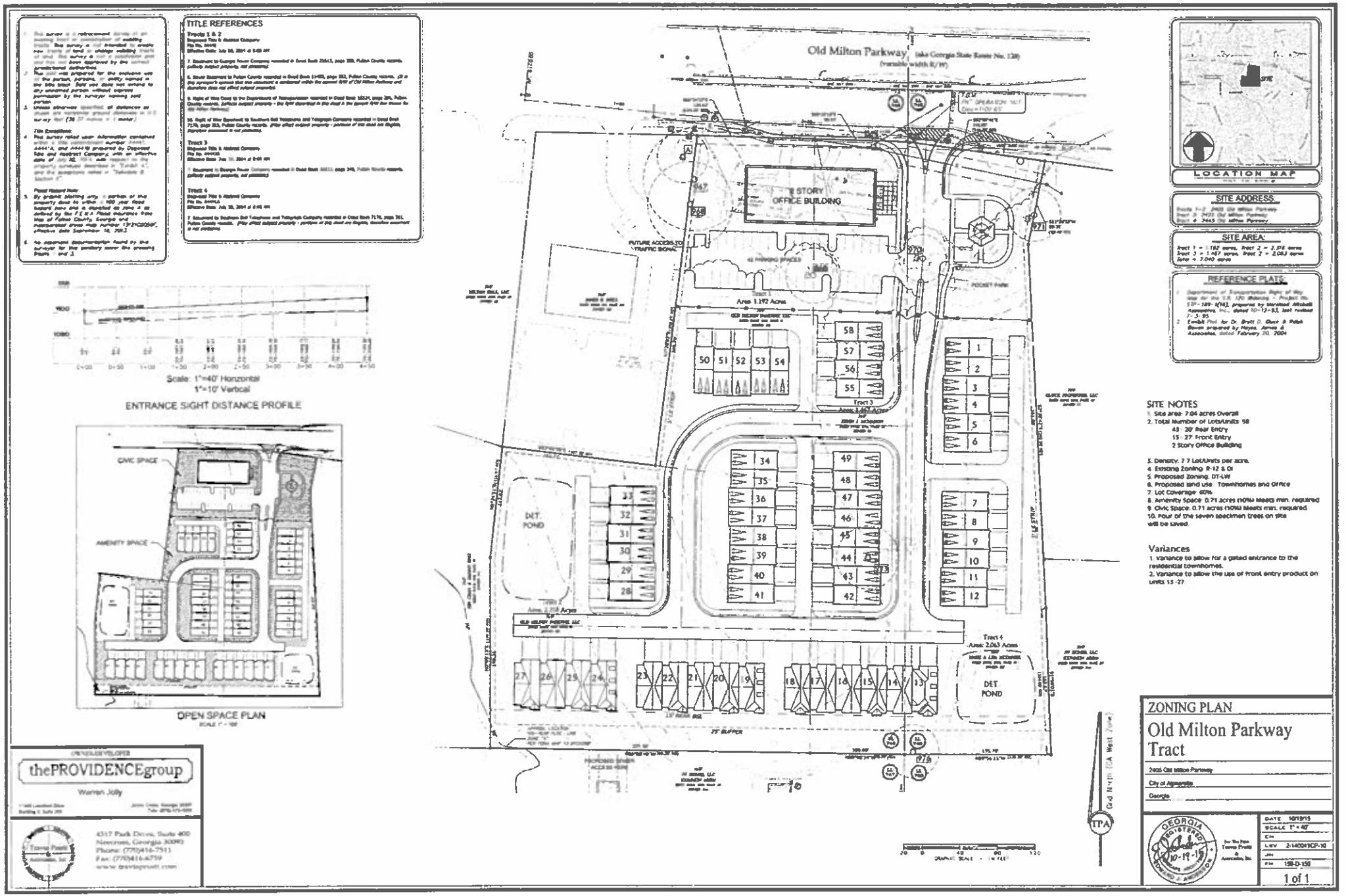
LEGAL DESCRIPTION
Overall

All that tract or parcel of land lying and being in Land Lots 748 & 749 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2" rebar found at the corner common to Land Lots 747, 748, 749 and 750; THENCE running along the southerly line of Land Lot 748 North 89 degrees 08 minutes 34 seconds West a distance of 100.00 feet to a 1/2" rebar found; THENCE continuing along said Land Lot Line North 89 degrees 09 minutes 40 seconds West a distance of 339.38 feet to a 1.5" axle found; THENCE leaving said Land Lot Line North 00 degrees 09 minutes 13 seconds East a distance of 199.21 feet to a 1/2" flat iron rod found; THENCE North 06 degrees 24 minutes 51 seconds East a distance of 117.02 feet to a 1/2" rebar found (disturbed); THENCE South 83 degrees 02 minutes 55 seconds East a distance of 163.77 feet to 3/4" rebar found; THENCE North 07 degrees 26 minutes 02 seconds East a distance of 349.79 feet to a 1/2" rebar with cap found on the southerly R/W line of Old Milton Parkway (variable width R/W); THENCE running along said R/W line the following courses and distances: South 88 degrees 24 minutes 37 seconds East a distance of 124.63 feet to a 5/8" rebar found; THENCE South 88 degrees 25 minutes 15 seconds East a distance of 98.63 feet to a point; THENCE South 82 degrees 07 minutes 41 seconds East a distance of 146.80 feet to an iron pin set; THENCE leaving said R/W line South 11 degrees 26 minutes 33 seconds West a distance of 89.71 feet to a 3/4" rod found; THENCE South 02 degrees 38 minutes 42 seconds East a distance of 381.88 feet to a 1" iron rod found; THENCE South 01 degrees 56 minutes 01 seconds East a distance of 153.57 feet to a 1/2" angle iron found on the southerly line of Land Lot 749; THENCE running along said Land Lot Line North 89 degrees 56 minutes 15 seconds West a distance of 155.70 feet to a point; said point being the **TRUE POINT OF BEGINNING.**

Said tract contains 7.040 acres.

Revised Site Plan 10.19.15



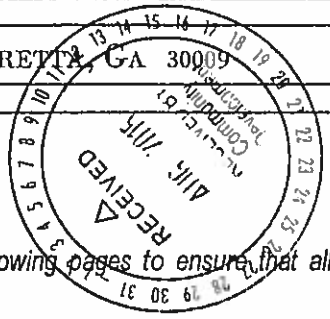
CITY OF ALPHARETTA

CLUP-15-10/Z-15-09
PROVIDENCE GROUP/DT-LW

PUBLIC HEARING APPLICATION

☐ 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: The Providence Group of Georgia Telephone: 678-990-8572

Address: 11340 Lakefield Drive Suite: 250

City Johns Creek State: GA Zip: 30097 Fax: _____

Mobile Tel: 678-410-2032 Email: dbocco@theprovidencegroup.com

Subject Property Information:

Address: 2409, 2425 & 2445 Old Milton Parkway Current Zoning: R-12 O&I

District: 2 Section: _____ Land Lot: 748 & 749 Parcel ID: 12-2704-0749-042-8, 12-2703-0748-064-4 & 12-2704-07 49-042-8

Proposed Zoning: DT-LW Current Use: single family homes / day care

This Application For *(Check All That Apply)*:

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

Applicant Request And Intent

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

Applicant will construct offices and residential townhomes under the DT-LW classification.

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

The request is to rezone the property from R-12 and O&I to DT-LW.

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

Applicant intends to construct offices and 56 residential townhomes on the property.

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

This combination of office and townhome development is compatible with nearby uses and reflects the DT-LW category of the Downtown Zoning District.

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

This development will compliment existing uses and increase the value of surrounding properties.

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

It cannot be developed as a combination of R-12 and O&I. Both parcels are too small to permit viable development. The property can be developed under the new DT-LW category.

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

Population increase is estimated at less than 200 people. Traffic increase will be insignificant and will not alter current intersection service levels.

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

Sufficient utilities are available to handle demand. School impact is slight due to townhome use and small number of units.

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

The proposal is consistent with the Downtown Zoning District which is being reflected in the pending revision to the Comprehensive Plan.

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

Due to the development of Town Center and the redevelopment of Thompson Street, the development of the subject property is in harmony with new development trends in the immediate area.

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

Property Owner Authorization

X **Property Owner Information:** 2405 Alamilton Parkway, LLC

Contact Name: GARY SHIRLEY Telephone: 404 308 5359

Address: 2533 RIVERS RD Suite:

City ATLANTA State: GA Zip: 30305 -

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
- ☑ Rezoning
- ☐ Variance
- ☐ Land Use Application
- ☐ Special Use
- ☐ Conditional Use
- ☐ Master Plan
- ☐ Other

Identify Authorized Applicant:

Name of Authorized Applicant: The Providence Group of Georgia LLC Telephone: 678-475-9400

Address: 11340 Lakefield Drive Suite: 250

City Johns Creek State: GA Zip: 30097 -

So Sworn and Attested:

X Owner Signature: Gary W Shirley Date: 7/27/15

Notary:

Notary Signature: TRAVIS M ROBINSON NOTARY PUBLIC FULTON CO., GEORGIA MY COMMISSION EXPIRES DEC. 5 2016 Date: 7-27-15

PROPERTY OWNER AUTHORIZATION

X **Property Owner Information:**

Contact Name: Kim McMahon Telephone: 404-787-6029

Address: 310 Oak Ridge Terrace Suite:

City Alpharetta State: GA Zip: 30005-

Authorization:

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

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- ☐ Other

Identify Authorized Applicant:

Name of Authorized Applicant: The Providence Group of Georgia LLC Telephone: 678-475-9400

Address: 11340 Lakefield Drive Suite: 250

City Johns Creek State: GA Zip: 30097 -

So Sworn and Attested:

X Owner Signature: Kim McMahon Date: 7-25-15

Notary:

Notary Signature: Allison L. Jolly Date: 07/25/15

ALLISON L. JOLLY NOTARY PUBLIC COBB COUNTY GEORGIA EXPIRES MARCH 25, 2016

PROPERTY OWNER AUTHORIZATION

X **Property Owner Information:**

Contact Name: MARK McDaniel Telephone: 850-476-0508

Address: 264 Sabine Dr. Suite:

City Pensacola Beach State: FL Zip: 32561 -

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.

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- ☐ Master Plan
- ☐ Land Use Application
- ☐ Other

Identify Authorized Applicant:

Name of Authorized Applicant: The Providence Group of Georgia LLC Telephone: 678-475-9400

Address: 11340 Lakefield Drive Suite: 250

City Johns Creek State: GA Zip: 30097 -

So Sworn and Attested:

X Owner Signature: [signature] Date: 7-27-15

STATE OF FLORIDA, ESCAMBIA COUNTY

Notary:

Notary Signature: [signature] Date: 7-27-15

SIGNED THIS DATE, IN MY PRESENCE BY MARK F. MCDANIEL, PERSONALLY KNOWN.

TERRENCE K. DENNY
MY COMMISSION # FF 213439
EXPIRES: May 24, 2019
Bonded Thru Notary Public Underwriters

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 PROVIDENCE GROUP of Georgia, LLC

Subject Public Hearing Case: OLD MILTON PARKWAY

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: N/A Value: _____

Description of Contribution: N/A Value: _____

Description of Contribution: N/A Value: _____

Description of Contribution: N/A Value: -

Description of Contribution: N/A Value: _____

Campaign Contribution Information:

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

Signature: _____ Date: 12/23/15

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: _____

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: N/A Value: _____

Description of Contribution: N/A Value: _____

Description of Contribution: N/A Value: _____

Description of Contribution: N/A Value: _____

Description of Contribution: N/A 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.

X Signature: _____ Date: 7/27/15

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: Kim McMahon

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: N/A Value: _____

Description of Contribution: N/A Value: _____

Description of Contribution: N/A Value: _____

Description of Contribution: N/A Value: _____

Description of Contribution: N/A 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.

X Signature: Kim McMahon Date: 7-27-15

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: Providence Grp of Georgia

Subject Public Hearing Case: _____

Campaign Contribution Information: N/A

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: N/A Value: _____

Description of Contribution: N/A Value: _____

Description of Contribution: N/A Value: _____

Description of Contribution: N/A Value: -

Description of Contribution: N/A 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.

X Signature: _____ Date: 7-27-15

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: Providence Old Milton DT-LW

Contact Name: Dave Boccolucci Telephone:

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

All those persons listed on Exhibit A attached hereto and incorporated herein.

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.***

- [x] Letter
- [ ] Personal Visits
- [ ] Telephone
- [ ] Group Meeting
- [ ] Email
- [ ] Other *(Please Specify)*

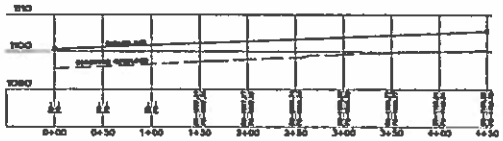
Please describe the method(s) by which these individuals will have the opportunity to respond or contact the applicant with questions or concerns about the proposal.

Notified parties may respond by letter, fax, telephone call, email or personal meeting.

Exhibit A
Providence Group – Old Milton Parkway
Parcels Within 500 Feet

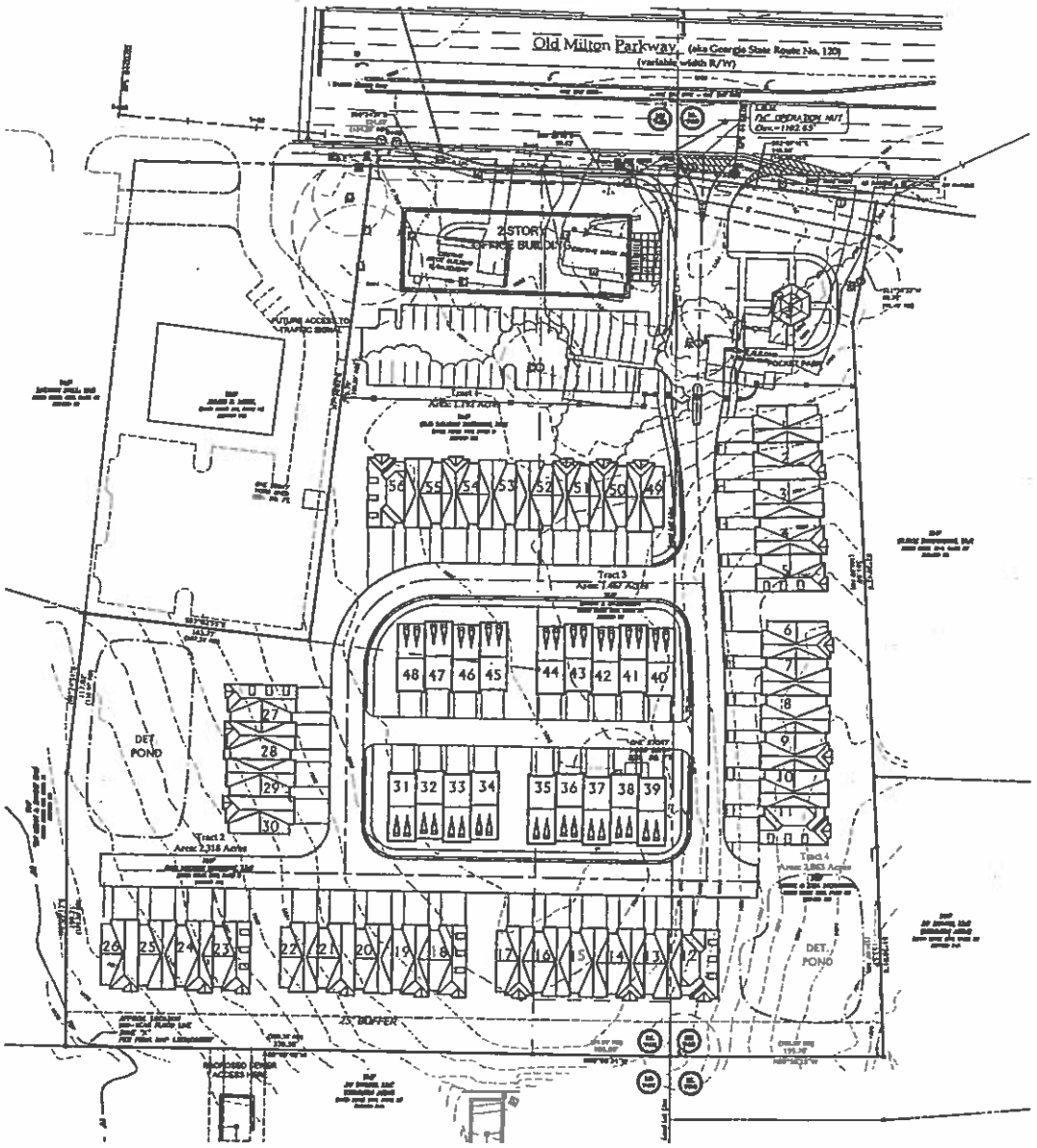
LastName	FirstName	Address1	City	State	PostalCode	Parcel	Property
Alexandre	Amorim Rafaela	305 Nottaway Lane	Alpharetta	GA	30009	12-270007470812	305 Nottaway Ln.
Parker	James & Jodie	307 Nottaway Lane	Alpharetta	GA	30009	12-270007470820	307 Nottaway Ln.
Spiezio	Kimberly	309 Nottaway Lane	Alpharetta	GA	30009	12-270007470838	309 Nottaway Ln.
Psimas	Ronald & Susan	401 Nottaway Lane	Alpharetta	GA	30009	12-270007470846	401 Nottaway Ln.
Dickerson	Simon	403 Nottaway Lane	Alpharetta	GA	30009	12-270007470853	403 Nottaway Ln.
Kauffman	Stanford	405 Nottaway Lane	Alpharetta	GA	30009	12-270007470861	405 Nottaway Ln.
Ackerman	Donna	407 Nottaway Lane	Alpharetta	GA	30009	12-270007470879	407 Nottaway Ln.
Desousa	Thomas	409 Nottaway Lane	Alpharetta	GA	30009	12-270007470887	409 Nottaway Ln.
O'Leary	Dennis	706 Nottaway Lane	Alpharetta	GA	30009	12-270007470770	706 Nottaway Ln.
Ward	Alice	708 Nottaway Lane	Alpharetta	GA	30009	12-270007470762	708 Nottaway Ln.
Stoffel, Jr. Revoc Trust	Robert E.	710 Nottaway Lane	Alpharetta	GA	30009	12-270007470754	710 Nottaway Ln.
Boardman	Gayle	712 Nottaway Lane	Alpharetta	GA	30009	12-270007470747	712 Nottaway Ln.
Harper	Terrence & Tracey	714 Nottaway Lane	Alpharetta	GA	30009	12-270007470739	714 Nottaway Ln.
Bruchey	Michael & Marchal	716 Nottaway Lane	Alpharetta	GA	30009	12-270007470721	716 Nottaway Ln.
Blackwell	Bert & Joyce	71 Thompson Street	Alpharetta	GA	30004	12-270307480321	71 Thompson St.
Sullivan	Beverly	138 Mossland Drive	Perry	GA	31069	12-270307480743	83 Thompson St.
Kaldani	Narden	145 Thompson Street	Alpharetta	GA	30004	12-270407490667	145 Thompson St.
Jones	James	2305 Dinsmore Road	Alpharetta	GA	30004	12-270407490659	155 Thompson St.
Gilkey	Scott	2095 Willshire Gln.	Alpharetta	GA	30009	12-270407490238	165 Thompson St.
Strain	Myron	233 Fields Chapel Road	Canton	GA	30114	12-270407490220	175 Thompson St.
Aycock	Elvin	185 Thompson Street	Alpharetta	GA	30004	12-270407490212	185 Thompson St.
Avren	Linda & Douglas	205 Hembree Park Terr.	Roswell	GA	30076	12-270407490618	195 Thompson St.
Buckley	Kerry	1985 Southers Circle	Suwanee	GA	30024	12-270307480305	2260 Old Milton Pkwy.
Leasing Enterprises LLC	Old Milton	1645 Eversedge Drive	Alpharetta	GA	30004	12-270407490394	2485 Old Milton Pkwy.
Family Investments	King Dalton	P. O. Box 20096	Atlanta	GA	30325	12-270407490451	2505 Old Milton Pkwy.
Drive LLC	Gardner	200 W. Monroe St., Ste 2200	Chicago	IL	60606	12-270007500097	32000 Westside Pkwy.
Burgess	Gail	11715 Haynes Bridge Road	Alpharetta	GA	30009	12-270107470167	11715 Haynes Bridge Rd.
Guven	Sabri & Keriman	2225 Old Milton Pkwy.	Alpharetta	GA	30009	12-270307480156	2245 Old Milton Pkwy.
Bates	Peggy	13480 Hopewell Road	Alpharetta	GA	30004	12-270107470175	0 Norcross St.
Properties LLC	CJP	292 S. Main St. Suite 600	Alpharetta	GA	30004	12-270307480149	2255 Old Milton Pkwy.
Hall LLC	Milton	2365 Old Milton Pkwy, Ste. 200	Alpharetta	GA	30009	12-270307480552	95 Duluth St.
Hall LLC	Milton	2365 Old Milton Pkwy, Ste. 200	Alpharetta	GA	30009	12-270307480545	91 Old Milton Pkwy.
Chan & Danny Eng	Tin	3975 Old Milton Pkwy. #S 1	Alpharetta	GA	30005	12-270307480560	210 Norcross St.
Wellman	Glenn & Anne	500 Nottaway Lane	Alpharetta	GA	30009	12-270007470978	500 Nottaway Ln.
Moore	John	704 Nottaway Lane	Alpharetta	GA	30009	12-270007470788	704 Nottaway Ln.
McKnight	Carolyn	4040 Dunagan Road	Gainesville	GA	30507	12-270307480487	2270 Old Milton Pkwy.
Properties LLC	Stature	675 Seminole Ave., Ste 301	Atlanta	GA	30307	12-270307480479	2300 Old Milton Pkwy.
Chan & Danny Eng	Tin	3975 Old Milton Pkwy. #S 1	Alpharetta	GA	30005	12-270307480230	2325 Old Milton Pkwy.
Trust Company	State Bank &	4219 Forsyth Road	Macon	GA	31208	12-270307480818	2380 Old Milton Pkwy.
Mull	James	2385 Old Milton Pkwy.	Alpharetta	GA	30009	12-270307480636	2385 Old Milton Pkwy.
Postal Service	United States	1735 North Brown Road, Ste 200	Lawrenceville	GA	30043	12-270307480800	2400 Old Milton Pkwy.
Concrete Company LLC	Fulton	1200 Urban Center Dr.	Birmingham	AL	35242	12-270407490584	2410 Old Milton Pkwy.
Porter	David	376 Air Acres Way	Woodstock	GA	30188	12-270407490576	2440 Old Milton Pkwy.
Properties	Gluck	2455 Old Milton Pkwy.	Alpharetta	GA	30004	12-270007490059	2455 Old Milton Pkwy.
Chester	Charles	2465 Old Milton Pkwy.	Alpharetta	GA	30004	12-270407490402	2465 Old Milton Pkwy.
Holdings LLC	Old Milton	2719 Buford Highway	Atlanta	GA	30324	12-	2450-2460 Old Milton Pkwy
Covington	Alec	2300 Lakeview Parkway, Ste. 700	Alpharetta	GA	30009		Haynes Park HOA President

Laurl/mail/2015ProvidenceGroupOldMiltonPkwyList



Scale: 1"=40' Horizontal
1"=10' Vertical

ENTRANCE SIGHT DISTANCE PROFILE



SITE ADDRESS:

Tract 1 - A: 2465 Old Milton Parkway
Tract 2: 2425 Old Milton Parkway
Tract 3 & 4: 2445 Old Milton Parkway

SITE AREA:

Tract 1 = 1.883 acres, Tract 2 = 2.316 acres
Tract 3 = 1.407 acres, Tract 4 = 1.643 acres
Total = 7.249 acres

REFERENCE PLATS:

1. Department of Transportation Right of Way Plan for the S.R. 120 Bypass - Project No. STP-120-4(26), prepared by Moreland Altobelli Associates, Inc. dated 08-12-83 and revised 2-3-84.
2. Exhibit Plat for Dr. Brett R. Grant & Paula Brown prepared by Bayne, Jansen & Associates, dated February 26, 2004.

SITE NOTES

1. Site area: 7.1 acres Overall
2. Total Number of Lots/Units: 56
   - 38 - 22' Front Entry
   - 18 - 20' Rear Entry
   - 2 Story Office Building
3. Density: 7.88 Lots/Units per acre.
4. Existing Zoning: R-12 & OI
5. Proposed Zoning: DT-LW
6. Proposed land use : Townhomes and Office

1. This survey is a retracement survey of an existing parcel or combination of existing parcels. This survey is not intended to create new lines of land or change existing lines of land. This survey is not a subdivision plat and has not been approved by the local jurisdictional authorities.
2. This plat was prepared for the exclusive use of the persons, persons, or entity named in the title block. Said use does not extend to any unnamed person without express permission by the surveyor issuing said license.
3. Unless otherwise specified, all distances on above are horizontal ground distances in U.S. survey feet (39.37 inches = 1 meter).

Title Exceptions:

4. This survey is based upon information contained within a title commitment number 144141, 144142, and 144143 prepared by Regional Title and Abstract Company, with an effective date of July 16, 2014, 8:00 AM, issued to the property owner(s) described in "Exhibit A" and the exceptions listed in "Schedule B, Section 2".

Flood Hazard Note:

5. No portion of the property is located within a flood hazard zone as defined by the F.E.M.A. Flood Insurance Rate Map of Fulton County, Georgia and Incorporated areas, map number 13121C0044F, effective date September 18, 2013.

6. No easements observed/or found by this surveyor for this property except the existing Roads 1 and 2.

TITLE REFERENCES

Tracts 1 & 2
Proposed Title & Abstract Company
File No. 144141
Effective Date: July 16, 2014 at 8:00 AM

2. Easement to Georgia Power Company recorded in Deed Book 21643, page 206, Fulton County records. (affects subject property, not plottable).

3. Sewer Easement to Fulton County recorded in Deed Book 11402, page 183, Fulton County records. (If a field surveyor's opinion that this easement is contained within the current R/W of Old Milton Parkway and therefore does not affect subject property).

4. Right of Way Deed to the Department of Transportation recorded in Deed Book 16324, page 206, Fulton County records. (affects subject property - the R/W dedicated in this deed is the current R/W for Alpharetta Old Milton Parkway).

10. Right of Way Easement to Southern Bell Telephone and Telegraph Company recorded in Deed Book 7578, page 265, Fulton County records. (may affect subject property - portions of the deed are illegible, therefore easement is not plottable).

Tract 3
Proposed Title & Abstract Company
File No. 144142
Effective Date: July 16, 2014 at 8:00 AM

2. Easement to Georgia Power Company recorded in Deed Book 21643, page 240, Fulton County records. (affects subject property, not plottable).

Tract 4
Proposed Title & Abstract Company
File No. 144143
Effective Date: July 16, 2014 at 8:00 AM

2. Easement to Southern Bell Telephone and Telegraph Company recorded in Deed Book 7578, page 265, Fulton County records. (may affect subject property - portions of the deed are illegible, therefore easement is not plottable).

OWNER/DEVELOPER

thePROVIDENCEgroup

Warren Jolly

11340 Lakefield Drive
Building 2, Suite 200
Johns Creek, Georgia 30097
Tele: (678) 473-4888

Travis Pruitt & Associates, Inc.
4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770)416-7511
Fax: (770)416-6759
www.travispruitt.com

ZONING PLAN

Old Milton Parkway Tract

2465 Old Milton Parkway
City of Alpharetta
Georgia

GEORGIA REGISTERED LANDSCAPE ARCHITECT RICHARD J. ANDERSON

Travis Pruitt & Associates, Inc.

DATE 08/23/15
SCALE 1" = 40'
CHK
LBV 2-140041CP-03
JOB
FILE

A4441
2405 Old Milton Parkway

Exhibit A
Legal Description

Tract 1:

All that tract or parcel of land lying and being in Land Lot 748, 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, being a Tract of 1.192 acres (Parcel A), as shown on plat of survey for Clarence H. Shirley, dated December 9, 1994, by Brumbelow-Reese & Associates, Inc. (Rodney H. Reese, R.L.S.), and being more particularly described as follows:

To ascertain the true point of beginning, commence at an iron pin found located at the southeast land lot corner of Land Lot 748, said district and section, run thence south 89 degrees 38 minutes 18 seconds west along the south land lot line of Land Lot 748 a distance of 100 feet to an iron pin found; run thence north 00 degrees 36 minutes 34 seconds west a distance of 280.31 feet to an iron pin set and being the true point of beginning; from said true point of beginning thus established, running thence north 84 degrees 13 minutes 32 seconds west a distance of 167.32 feet to an iron pin found; running thence north 06 degrees 16 minutes 50 seconds east a distance of 350.25 feet to an iron pin set located on the south right of way line of Duluth Street, also known as State Route 120; running thence south 89 degrees 30 minutes 32 seconds east along the south right of way line of Duluth Street a distance of 124.29 feet to an iron pin set; thence leaving the south right of way line of Duluth Street and running thence south 00 degrees 36 minutes 34 seconds east a distance of 363.93 feet to an iron pin set and being the true point of beginning; being a tract of 1.192 acres (Parcel A) as shown on plat of survey for Clarence H. Shirley dated December 9, 1994, by Brumbelow-Reese & Associates, Inc., (Rodney H. Reese, R.L.S.), being improved property with a residence located thereon known as 125 Duluth Street under the present system of numbering houses within the City of Alpharetta, Fulton County, Georgia.

(Continued)

A4441
2405 Old Milton Parkway

Exhibit A
Legal Description
(Continued)

Tract 1-A:

All that tract or parcel of land lying and being in Land Lot 748, 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, being a Tract of 2.317 acres (Parcel B), as shown on plat of survey for Clarence H. Shirley, dated December 9, 1994, by Brumbelow-Reese & Associates, Inc., (Rodney H. Reese, R.L.S.), and being more particularly described as follows:

To ascertain the true point of beginning, commence at an iron pin found located at the southeast land lot corner of Land Lot 748, said district and section, run thence south 89 degrees 38 minutes 18 seconds west along the south land lot line of Land Lot 748 a distance of 100 feet to an iron pin found and being the true point of beginning; from said true point of beginning, thus established, running thence south 89 degrees 38 minutes 18 seconds west along the south land lot line of Land Lot 748, a distance of 339.38 feet to an axle found; running thence north 01 degree 01 minute 09 seconds west a distance of 199.28 feet to a flat iron found; running thence north 05 degrees 12 minutes 19 seconds east a distance of 116.97 feet to an iron pin found; running thence south 84 degrees 13 minutes 32 seconds east a distance of 331 feet to an iron pin set; running thence south 00 degrees 36 minutes 34 seconds east a distance of 280.31 feet to an iron pin found located on the south land lot line of Land Lot 748 and being the true point of beginning. Being a tract of 2.317 acres (Parcel B) as shown on plat of survey for Clarence H. Shirley, dated December 9, 1994, by Brumbelow-Reese & Associates, Inc., (Rodney H. Reese, R.L.S.)

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 748 OF THE 15T DISTRICT, 2ND SECTION OF FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION COMMON TO LAND LOTS 748, 749, 747 AND 750; THENCE RUN NORTH 89 DEGREES 58 MINUTES 18 SECONDS WEST A DISTANCE OF 38.58 FEET TO AN IRON PIN FOUND; THENCE RUN NORTH 00 DEGREES 28 MINUTES 41 SECONDS EAST A DISTANCE OF 644.18 FEET TO AN IRON PIN FOUND ON THE SOUTHERLY RIGHT-OF-WAY LINE OF DULUTH STREET (HAVING A 60-FOOT RIGHT-OF-WAY AT THIS POINT); THENCE RUN NORTH 00 DEGREES 28 MINUTES 23 SECONDS EAST A DISTANCE OF 18.66 FEET TO AN IRON PIN FOUND ON THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF DULUTH STREET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 82 DEGREES 11 MINUTES 21 SECONDS EAST A DISTANCE OF 39.71 FEET TO AN IRON PIN FOUND; THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 00 DEGREES 28 MINUTES 55 SECONDS WEST A DISTANCE OF 642.36 FEET TO THE INTERSECTION COMMON TO LAND LOTS 748, 749, 747 AND 750 AND THE POINT OF BEGINNING.

THE ABOVE-REFERENCED PROPERTY IS INTENDED TO BE THE SAME PROPERTY AS CONVEYED IN WARRANTY DEED FROM DOROTHY C. RAINWATER, ET AL. TO HERBERT F. COX AND ERNESTINE COX, DATED NOVEMBER 30, 1976, FILED AND RECORDED IN DEED BOOK 7120, PAGE 344, AFORESAID RECORDS.

A4441B
2425 Old Milton Parkway

Exhibit A
Legal Description

All that tract or parcel of land lying and being in Land Lot 748 of the 1st District, 2nd Section, Fulton County, Georgia, and being more particularly described as follows:

Beginning at the intersection common to Land Lots 748, 749, 747 and 750; thence run north 89 degrees 08 minutes 16 seconds west a distance of 99.99 feet to an iron pin found; thence run north 00 degrees 35 minutes 41 seconds east a distance of 644.19 feet to an iron pin found on the southerly right of way line of Duluth Street (having a 60 foot right of way at this point); thence run north 00 degrees 29 minutes 23 seconds east a distance of 10.66 feet to an iron pin found on the existing southerly right of way line of Duluth Street; thence continuing along said right of way line, south 82 degrees 11 minutes 21 seconds east a distance of 99.71 feet to an iron pin found; thence leaving said right of way line, south 00 degrees 29 minutes 55 seconds west a distance of 642.80 feet to the intersection common to Land Lots 748, 749, 747 and 750 and the point of beginning.

ROLADER & ROLADER, P.C.

ATTORNEYS AND COUNSELORS AT LAW
1865 LOCKEWAY DRIVE, SUITE 601
ALPHARETTA, GEORGIA 30004
Telephone (770) 442-0330
Fax (770) 442-0641
www.roladerandrolader.com

DONALD A. ROLADER
don@roladerandrolader.com

D.W. "Pete" ROLADER
1924 - 2011

August 2, 2015

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

RE: Application of Providence Group of Georgia, LLC for Rezoning from R-12 and O&I to DT-LW on 7.1 acres on Old Milton Parkway Parkway, City of Alpharetta, Fulton County, Georgia

Dear Mayor and Councilpersons:

This firm represents The Providence Group of Georgia, LLC, the Applicant, seeking approval of this Rezoning from R-12 and O&I to DT-LW. This letter shall be construed as the Letter of Intent for this Application. This Application seeks variances which are set out below.

The subject property contains approximately 7.1 acres and is located on Old Milton Parkway. To the North is property zoned O&I and developed as a bank and the Alpharetta post Office. .To the east is property zoned C-2. Property to the south of this property is zoned R-12 and R-4A (may now be RTH) with existing Haynes Park townhome development. To the west is property zoned R-12.

Applicant proposes to rezone the property DT-LW and construct 56 for sale residential single family townhomes. It will be a community with a mandatory Homeowners' Association.

The granting of this Zoning Application will have no negative impact on adjoining or nearby properties, but will provide a compatible, transitional use. This development will not unduly tax any City of Alpharetta services, including, but not limited to, fire and police protection, water service and garbage collection. Presently sewer is available through Fulton County. The development will have minimal impact on the Fulton County School System. To fail to approve this Application will be of no benefit to the citizens of Alpharetta, Georgia while causing a financial burden upon the property owner and the developer.

The office building will be an approximately 20,000 square foot two story building with the building located along the street and parking in the rear of the building, as provided for under the new Downtown Live Work zoning guidelines. The two story building will provide suites which can be sized to meet the needs of an office tenant.

There is a current demand for high quality housing in a pedestrian friendly community near downtown and the City Center development, and that demand is increasing presently. Offering residences near substantial office development reduces overall traffic and permits employees to work closer to home. This project will be very walkable with a mix of single family and office uses. Applicant has an outstanding track record for developing quality residential development in North Fulton County.

It is the position of the Applicant that the Alpharetta Zoning Ordinance, in zoning the property R-12 and O&I is unconstitutional in that it destroys the marketability of the property and renders the property exceptionally less valuable, and such zoning therefore constitutes a taking. Constitutional Objections are attached to this Letter of Intent and made a part hereof by reference. Owner further challenges the affixing of any significant conditions or restrictions which are burdensome or excessive, in that such acts would represent arbitrary and capricious acts on behalf of the City, and would deny the property owner the equal protection of the laws and due process of law guaranteed by the U.S. Constitution.

Property owner respectfully requests that the Mayor and City Council approve this Application for Rezoning to allow the use of the property as indicated on the site plan.

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

Donald A. Rolader

DAR/ddf
cc: Warren Jolly

CONSTITUTIONAL OBJECTIONS

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

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

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

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

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

COUNCIL AGENDA REPORT

FROM:	Kathi Cook, Community Development Director Prepared by:
SUBJECT:	**PH-15-25 Update to Comprehensive Land Use Plan** Consideration of updates to the 2030 Comprehensive Plan.
PLANNING COMMISSION:	May 5, 2016
CITY COUNCIL:	May 5, 2016

RECOMMENDATION:

Approve the 2035 Comprehensive Plan and authorize transmission of the document to the Department of Community Affairs and the Atlanta Regional Commission.

REPORT-IN-BRIEF

State regulations require that community comprehensive plans be adopted and updated on a regular basis in order to ensure compliance with regional plans and maintain eligibility for grants and other funding. Alpharetta adopted a 2030 Comprehensive Plan in 2011 as a major update when the format and basic requirements of a comprehensive plan were modified by regulation. The current update required is minor in nature and a refinement of the 2011 effort. To this end, Alpharetta followed a six month process that resulted in the 2035 Comprehensive Plan. Facilitated by the city's consultants, Kimley Horn and Associates, four public meetings were held including 'visioning' sessions. In addition, a steering committee was formed that met over the course of the project providing staff and the consultant with more detailed input.

The resulting document, the 2035 Comprehensive Plan, consists of: 1. the Community Agenda which represents Alpharetta's vision, goals, policies, issues and opportunities; 2. the Community Assessment which is a compilation of information and data about the existing conditions and historical information about the city; and 3. the Community Participation which is a summary of the program used to capture citizen comments and incorporate the community's views into the final document.

Most of the focus is placed on the Community Agenda because it addresses the city's future. While the Comprehensive Plan is only a guideline for growth and development, it is the only document that defines the citizens' shared vision and desired direction for their community.

The 2035 Comprehensive Plan is intended to a road map to steer Alpharetta through the next twenty years.

DISCUSSION

CONCLUSION

Attachments
Updates to Community Agenda for CLUP, Short Term Work Plan, Kimley-Horn Presentation

City of Alpharetta
~~2030~~ 2035 Comprehensive Plan

Community Agenda

Prepared for:

City of Alpharetta
Alpharetta, Georgia

ACKNOWLEDGEMENTS

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Mayor

Mike Kennedy
City Council – Post 2

Jim Gilvin
City Council – Post 4

Dan Merkel
City Council – Post 6

Donald Mitchell
City Council – Post 1

Chris Owens
City Council – Post 3

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Private Sector Developer

Mike Kennedy
City Council

Richard Munger
Private Sector Developer

PLANNING COMMISSION

Francis Kung'u
Chairman

Larry Attig
Fergal Brady
Karen Cashion

Kyle Caswell
Rob Partee
Karen Richard

Alternates
John Goss

COMMUNITY PARTICIPANTS

City of Alpharetta stakeholders and more than 100 people from the community attended workshops and meetings over a 2 month period of time.

KIMLEY-HORN & ASSOCIATES.

Eric Bosman, AICP

Beth Tucker

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ADOPTION RESOLUTION

Alpharetta

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF ALPHARETTA FOR THE ADOPTION OF THE COMPREHENSIVE PLAN 2030

WHEREAS, in order to maintain its Qualified Local Government (QLG) status, the City of Alpharetta must periodically update its Comprehensive Plan document; and

WHEREAS, the City of Alpharetta followed the prescribed procedures for public hearing, plan adoption and other requirements identified in the Rules of the Georgia Department of Community Affairs Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning; and

WHEREAS, the City of Alpharetta Comprehensive Plan was found to be in compliance with the requirements and standards of Chapter 110-12-1 by the Georgia Department of Community Affairs and the Atlanta Regional Commission;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Alpharetta hereby adopts the Comprehensive Plan 2030.

SO RESOLVED this 28th day of November, 2011.

CITY OF ALPHARETTA

By: _____
Arthur G. Letchas, Mayor

COUNCIL MEMBERS

Attest:

City Clerk

ADOPTION RESOLUTION

RESOLUTION NO. 1805

A RESOLUTION OF THE CITY COUNCIL OF ALPHARETTA TO APPROVAL AN UPDATE TO THE 2030 COMPREHENSIVE LAND USE PLAN

WHEREAS, the Georgia Planning Act of 1989 requires local governments to keep their comprehensive plans current in order for the plans to be used for policy guidance and as management tools for daily decisions,

WHEREAS, the City of Alpharetta followed the prescribed procedures for public hearing, plan adoption and other requirements identified in the State of Georgia Minimum Standards and Procedures for Local Comprehensive Planning, and

WHEREAS, the public hearing was advertised in order to notify the public and provide the opportunity for public input;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Alpharetta hereby adopts the updated 2030 Comprehensive Land Use Plan process

SO RESOLVED this 28th day of September 2015.

CITY OF Alpharetta

By: _____
David Belle Isle, Mayor

COUNCIL MEMBERS

_____

_____

_____

_____

Official Seal

Attest:

_____
City Clerk

INTRODUCTION

Introduction to the Community Agenda for the City of Alpharetta, Georgia

Located in Fulton County within the Atlanta-Marietta-Sandy Springs-GA Metropolitan Statistical Area (MSA) and in close proximity to important regional cities and other job centers, Alpharetta is on track to become the premier community in Georgia. In an effort to meet the community's future needs, Alpharetta coordinated the efforts of citizens, elected officials, professional leaders, property owners, and major employers to create a community vision for the future that will be guided by the *City of Alpharetta ~~2030~~ 2035 Comprehensive Plan – Community Agenda.*

PURPOSE AND SCOPE

The *Community Agenda* represents the community vision, goals, policies, primary issues and opportunities that the community has chosen to address, and a plan of action for implementation. In addition, it outlines desired development patterns and supporting land uses with a future development guide for the city.

The *Community Agenda* serves the purpose of meeting the intent of the Georgia Department of Community Affairs' (DCA) "Standards and Procedures for Local Comprehensive Planning," as established on May 1, 2005. Preparation in accordance with these standards is an essential requirement in maintaining status as a Qualified Local Government (QLG). QLG status allows communities to be eligible for state assistance programs.

The Comprehensive Plan also includes the *Community Participation Program*, *Community Assessment* and *Analysis of Supporting Data*. These two separate reports were prepared prior to the development of the *Community Agenda*. These documents provide a preliminary look at the issues and opportunities, areas requiring special attention and an analysis of existing development patterns that include recommended "Character Areas."

COMMUNITY SNAPSHOT

POPULATION TRENDS

Year	City of Alpharetta	Fulton County	Atlanta Region
1990	13,002	648,951	2,513,612
2000	34,854	816,006	3,429,379
2010	57,551	920,581	4,107,750

Source: U.S. Census Bureau

GROWTH RATES

2000-2010	City of Alpharetta	Fulton County	Atlanta Region
% Change	65.1%	12.8%	19.8%
Ave. Annual	5.1%	1.2%	1.8%

Source: U.S. Census Bureau

POPULATION PROJECTIONS

Year	City of Alpharetta
2015	62,577
2020	67,494
2025	72,638
2030	77,035

Source: City of Alpharetta Community Development Department 2011

WHY WE PLAN

Comprehensive planning is an important management tool for promoting a strong, healthy community. A comprehensive plan provides a vision, clearly stated and shared by all, that describes the future of the community. It protects private property rights and also encourages and supports economic development. The plan can be used to promote orderly and rational development so the city can remain physically attractive and economically viable while preserving important natural and historic resources.

The comprehensive plan provides the basis to become more certain about where development will occur, what it will be like, when it will happen, and how the costs of development will be met. It provides a tool for the community to achieve the development pattern it desires, addressing factors such as traditional neighborhoods, infill development, creating a sense of place, providing transportation alternatives, permitting mixed uses, protecting natural resources and encouraging economic growth.

Planning also helps the city invest its money wisely in infrastructure such as roads, water and sewer service, parks and green space, and other facilities to maintain and improve the quality of life for the residents of the city.

The *Community Agenda* represents these and additional ideas discussed during the public participation process. The *Community Agenda* does not restate the data included in the *Community Assessment*. Instead, it lists prioritized issues and opportunities, a community vision that includes goals, policies and strategies organized by Vision Themes, a Future Development Guide that describes desired development with the Future Development Map, Character Area Policy, and Character Area Implementation Strategies, and an Implementation Program that prioritizes and assigns costs and responsible parties to the strategies presented throughout the plan.

WHY WE PLAN

- Maintain a high standard for protecting natural and cultural resources
- Promote desired patterns of development
- Facilitate economic development
- Accommodate a range of housing and transportation options
- Prioritize capital expenditures
- Enhance quality of life

COMMUNITY PARTICIPATION AND PLAN DEVELOPMENT

Creating a functional comprehensive plan begins by defining a common vision for the future development of the community. A community vision is the overall image of what the community wants to be and how it wants to look at some point in the future. It is the starting point for creating a plan and actions to implement the plan. A successful visioning process requires meaningful participation from a wide range of community stakeholders.

Alpharetta residents, property owners, business owners and other stakeholders contributed to the production of the *Community Agenda*. Due to the participation involved in developing the plan, the *Community Agenda* should generate local pride and enthusiasm about the future of the city – encouraging citizens to remain engaged in the development process in order to ensure that each local government implements the plan.

Visioning Process

The Visioning Process, or citizen participation process, for the *City of Alpharetta 2030 2035Comprehensive Plan* included multiple layers of participation from the residents and stakeholders. A Kick-Off Meeting, Visioning Workshops, Framework Workshop, Open House and Public Hearings at Mayor and City Council meetings provided opportunities for input. In addition, a Steering Committee added considerable input into the planning process.

Kickoff Meeting

The Kick-Off Meeting took place in January 2016 at City Hall early November at the Crabapple Government Center. Questionnaires were Information was distributed and discussed at the meeting and made available for wider distribution by posting the survey on the project website. Responses received by the consultant team helped supplement and expand the list of preliminary issues and opportunities presented in the *Community Assessment.*

Visioning Workshops

Participants provided their input on the future of Alpharetta during the four workshops held during November and December 2010 February and March 2016 at three two locations throughout the city. Workshop attendees participated in prioritization exercises, facilitated discussion and one-on-one conversations with the planning team.

Visioning Workshop participants prioritized and contributed to a list of preliminary issues and opportunities identified during preparation of the *Community Assessment,* from online questionnaire responses, and discussions with the Steering Committee. The exercises organized information into the following categories: Economic Development; Natural, Historic and Cultural Resources; Housing; Transportation; Community Facilities and Services; Land Use; and Intergovernmental Coordination.

Participants also provided input during a facilitated mapping exercises where they identified specific areas related to Issues, Assets, and Dreams in the community as well as provided input specifically related to the recommended character areas and the future development pattern.

Framework Workshop

The Framework Workshop was held in late January at Alpharetta City Hall. Participants had the opportunity to review the input from the four Visioning Workshops that included a preliminary list of Goals and Policies related to the Community Vision and the framework for the Future Development Guide. Presentation of the Future Development Guide included summaries of the proposed character areas and a conceptual Future Development Map. Feedback on the information presented was provided to the consultant team through one-on-one conversations, a facilitated

VISIONING MILESTONES

Kickoff Meeting

- Crabapple Government Center City Hall Council Chambers
  Nov. 9, 2010 January 25, 2016

Visioning Workshops

- Crabapple Government Center Alphaaretta YMCA
  Nov. 29, 2010 February 25 (morning)
  - March 16, 2016 (morning)
- Marriott Alpharetta Multipurpose Room City Hall
  Nov. 29, 2010 February 16, 2016 (evening)
- Dec. 7, 2010 March 24, 2016
- Crabapple Government Center
  Dec. 9, 2010

Framework Workshop

- Alpharetta City Hall
  Jan. 20, 2010

Open House

VISION STATEMENT

The Community Vision Statement is a formal description of what the community wants to become. Input from stakeholders gathered during the visioning process (see Introduction) forms the basis for the Community Vision Statement. Vision Themes presented along with the presentation of the Community Vision Statement in the following pages and Part 2: Character Area Focus tie these descriptions of a desired future to specific goals, policies and strategies.

Our Community Vision is to advance Alpharetta as a Signature City by…

- Offering the highest quality of environment for our residents of all ages - and businesses;
- Developing key nodes of the City to focus growth and create multiple scales of activity while preserving the character and stability of our single-family residential neighborhoods;
- Encouraging an emphasis on arts and culture in our community;
- Fostering strong sense of community including dedicated greenspace, multimodal connectivity, and safety and security; and
- Providing a business climate that attracts the top echelon companies.

VISION THEMES

The Vision Themes organize primary issues/opportunities, goals, policies and strategies. The goals, policies, and strategies were developed to address the primary issues and opportunities. Vision Themes represent the ideas and concerns of participants in the planning process and narrow the big picture vision to specific strategies that aim to make the Community Vision a reality. The themes presented are:

- Economic Development
- Land Use
- Transportation
- Housing
- Natural, Historic and Cultural Resources
- Community Facilities and Services
- Intergovernmental Coordination

In addition to providing a structure to help achieve the community's vision, the vision themes are also used to support the Quality Community Objectives (QCO) as set forth by DCA (see Chapter 2 for the QCO list).

Economic Development

Primary Issues and Opportunities

Few attractions for residents and visitors – While Alpharetta attractions such as Big Creek Greenway, Verizon Wireless Amphitheatre at Encore Park, and the regional shopping destination anchored by North Point Mall provide opportunities for residents and visitors, most choose to leave the city for a wider range of entertainment and cultural attractions offered in other parts of the metro area.

Proliferation of corporate chains and lack of "mom and pop" businesses – Residents enjoy the convenience offered by Alpharetta's array of choices for shopping and dining, but they also desire more locally-owned, "mom and pop" businesses unique to Alpharetta that would add variety, charm and local flare and enhance the city's economy and sense of community.

Life-cycle of retail space – Success as a regional retail center has brought Alpharetta great value over the last two decades. Although new retail space is still available, older centers are now facing the prospect of redevelopment. Opportunities exist to repurpose older centers or create second generation spaces within existing retail areas. In addition, vacant properties provide an opportunity for creative economic development efforts by serving as flex space for offices, artist studios, business incubators, etc.

Unappealing Main Street/GA-9 gateways – The development character of the underperforming commercial properties fronting South Main Street/GA-9between Downtown Alpharetta and the Roswell city limits is not in keeping with the city's otherwise nicely-maintained, clean, attractive streetscapes.

Demographics of economic importance – The professional workforce that is currently in the 20s to 30s age cohort is the key demographic for the future of economic growth in Alpharetta. To remain an attractive community for this demographic group, the city must accomplish key transformations such as creating a strong, active and viable downtown that provides desired local amenities and character.

Regional nature of infrastructure – Due to the nature of environmental systems and the level of development across north Fulton County, key infrastructure systems such as that for stormwater must be planned and developed in a regional fashion. The regional approach to water-related infrastructure such as supported by the Metropolitan North Georgia Water Planning District (MNGWPD) will result in major long term cost savings, opportunities for development of amenities as byproducts of infrastructure development, and an overall higher quality of life.

Desire to maintain high standard for quality of life – Alpharetta's residents have expressed a strong desire to maintain a high quality of life in the city. This demonstrated commitment continues to make the city attractive to potential new residents, visitors, businesses and employers.

Regional corporate office leader – Despite some losses during the economic downturn, Alpharetta remains a solid regional employment center, with more than 19.3 million square feet devoted to office use; 37.5% of all office space in North Fulton County. Of that, 63% is considered "Class A" office space.

Regional retail center – Alpharetta has 29% of all retail space in North Fulton County, approximately 8.24 million square feet. This existing, established retail base provides a platform for economic growth.

Master plan to guide economic development underway – The City has an economic development plan that includes a proactive strategy to guide business recruitment and economic expansion.

College ~~satellite~~ campuses – Georgia State University, Reinhardt College, DeVry Institute of Technology, Gwinnett Tech and Georgia Perimeter College each have campuses in Alpharetta, providing area residents with convenient opportunities to pursue educational goals and improve job skills. Students travel to Alpharetta from throughout the region, which provides an economic impact to the city, as well.

Presence of local economic development advocates – There are several development agencies and authorities working on behalf of Alpharetta to support strategic economic development, including the City's Office of Economic Development, Alpharetta Development Authority, Greater North Fulton Chamber of Commerce and the Development Authority of Fulton County. Acting in a coordinated and proactive manner, these established economic development advocates give Alpharetta an advantage in the competitive field of corporate and business recruitment.

Goals, Policies and Strategies

ED Goal: Strengthen and sustain the economic base of Alpharetta.

ED Policy 1: Maintain a highly viable, growing and attractive downtown.

- ***ED Strategy 1.1:*** *Fully implement the Downtown Master Plan.*
- ***ED Strategy 1.2:*** *Complete annual updates to the Downtown Master Plan during regular public meetings to ensure consistency of the plan with community needs and goals.*
- ***ED Strategy 1.3:*** *Encourage continued investment in historic downtown through façade grants and other incentives.*
- ***ED Strategy 1.4:*** *Coordinate with the Downtown Alpharetta Business Association on downtown marketing efforts.*
- ***ED Strategy 1.5:*** *Promote downtown Alpharetta as a prime location for college campus facilities (including satellite campuses).*
- ***ED Strategy 1.6:*** *Maintain community-oriented foot patrol policing for Downtown Alpharetta.*
- ***ED Strategy 1.7:*** *Continue to pursue designation as Georgia Main Street Community and develop annual work plans to guide downtown development initiatives within the framework of the national Main Street approach to revitalization.*

ED Policy 2: Attract highly-skilled and professional-level employment to corporate and industrial development areas while also focusing efforts to retain and grow existing quality businesses.

- ***ED Strategy 2.1:*** *Continue to promote ~~Coordinate~~ a technology forum to encourage an environment of innovation, build linkages between technology companies with a presence in the community, and attract new technology firms.*
- ***ED Strategy 2.2:*** *Continue to maintain ~~Implement~~ the City's economic development action plan to ensure consistency with overall community objectives and needs.*
- ***ED Strategy 2.3:*** *Implement a business calling and retention program to encourage existing quality businesses to remain and grow in the city.*
- ***ED Strategy 2.4:*** *Research the critical employment age group of 20 to 40 years and establish planning and change strategies appropriate to make Alpharetta an attractive place to live.*

~~Slow pace of~~ **Downtown redevelopment** – Some improvements have occurred in Downtown due to investments in infrastructure and programs that provide façade assistance for local businesses, ~~however~~ The Implementation of the *Downtown Master Plan*., adopted in 2015~~the Downtown area has not yet attracted~~ will attract the envisioned large-scale development. ~~that would provide the level of activity envisioned by the Downtown Master Plan.~~ As The City recognizes the importance of Downtown as the social, cultural, economic, and emotional "heart of the city", a Downtown Master Plan was adopted in 2015. The Master Plan seeks to leverage the City Center development and promote greater connectivity between major activity centers (City Center, Avalon, Wills Park, Thompson Street) while fostering greater economic sustainability. The Downtown Master Plan was developed to generate solutions to address Alpharetta's contemporary social, cultural, economic, and livability needs.

~~Prospect Park–~~ Avalondevelopment site – T~~he northwest corner of the GA-400/Old Milton Parkway interchange is a local example of the impacts of the recent national economic crisis. Cleared of trees in order to construct Westside Parkway and make way for a mixed-use lifestyle center, the site today sits vacant due to a series of foreclosures.~~ The 64-acres that this site occupies is at a prime intersection in the city and is expected to realize its development potential in the future.

South Main Street corridor/greyfield redevelopment – The character of land uses along South Main Street/GA-9conflicts with the "Traditional Main Street" style desired for Downtown Alpharetta. The corridor's fast-food restaurants and other freestanding businesses, each with separated parking lots and curb cuts, form a pattern that undermines the corridor's vitality and pedestrian friendliness. Future Development on should focus on single-use commercial, commercial with above –shop offices or dwelling units, live/work units, townhouses, or small lot single family uses. Side or rear parking should be incorporated to allow for widened sidewalks. Landscaping that differentiates the character of South Main from other districts should be encouraged.

These underutilized, under-performing structures generally lack the visual appeal necessary to seriously contend for tenants the community desires. A greyfield redevelopment approach, however, would provide an opportunity to create commercial and mixed-use centers that provide jobs. The section of South Main Street between Academy Street and Old Milton Parkway is part of the GA-9 corridor and falls within the review jurisdiction of the Design Review Board.

Shifting focus of growth away from annexation – Past comprehensive plans for Alpharetta assumed growth would continue via annexation into previously unincorporated areas of North Fulton County. However, no unincorporated areas remain in North Fulton County following the incorporation of Johns Creek and Milton. This change presents both a challenge and an opportunity to Alpharetta leaders. The city can now focus all of its long-range planning efforts on property within the existing city limits to plan for revitalization of aging commercial strips, creation of flex space for small business in underutilized shopping centers, and mixed use infill development or redevelopment in strategic areas.

Livable Center Initiative (LCI) study areas – "The Community desire is to revise focus from a linear growth pattern to a cluster/nodal growth pattern that targets strategic development based on three node tiers: Tier 1) North Point; Tier 2) Old Milton/Avalon, Downtown, and Windward; and Tier 3) Brookside Station, Preston Ridge, Windward Plaza, Crabapple, Highway 9 at Windward, South Main Street, and Mansell Road. These tiers are presented in order of decreasing intensity, with North Point expected to receive the most intense and concentrated development in the future and the Tier 3 nodes to be developed as smaller scale, village-style hubs of activity that maintain the character of their surrounding area(s) and serve their adjacent residential communities."

The two most significant Alpharetta activity centers proposed for long range development and revitalization as mixed use centers are included in the Atlanta Regional Commission's Livable Centers Initiative program. The LCI program was established by ARC to encourage city and county governments in the Atlanta Region to plan and implement strategies that link transportation improvements with land use development strategies, with an overarching goal of creating sustainable and livable communities that complement regional development policies. North Point Activity Center LCI designation followed completion of the *North Pont Activity Center LCI Study* in 2007. ARC designated Downtown Alpharetta as an LCI area by grandfathering the *Downtown Master Plan* as an LCI. Designation qualifies each area for grant money that the City can use to implement each plan (e.g. transportation infrastructure improvements, preparation of specific development regulations/guidelines, etc). Alpharetta and Milton jointly applied for LCI funding for a GA-9/North Main Street/Alpharetta Highway Corridor study, and the planning study currently underway will result in an LCI designation for that corridor.

Design guidelines and Design Review Board – Design guidelines are in place to ensure new and infill development appropriately complements the character of the community. As development occurs over time, the application of these guidelines will result in high quality, higher value development. The Design Review Board reviews site plans, landscape plans, exterior elevations and materials, and exterior signage for development proposed within designated Interchange Areas of Influence (i.e. areas within 1,000 feet of a GA-400 interchange), Corridors of Influence (portions of Windward Parkway, North Point Parkway, West Side Parkway, Main Street/GA-9, Old Milton Parkway, Haynes Bridge Road and Mansell Road)~~, and in Downtown~~. The exceptions within these areas are single-family detached residential developments, which are not subject to review by the Design Review Board. In addition, the City has contracted a Downtown Architect to review residential and commercial development within the Downtown area.

Coordinate land use and transportation planning – Coordination of land use planning with transportation planning will remain a critical need in Alpharetta's future. Development should be planned to reduce daily vehicle use, improve air quality, promote a transit-supportive infrastructure, create a pedestrian-friendly environment, improve roadway connectivity, and integrate mixed-use development. Alpharetta can continue to implement the ~~recently adopted~~ *North Fulton Comprehensive Transportation Plan* with recommended transportation improvements that are coordinated with past and projected development trends

Goals, Policies and Strategies

LU Goal: Develop a land use pattern and structure that fully complements the vision of Alpharetta as a signature community in the region.

LU Policy 1: Encourage the continued revitalization and redevelopment of Downtown Alpharetta for culture, government, dining, residential, entertainment, and retail diversity.

- ***LU Strategy 1.1:*** *Continue to implement the vision detailed in the Downtown Master Plan.*
- ***LU Strategy 1.2:*** *Support improvements to Downtown that will result in a compact arrangement of retail and commercial enterprises with office, financial, entertainment, governmental and certain residential development, all designed and situated to permit internal pedestrian circulation.*
- ***LU Strategy 1.3:*** *Encourage residential uses in the Downtown at higher densities and in mixed use buildings in order to support the viability of Downtown.*
- ***LU Strategy 1.4:*** *Continue to encourage revitalization of Downtown through major streetscape improvements, landscaping, formal open spaces, and transportation network connectivity.*

LU Policy 2: Ensure that future land use and development decisions are consistent with the Comprehensive Plan and that such decisions promote social and economic well-being.

- ***LU Strategy 2.1:*** *Encourage and promote clean, high tech business activity that strengthens the economic base of the community and minimizes air and water pollution.*
- ***LU Strategy 2.2:*** *Promote development that is pedestrian-oriented and minimizes vehicular trips.*
- ***LU Strategy 2.3:*** *Encourage creative urban design solutions that improve physical character.*

LU Policy 3: Promote establishment of a compact urban area and assure the availability of utilities concurrent with development.

- ***LU Strategy 3.1:*** *Use infrastructure as a tool to guide development into locations where the land is most cost effective to service (i.e., accessible to police, fire, sewer and the urban road network).*
- ***LU Strategy 3.2:*** *When decisions are made about development densities, give due consideration to investments in infrastructure that have been made by the City.*
- ***LU Strategy 3.3:*** *Monitor the impact of new development and projected infrastructure capacities.*

LU Policy 4: Preserve and protect the quality of existing neighborhoods proactively through code enforcement and land use decisions that protect neighborhood integrity of these areas.

- ***LU Strategy 4.1:*** *Preserve residential estate properties in Northwest Alpharetta and the Big Creek Overlook community by maintaining development densities that are generally at much lower levels than that of the rest of the city (see Part 2: Character Area Focus Character Area Policy for detailed policy for each area). In addition, investigate opportunities to provide incentives through zoning, services, taxes, etc. to preserve the estate land use densities.*
- ~~***LU Strategy 4.2:*** *Develop neighborhood specific plans to identify issues within neighborhoods, identify design strategies, and prioritize reinvestment strategies and projects~~
- ***LU Strategy ~~4.3~~ 4.2:*** *Maintain code enforcement efforts to ensure that all residential, commercial and industrial properties are appropriately maintained in accordance with property maintenance codes.*

LU Policy 5: Require subdivision design that fosters a sense of community and promotes pedestrian mobility, community recreation and an abundance of public open space.

- ***LU Strategy 5.1:*** *Ensure that roads and sidewalks designed for new suburban neighborhood developments connect with adjacent established neighborhoods to provide connectivity to parks, greenspace, community amenities and commercial services.*

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

- ***LU Strategy 6.1:*** *Support flexibility in employment centers that allows the potential for a corporate campus environment to include a mix of office uses and discreet warehouse/distribution facilities (typically accommodated to the rear of the buildings).*
- ***LU Strategy 6.2:*** *Designate major entranceways to the city, (the interchanges along GA-400) for office use in order to preserve the corporate campus business environment (as described in Part 2: Character-Area Focus for individual Character Areas).*
- ***LU Strategy 6.3:*** *Limit industrial land uses to light industry only.*

LU Policy 7: Ensure context-sensitive infill and redevelopment.

- ***LU Strategy 7.1:*** *Compile an inventory of vacant, tax delinquent, or government entity-owned properties that may be appropriate for infill development to enhance existing neighborhoods and encourage development in locations already served with supporting infrastructure.*
- ***LU Strategy 7.2:*** *Establish an Infill Development Guide and associated regulations to address appropriate site design standards for context sensitive infill development, allowing for accommodation of infill housing with building setbacks and minimum lots sizes that are compatible with surrounding homes.*

LU Policy 8: Support mixed-use neighborhood and community centers.

- ***LU Strategy 8.1:*** *Allow mixed use patterns that will create activity nodes in appropriate areas, as established by the Future Development Map, that provide jobs and services within walking distance of residences, preserve open spaces, and make public transportation more effective.*

- **LU Strategy 8.2:** Focus regional-scaled, suburban, and big box commercial development into development and redevelopment nodes, rather than allowing commercial development along the full length of major corridors. In addition, promote development of smaller-scaled neighborhood centers as well as revitalization and enhancement of existing small-scale commercial centers.
- **LU Strategy 8.3:** Encourage owners/developers with large land holdings to plan for multiple land uses.
- **LU Strategy 8.4:** Establish varying levels of mixed use development densities, through overlay districts or other means, such that the highest densities of office, retail and residential development will be located along the GA-400 corridor.
- ~~**LU Strategy 8.5:**~~ *Establish a Mixed Use Zoning classification for land areas less than 25 acres*
-

LU Policy 9: Promote redevelopment of highway corridors into pedestrian-friendly, mixed use environments.

- **LU Strategy 9.1:** Support a cohesive approach to providing retail sales and service nodes within the city, thereby avoiding strip commercial patterns along arterial routes; these nodes should be developed on a scale that is compatible with residential development and pedestrian access.
- **LU Strategy 9.2:** Define the boundaries of retail areas to avoid "retail creep" beyond designated retail areas.
- ~~**LU Strategy 9.3:** Sponsor corridor plans to identify specific needs, identify design strategies, and prioritize infrastructure and facilities investments. Specifically, a corridor plan is needed for South Main Street from Old Milton Parkway south to the Roswell city boundary in order to define a clear vision for future development and craft appropriate individualized strategies for implementation.[1]~~
- **LU Strategy 9.4:** Establish and maintain attractive gateway features at major entranceways into the city, including guidelines for future development.
- **LU Strategy 9.5:** Maintain the visual aesthetics of GA-400 by preserving and enhancing the tree buffer and prohibiting retail at the interchanges.
- ~~**LU Strategy 9.6:** Adopt a Main Street/GA-9 overlay zoning district that allows for a vertical mix including higher density residential, office, and commercial uses; that promotes compact, interconnected development; and that continues traditional "Main Street" development patterns.~~

[1] Includes coordination with the City of Milton on the GA-9 LCI Study as well as consideration to apply for a 2012 LCI grant to fund a potential GA-9/South Main Street Corridor (potentially coordinated jointly with the City of Roswell).

Transportation

Primary Issues and Opportunities

Traffic congestion – The most vocal complaint that Alpharetta residents have about their city concerns its traffic congestion. Increased regional traffic and peak-period congestion are reducing the level of service of many of the city's arterial roadways. Congestion is aggravated by limited connectivity of secondary streets that increases the traffic burden on arterial roads, especially on the city's west side. The city's lack of cross-town routes also contributes to congestion.

GDOT plans for Main Street – Plans by GDOT to reduce congestion on GA-9 as it passes through Alpharetta currently include access management controls such as landscaped median, wider sidewalks, and fewer driveway entrances to individual properties. The plans also remove existing on-street parking.

Many residents and business owners in the area have expressed concern that these plans will do more harm than good. Most agree that improvements are needed for GA-9, but many prefer options that reduce the traffic volume rather than allow for a more continuous traffic flow. One option that has been discussed is that in the future GA-9 should be shifted from Main Street to Westside Parkway through the city, thus allowing for improvements on Main Street that would create a more walkable, vibrant town center.

Bicycle and pedestrian infrastructure – Alpharetta provides an expansive system of sidewalks and pedestrian paths that is a community asset. However, some areas of the city continue to lack sidewalks, or are crossed by wide roads that hamper pedestrian safety. As stated in the ~~2008-2013~~ *Alpharetta Recreation and Parks Master Plan*, ~~more~~ More work is needed to connect the city's greenway and pedestrian system to schools, parks, neighborhoods, activity centers, and other civic attractions. Notably absent is a connection between Big Creek Greenway and Downtown Alpharetta. In general, residents expressed a strong desire to expand the greenway and provide more bike and pedestrian connectivity citywide , especially crossing GA 400. Bike lanes are available in some locations, but cyclists must still share the road along most of the city's corridors. Implementation of bicycle/pedestrian recommendations from previous studies can enhance connectivity and transportation choice.

Public transit service – Though limited compared with many other employment centers of equal size in the Metro Atlanta region, MARTA provides bus service to retail and employment centers in Alpharetta, connecting workers and residents to the rail system via the North Springs MARTA Station in Sandy Springs. Expanded bus service and extension of MARTA rail to the North Point activity center would provide increased mobility and opportunities for mixed-use, transit-oriented development. Additional public transit access would provide those who live and work in Alpharetta with additional transportation choice while also reducing traffic on already-congested corridors.

Inter-parcel connectivity and access management – Recently improved corridors in the city are well-designed for access management and inter-parcel connectivity. The city's more mature corridors, however, have experienced increased peak-period traffic congestion, and sprawling unconnected development.

Comprehensive multi-modal transportation plan – ARC and North Fulton municipalities together prepared and adopted a comprehensive multi-modal transportation plan that addresses parking, traffic and transit, both at local and regional levels. Implementation of the projects recommended by this plan will provide some relief to the city's congestion problems and increase transportation mode choice.

Community Complete Streets –Alpharetta considers all modes of travel to accommodate all users of all ages and abilities as it maintains and enhances its transportation system. Policies adopted in the *Alpharetta Green Community Ordinance;* the Green City Resolution, the *Comprehensive Plan 2025;* the *Comprehensive Transportation Plan, 2002;* the *Unified Development Code;* as well as the LCI plans including the *Downtown Development Plan,* the *Downtown Circulation Study,* and the *North Point Activity Center LCI Plan;* all support and require augmenting the City's bicycle and pedestrian infrastructure, accommodating access to existing and future transit services while striving to facilitate safe and efficient passenger vehicle and freight movement. The City's engineering department requires private developers, City consultants, and City maintenance personnel to follow the latest state and national design guidelines and standards, promoting sustainable infrastructure in a context sensitive manor. Such guidelines and standards support vehicle and freight movement while accommodating alternative modes of travel. In addition, current standards require accommodating individuals with disabilities as well as the young and elderly. Furthermore, the City is actively working with the North Fulton CID as this business organization pursues Travel Demand Management programs and privately funded shuttle transit services.

~~**Using CID to finance improvements –**~~ The NFCID ~~North Fulton CID financing~~ supports financing of much needed transportation infrastructure improvements within ~~the~~ their designated ~~area~~ boundaries, which in turn encourages private investment. Transportation projects needing state and federal funding become more competitive due to matching funds provided by the CID. The CID is positioned to continue to help solve transportation problems.

Goals, Policies and Strategies

T Goal: Provide a transportation system that continues to keep pace with growth and integrates various modes of travel in order to allow mobility options.

T Policy 1: Increase transportation accessibility and mobility.

- ***T Strategy 1.1:*** *Enhance connectivity to community destinations with a street network that expands route options for people driving, biking, walking and riding public transportation.*
- ***T Strategy 1.2:*** *Support transit friendly streets, bicycle routes and walkable communities that provide linkages to activity centers within the city.*
- ***T Strategy 1.3:*** *Promote the development of compact mixed-use and transit-oriented development ~~exclusively~~ particularly in the GA-400 corridor.*

T Policy 2: Provide multi-modal transportation options.

- ***T Strategy 2.1:*** *Develop "Complete Streets" guidelines that encourage a system that accommodates all modes of travel while still providing flexibility to allow designers to tailor the project to unique circumstances.*
- ***T Strategy 2.2:*** *Continue to facilitate the City's traffic calming program that involves physical improvements designed to decrease traffic speed and increase the walkability of roadways. Methods to be used can include raised crosswalks, narrower traffic lanes, addition of on-street parking, roundabouts, and landscaped medians.*
- ***T Strategy 2.3:*** *Ensure that safe, adequate and well-designed facilities are provided for cyclists, including pavement markings, signage and intersection crossings to make biking a safe and convenient transportation option and recreation activity throughout the city. Require that new developments include dedicated bicycle facilities lanes/route as well as bike- and pedestrian-friendly streetscapes.*

- **T Strategy 2.4:** *Encourage an interconnected public sidewalk and trail network within new developments and enhance connectivity area wide by linking new sidewalks and trails to existing sidewalks and trails in adjacent neighborhoods. In addition, the system should link residential areas to commercial, schools, employment centers, transit and parks.*
- **T Strategy 2.5:** *Investigate the feasibility of rail service to Alpharetta, improve park and ride lots, provide express bus service and expand local bus and shuttle services.*
- **T Strategy 2.6:** *While examining new development proposals, assess their ability to offer transportation alternatives and reduce the number of vehicular trips.*
- **T Strategy 2.7:** ~~*Explore*~~ *Continue the development of an express bikeway on the west side of GA-400*

T Policy 3: Improve transportation safety and neighborhood livability.

- ***T Strategy 3.1:*** *Identify roads that need to be upgraded to City standards.*
- ***T Strategy 3.2:*** *Encourage greater levels of school bus ridership.*
- ***T Strategy 3.3:*** *Develop an interconnected system of sidewalks that extends citywide.*
- ***T Strategy 3.4:*** *Provide interparcel connectivity within commercial areas.*
- ***T Strategy 3.5:*** *Minimize cut-through traffic on local roads, and reduce speed limits, where appropriate.*
- ***T Strategy 3.6:*** *Continue development and operation of the city's Traffic Control Center.*

T Policy 4: Improve the environment and air quality.

- ***T Strategy 4.1:*** *Minimize transportation impacts on social, environmental, and historic resources by reducing total vehicle emissions.*
- ***T Strategy 4.2:*** *Encourage development designs to promote pedestrian activity that reduces on-site vehicular dependence.*
- ***T Strategy 4.3:*** *Encourage accommodations for alternative fuel vehicles.*
- ***T Strategy 4.4:*** *For City street improvement projects (including new streets, street widenings, complete street design, and other street improvement measures to the extent practicable), develop public-private partnerships for integrating green infrastructure/low impact development to mitigate stormwater runoff impacts and beautify the right-of-way area.*

T Policy 5: Maintain and preserve the existing transportation system.

- ***T Strategy 5.1:*** *Maintain the City's transportation plan on ~~an annual~~ a regular basis.*
- ***T Strategy 5.2:*** *Promote efficient use of the existing s transportation system, through improved operational and maintenance strategies, including access management along major corridors.*
- ***T Strategy 5.3:*** *Encourage transportation demand management (e.g., vanpools, carpools, telecommuting, etc.) in the private and public sector, and greater development of HOV lanes on major corridors.*

T Policy 6: Develop a network of interconnected streets to provide more access routes and less dependence on the arterial and major collector street system.

- ***T Strategy 6.1:*** *Support development of an interconnected public street network within new developments that links new streets and neighborhoods to existing public streets and adjacent subdivisions, allowing for more than one way in and one way out as well as providing for multiple route options within the development.*

T Policy 7: Maintain active involvement in state and regional transportation planning activities.

- ***T Strategy 7.1:*** *Coordinate with North Fulton cities, North Fulton CID and ARC to implement the North Fulton Comprehensive Transportation Plan.*

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

H Policy 6: Assure that people who work in Alpharetta have the opportunity to live in Alpharetta by maintaining a housing-to-jobs balance.

- ***H Strategy 6.1:*** *Preserve existing neighborhoods as a source of affordable housing.*
- ***H Strategy 6.2:*** *Assess the need of providing additional affordable housing.*

H Policy 7: Promote opportunities for "aging in place".

- ***H Strategy 7.1:*** *Encourage development of housing opportunities for seniors that accommodates the needs of the aging population.*
- ***H Strategy 7.2:*** *Permit development of accessory dwelling units or elderly cottage housing (i.e. granny flats) by-right in all residential areas.*
- ***H Strategy 7.3:*** *Encourage the location of senior-oriented and age-restricted housing developments near shopping and health-related services as well as centrally-located areas that provide goods and services such as downtown.*
- ***H Strategy 7.4:*** *Improve access to transit and sidewalks as transportation alternatives.*

Natural, Historic and Cultural Resources

Primary Issues and Opportunities

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

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

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

Green space for passive recreation – A growing population means the city will need to preserve more greenspace for both passive recreation and environmental sustainability.

Threat of remaining farms/estates converting to suburban residential – Suburban residential development has surrounded the remaining large estates and horse farms located on the city's west side. These properties have defined the character of this area for much of the community's history. Alpharetta residents continue to value history and character, and expressed concern that suburban-scale residential infill could eventually replace the farms/estates.

Threat of losing "small town charm" – Alpharetta's rapid growth during the last two decades has recast the city from a bedroom suburb to an economic hub with highly-valued executive residential housing. As change continues, ~~many residents have expressed concern that the city could further lose the small town charm for which Alpharetta was widely identified.~~ The City will continue to focus on maintaining "small town charm" in selected locations such as; Downtown, Crabapple and single family residential areas.

Regional air quality – Alpharetta is within the Atlanta region's air quality non-attainment zone for ozone and particulate matter. The City must continue to work with regional neighbors to improve air quality and public health.

Tree city – Alpharetta's arborist and Natural Resource Commission work together to maintain the city's urban forest, as required by the Tree Preservation Ordinance. The Arbor Day Foundation has designated Alpharetta as a "Tree City USA." Protecting the city's tree canopy touches the lives of people within the community who benefit daily from the cleaner air, shadier streets, and natural beauty provided by healthy, well-managed urban forests. In addition, it helps present the kind of image that most citizens want to have for the place they live or conduct business.

Goals, Policies and Strategies

NHCR Goal: Protect and nurture natural, cultural and historic resources.

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

- ***NHCR Strategy 1.1:*** *Encourage preservation and enhancement of historic structures and street tree canopies, especially in the downtown area.*
- ***NHCR Strategy 1.2:*** *Protect the natural environment and areas that contribute to the unique character of the city by ensuring a balance between the natural and the built environment, continued use of buffers and other techniques.*
- ***NHCR Strategy 1.3:*** *Explore regional-level partnerships to protect and enhance the natural environment, without being tied to political boundaries.*
- ***NHCR Strategy 1.4:*** *Enlist non-profit land trusts to help preserve open space through voluntary land conservation agreements.*
- ***NHCR Strategy 1.5:*** *Maintain the scenic tree-lined view along GA-400 through corridor setbacks, clearing and grading setbacks and signage and lighting height limitations.*
- ***NHCR Strategy 1.6:*** *Continue to enforce standards and enact ordinances for tree protection, signage, landscaping, streetscape design, sidewalks, bicycle paths, greenways, open space preservation and water quality protection requirements.*
- ***NHCR Strategy 1.7:*** *Continue to study, update, and enforce best available data for floodplains and future floodplains.*
- ***NHCR Strategy 1.8:*** *Continue to evaluate water quality in City streams. Develop projects and regulations that will improve stream water quality. Continue to regulate new development with required discharge water quality measures. Encourage the use of low impact design and reuse water.*
- ***NHCR Strategy 1.9: Continue to evaluate ways to encourage Public Arts Programming and Arts Facilities.***

- ***NHCR Strategy 1.10 : Continue to work with Historic Preservation Commission (established in 2016) to preserve historic properties in the City of Alpharetta.***

NHCR Policy 2: Promote environmental awareness through education.

- ***NHCR Strategy 2.1:*** *Promote environmental awareness among the general public and the development community through educational programs.*
- ***NHCR Strategy 2.2:*** *Continue to utilize environmental education programs for both the general public and development through the City's stormwater group in the Engineering/Public Works Department.*
- ***NHCR Strategy 2.3:*** *Continue to emphasize education and current programs to reduce the solid waste stream even further.*
-

NHCR Policy 3: Permanently protect existing greenspace and purchase or protect additional greenspace to meet a 20% open space objective.

- ~~***NHCR Strategy 3.1:*** *Study applicability of incentives such as the transfer of development rights or tax abatements to encourage preservation of greenspace.*~~

NHCR Policy 4: Continue to lead by example by incorporating green, environmentally-friendly technology into the City's day-to-day operations.

- ***NHCR Strategy 4.1:*** *Utilize sustainable green design for new public buildings (and facilities) to create resource-efficient facilities that reduce cost of operation and maintenance, and address issues such as historic preservation, access to public transit and other community infrastructure systems.*
- ***NHCR Strategy 4.2:*** *Implement technologies and code requirements that lessen dependence on fossil fuels and reduce waste by replacing low-mileage vehicles with more fuel-efficient models (e.g. hybrids, electric, natural gas, etc.), use of solar panels, reuse of waste etc.*

NHCR Policy 5: Encourage green building design, technology and sustainable site design.

- ***NHCR Strategy 5.1:*** *Promote low-impact development through stormwater management, wastewater management, heat island mitigation and light pollution mitigation requirements.*
- ***NHCR Strategy 5.2:*** *Continue to offer incentives such as expedited plan review, inspections, etc. as incentives to encourage the use of "green" materials, systems, and practices.*
- ***NHCR Strategy 5.3:*** *Develop a Sustainable Site Design Guide to describe sustainable site design best practices.*
- ***NHCR Strategy 5.4:*** *Continue to enforce water conservation measures in all new development in the City.*

Community Services and Facilities

Primary Issues and Opportunities

Independence High School in Downtown Alpharetta – The old Milton High School (MHS), now Independence High School (IHS), occupies a large parcel of property in Downtown Alpharetta. When MHS moved to its new campus in Milton, Fulton County Schools opened IHS as its "alternative" high school. The property is in a strategic location relative to plans for downtown revitalization. While it currently does little to attract customers to existing establishments, there is potential for a new use such as a technical college campus or another educational use to provide a catalyst for the continued redevelopment and remaking of Downtown Alpharetta.

~~Outdated City Hall – City Hall has limited space for offices and services and has not expanded along with the city's soaring population growth and service needs. There is opportunity for space needs to be met as part of a larger scale mixed use development project that would both provide room for city services and offer opportunities for private sector retail commercial space.~~

Library services ~~– Alpharetta has expressed interest in expanding the existing Atlanta Fulton County library branch and would like to incorporate a regional library into a downtown, civic-centered development project.~~ Fulton County has incorporated a regional library into the City Center Project.

Expanded recycling efforts desired – Residents have expressed a desire to place higher priority on recycling in Alpharetta. An example is the desire to provide a service similar to that provided by the recycling center operated by the City of Roswell.

Cultural arts facility desired – As noted under previous vision themes, cultural arts offerings in Alpharetta do not match the expectations of residents, to the point that many leave the city for offerings in Roswell, Atlanta and other areas. Residents expressed a desire to support more art galleries, theater, ballet performances, music, and other cultural offerings in Alpharetta.

Regional water supply – Water availability remains one of the Atlanta region's most important issues. Fulton County provides the City with water service. Alpharetta must continue to work with Fulton County and regional partners to ensure long-term access to a sufficient water supply for the existing population and new growth.

Maintaining quality city services – Surveys have revealed that residents are generally pleased with their local government's level of service. In the face of rapid residential and economic growth, the City has met the challenge of providing quality services to a growing population and expanded geography. Continued population growth, demographic shifts toward an older population and future development will continue to challenge the City to provide quality services to residents and businesses.

Greenspace, parks and trails – The need for parks expansion and greenspace preservation will increase as growth continues. The ~~2008-2013~~ *Alpharetta Recreation and Parks Master* ***Plan*** addresses these needs.

Goals, Policies and Strategies

CSF Goal: Provide high quality, sustainable public facilities and services for the citizens and businesses within the city

CSF Policy 1: Encourage infrastructure development that keeps pace with growth and develops concurrently with the city's population, including water and sewer service, public safety, parks and recreation, and general government services.

- ***CSF Strategy 1.1:*** *Ensure that infrastructure and public services are adequately positioned to provide coverage to areas where higher intensity developments planned.*
- ***CSF Strategy 1.2:*** *Continue application of the Cost of Government Services Land Use Model to forecast fiscal impacts of land use decisions within the city.*
- ***CSF Strategy 1.3:*** *Maintain the capital improvements plan and program that is tied to the Comprehensive Plan to ensure that infrastructure keeps pace with new development.*
- ***CSF Strategy 1.4:*** *Revise the Capital Improvements Plan annually as part of the budget process.*
- ***CSF Strategy 1.5:*** *Coordinate development activities with Fulton County to ensure that water and wastewater treatment capacities are sufficient to meet future demand and establish agreements with Fulton County concerning the volume of water the City can acquire and the reserve capacities for sewer effluent.*

CSF Policy 2: Meet the health needs of residents through a combination of private and public sources.

- ***CSF Strategy 2.1:*** *Continue to work with the Fulton County Health Department to develop and expand programming to meet the needs of Alpharetta residents.*

CSF Policy 3: Enhance the quality of life for residents through the provision of greenspace, parks and recreational facilities, and cultural opportunities that are convenient to all city residents.

- ***CSF Strategy 3.1:*** *Create a public art program to promote public art that will foster community pride and improve the visual attractiveness of public spaces.*
- ***CSF Strategy 3.2:*** *Continue expansion of the City's Greenway Program including the northernmost segment extending to the city limits.*
- ***CSF Strategy 3.3:*** *Construct a greenway trail to enhance pedestrian connectivity between the Big Creek Greenway, Wills Park and the downtown core.*
- ***CSF Strategy 3.4:*** *Continue development of the ~~Encore~~ Center for the Arts ~~to include a 2,000 seat multi-use performance hall and a 500 seat black box theater.~~*
- ***CSF Strategy 3.5:*** *Expand the Senior Activity Center and explore the need for a satellite facility.*
- ***CSF Strategy 3.6:*** *Maintain a regionally recognized equestrian center.*
- ***CSF Strategy 3.7:*** *Encourage developers to build recreational opportunities in conjunction with new development, and encourage permanent protection of open space for future generations to enjoy.*

CSF Policy 4: Support an educational system that achieves a higher standard of learning and meets current and future population needs.

- ***CSF Strategy 4.1:*** *Communicate with the Fulton County Board of Education concerning future growth areas of the city and the school board's plans for provision of public schools to meet future capacities.*
- ***CSF Strategy 4.2:*** *Continue to promote local opportunities for education and related human resource development and employee training.*

CSF Policy 5: Support the expansion of library facilities within Alpharetta to meet the growing population needs.

- ***CSF Strategy 5.1:*** *Investigate the feasibility of developing a museum focused on local heritage and culture.*
- ~~***CSF Strategy 5.2:*** *Encourage the Atlanta-Fulton County Library Board to develop a library facility that will meet Alpharetta's needs through the year 2030 and beyond.*~~

Intergovernmental Coordination

Primary Issues and Opportunities

Milton County – Efforts to create Milton County have thus far failed to gain support from the Georgia General Assembly, however different results may come from future legislative sessions. The City must continue to weigh the potential opportunities and challenges that the establishment of Milton County might create for Alpharetta in order to prepare for the future.

Cooperation with neighbors and regional partners – Alpharetta officials will maintain active involvement in ongoing coordinated transportation planning activities with ARC and GRTA. Transportation issues affect everyone and are the foundation for many home purchases, employment selections and economic development decisions. The *North Fulton Comprehensive Transportation Plan* provided a tremendous opportunity for Alpharetta to collaborate with other North Fulton County communities and Community Improvement Districts (CIDs) to address regional transportation planning issues. ~~The City will continue to pursue funding opportunities to implement thee plans.~~The City of Alpharetta will continue these relationships to refine plans addressing regional challenges. In addition, the City of Alpharetta is actively pursuing funding options including State, Federal, and local sources. The current effort to enact a Fulton County Transportation Sales Tax (TSPLOST) is another collaborative effort addressing regional transportation challenges.

Regional Transit – Regional transit planning has been on the State agenda for many years. Current transit options, however, continue to be insufficient for most citizens and employers. MARTA's service area limitations and GRTA's Atlanta focus continue to miss the majority of the area's travel demand. The City continues to support efforts to develop a regional transit system which includes Cobb, Cherokee, Forsyth, and Gwinnett counties in addition to the existing Fulton and DeKalb system.

Also, working with North Fulton CID, in coordination with Roswell, to develop and now implement the *Blueprint North Fulton* was (and remains) an example of Alpharetta working in a proactive manner with its neighbors.

Goals, Policies and Strategies

IC Goal: Coordination with adjacent local governments as well as regional, state and federal agencies

IC Policy 1: Support coordination efforts with the county and the adjacent municipalities of Forsyth County, City of Milton, City of John's Creek and City of Roswell.

IC Policy 2: Promote partnerships between the City and county Board of Education.

IC Policy 3: Coordinate efforts with regional, state and federal agencies.

- ***IC Strategy 1.1:*** *Continue to be actively involved in ongoing transportation planning activities with ~~ARC~~ Atlanta Regional Commission and the North Fulton CID.*
- ***IC Strategy 1.2:*** *Continue to work with the Atlanta Regional Commission to coordinate planning and development efforts in the region.*
- ***IC Strategy 1.3:*** *Work with state and federal agencies to identify funding opportunities to address community development and transportation needs.*
- ***IC Strategy 1.4:*** *Coordinate and participate with the Metropolitan North Georgia Water Planning District. Establish local goals and implementation programs consistent with the water planning goals and objectives.*
- ***IC Strategy 1.5:*** *Continue to coordinate with surrounding municipalities on watershed wide studies, projects, and improvements.*

PART 2

CHARACTER AREA FOCUS

Character Area Policy, Implementation Strategies and Future Development Map for the City of Alpharetta

A key component of the comprehensive planning process is the creation of the Future Development Guide which is expressed by focusing on specific areas of the city. The guide uses Character Areas and future land use categories to describe in detail the vision for growth and development for the next 20 years. This vision, which was developed with a public planning process, is expressed by unique Character Areas.

The Future Development Guide presents the introduction to Character Area-based planning, policies and strategies associated with Character Areas, and the associated map within the four sections described below:

- Character Area-Based Planning Overview
- Character Area Policy and Implementation Strategy
- Future Development Map
- Quality Community Objectives

CHARACTER AREA BASED PLANNING OVERVIEW

Character Area based planning focuses on the way an area is used, how it looks and how it functions. A community is defined by more than the activity that happens on an individual property or what happens within public spaces. In the physical sense, a community is defined by the sum of its parts, both public and private, and how all of the parts function together. Character Areas are used to describe and capture this notion.

Tailored strategies are applied to each area, with the goal of enhancing the existing character/function or promoting a desired new character for the future. Character Areas define areas that presently have unique or special characteristics that need to be preserved, have potential to evolve into unique areas or that require special attention because of unique development issues. Additionally, Character Areas describe intent for future development.

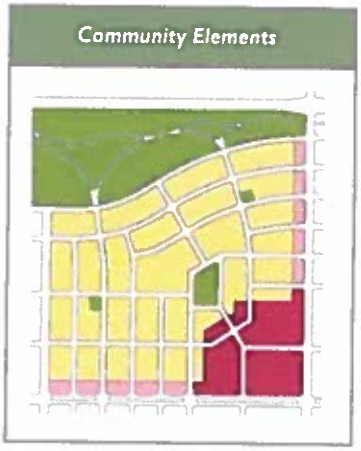
The Character Areas described in this plan are grouped based on four essential development patterns, or Community Elements, that when combined define a complete community. They provide a basic framework to describe how certain areas should function and develop. The Character Area names include a unique descriptor as well as a Community Element name to link the character area to a particular type of development pattern.

Community Elements

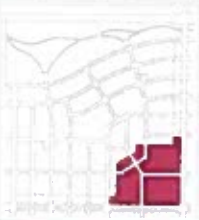
The Community Elements used in the Character Area Policy section of this chapter describe general development patterns that have unique characteristics. These elements are represented by the following:

- Open Space
- Neighborhoods
- Centers
- Corridors

Below is a summary diagram as well as a summary table of the general characteristics of each Community Element.



Summary of Community Elements

Community	Diagram	Summary
Open Space		• Limited or no development • Broadly includes natural areas, parks, recreation areas, etc.
Neighborhood		• Primary area of residence • Provide diversity of housing • Usually features housing located near corridors, activity centers and open spaces
Center		• General gathering places within neighborhoods or at the edges of neighborhoods • Provide access to wide range of retail and commercial services, civic functions, etc. • Typically represent highest level of activity and intensity of development within community
Corridor		• Primary link between neighborhoods, activity centers and other communities • Primarily includes transportation corridors connecting different neighborhoods and centers • Function either as throughways or destinations, depending on land uses

Relationship of Future Development Map to Zoning

City zoning consists of both a zoning map and a written ordinance that divides the city into zoning districts, including various residential, commercial, mixed-use and industrial districts. The zoning regulations describe what types of land uses and specific activities are permitted in each district, and also regulate how buildings, signs, parking and other construction may be placed on a lot. The zoning regulations also provide procedures for rezoning and other applications.

The zoning map and zoning regulations provide property owners in Alpharetta with certain rights to development, while the *Community Agenda's* Future Development Map serves as a guide to the future development of property. The Future Development Map and Character Area Policy should be used as a guide for future rezoning decisions.

How to Use the Future Development Map

The future development guide serves many functions and should be used to make decisions about public projects and private development. For public projects, the future development guide should be used to assess the context for a project and the desired character where a project will be located. Public projects should be designed to support the desired character for public space within the character area(s), serve adjacent private properties in an appropriate manner and support the larger vision and goals for the city.

For private projects, the future development guide should be used to identify the type and location of new development as well as make decisions about re-zoning applications. If a proposed project requires a rezoning to create the project, the character area policy and the future development map should be used to identify what other zoning categories are appropriate for the property.

Decisions about rezoning applications should be made using the character area policy and the future development map, which applies future land use classifications to properties. Each future land use classification includes a list of appropriate zoning districts that apply to that particular future land use classification.

City officials and private developers proposing public infrastructure/building projects and private sector development requiring an application for rezoning should follow the Future Development Guide decision-making process described below:

- Identify which character area(s) the proposed project is located in.
- Read the character area description to understand the desired context and character for the project.
    - For *public projects*, such as a park or transportation project, use the character area description to determine how to plan and design the project. Be sure that the project fits within the context of the character area while also meeting the vision and goals for the city as a whole.
    - For *private development*, read the character area description to understand the context and vision for the area where the project is located. Next identify the future land use classification for the project property using the future development map.
- For rezoning applications, make a decision for or against the rezoning based on the information within the character area policy and the future land use designation for the property.

FUTURE LAND USE CLASSIFICATION DESCRIPTIONS

The Future Land Use Classification descriptions below include a brief summary of the type, scale and intensity of development associated with the classification. Compatible zoning districts for each classification are presented within the description of each character area on the preceding pages.

Residential Estate – Personal Agricultural uses, such as farms and gardens, as well as single-family detached houses on lots that are 3 acres and greater in size.

Very Low Density Residential – "For sale" detached houses on lots of 1 acre and 22,000 sq. ft. with a max. development density of 1 to 2 units/acre.

Low Density Residential – "For sale" detached house on lots from 15,000 to 12,000 sq. ft. with a max. development density of 2 to 3 units/acre.

Medium Density Residential – "For sale" detached house with min. lot size of 10,000 sq. ft. as well as "for sale" attached houses with a max. density of 4 units/acre.

High Density Residential – "For sale" attached houses with a max. density of 10 units/acre as well as "for rent" apartments with a max. density of 10 units/acre.

Downtown Density – Residential attached and detached in the downtown master plan area with densities in compliance with the Downtown Master Plan.

Professional/Business Office – Office developments with businesses such as professional services, financial institutions and medical services.

Corporate ~~Campus~~ Office – Corporate ~~campus~~ Office and businesses park development that primarily includes office buildings. Commercial uses are acceptable but they should be secondary to office uses and be oriented to serve the businesses in the immediate area.

Commercial – Businesses that provide goods and services such as shopping centers, grocery stores, retail stores, restaurants, entertainment, lodging and other general services to meet the daily needs of the community.

Central Business District – Mixed use development typical of a traditional downtown including offices, shops, residences and civic uses.

Mixed Use – Office, commercial and residential uses mixed vertically within a building and/or horizontally within a development.

Business/Manufacturing/Warehousing/ Light Industrial – Businesses with a focus on research and development, low-impact distribution and warehousing as well as low impact manufacturing.

Open Space

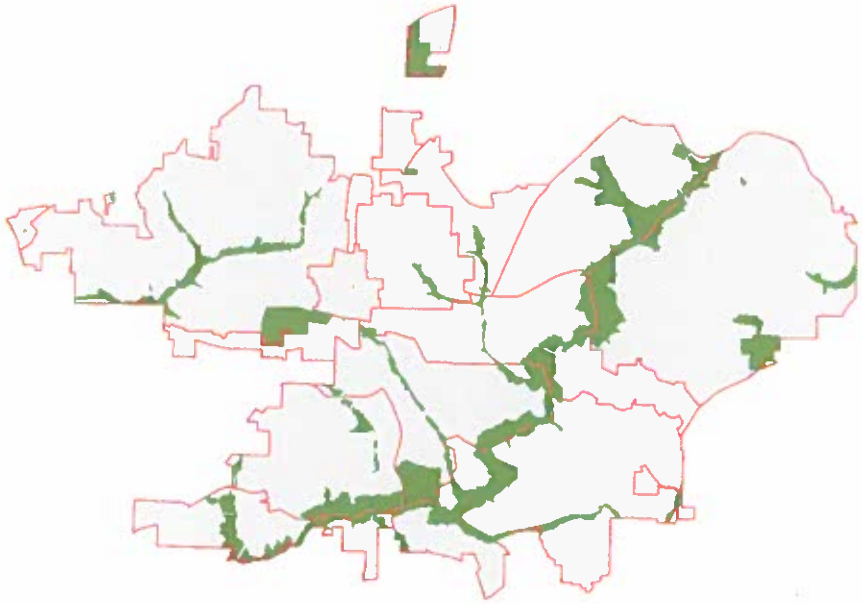
Open space is the least developed Community Element, but it is also an important component of a community's quality of life. Open space ranges from natural areas, such as nature preserves, as well as formal parks, such as neighborhood greens or recreation facilities.

Natural areas are important to preserve because they provide important environmental services as well as an opportunity for the community to connect with and enjoy nature. Emphasis should be placed on connecting natural features to support a healthy natural environment. When natural environments are interrupted or segregated by the built environment, their functional health is reduced. These special areas can be both public and private. Public natural areas can be in the form of parks or government owned land, such as Big Creek Greenway. Privately owned natural areas can be in the form of conservation easements or undesirable areas for development because of sensitive natural features, such as private property within the floodplain.

Formal open spaces provide opportunities for active recreation as well as places for a community to gather for leisure activities, special events and civic functions. They also help create an active, healthy community for all ages by providing opportunities to socialize and play. These open spaces range in size, context and function. Within neighborhoods, formal parks can be small passive parks, parks pocket, or larger neighborhood or community recreation areas. Within activity centers or along corridors, open space should serve as a focal point and compliment the adjacent higher intensity uses. Examples include plazas, courtyards and squares.

For existing parks, emphasis should be on maintenance of facilities, if any, as well as enhancements. Enhancements should include expansion of recreation facilities based on the needs of the community as well as accessibility to and from the park for pedestrians, bike riders and vehicles.

Because open spaces are located throughout Alpharetta, and in many cases cross character area boundaries, there are no open space character areas. Instead, open space policies are set within each character area using text descriptions and future land uses. Below is a graphic showing the general location of open space in Alpharetta.



Neighborhood Character Areas

Neighborhood Character Areas are the primary areas of residence for the community and they can range in development pattern, size, price point and style. In general terms, neighborhoods provide a diversity of housing to meet the needs of all residents in the community and the needs of residents at every point in the life cycle.

Neighborhood Character Areas range in character and development form. Factors influencing the character of a neighborhood include development intensity, the transportation network, green space, the balance of natural and built features, and proximity to activity centers and corridors.

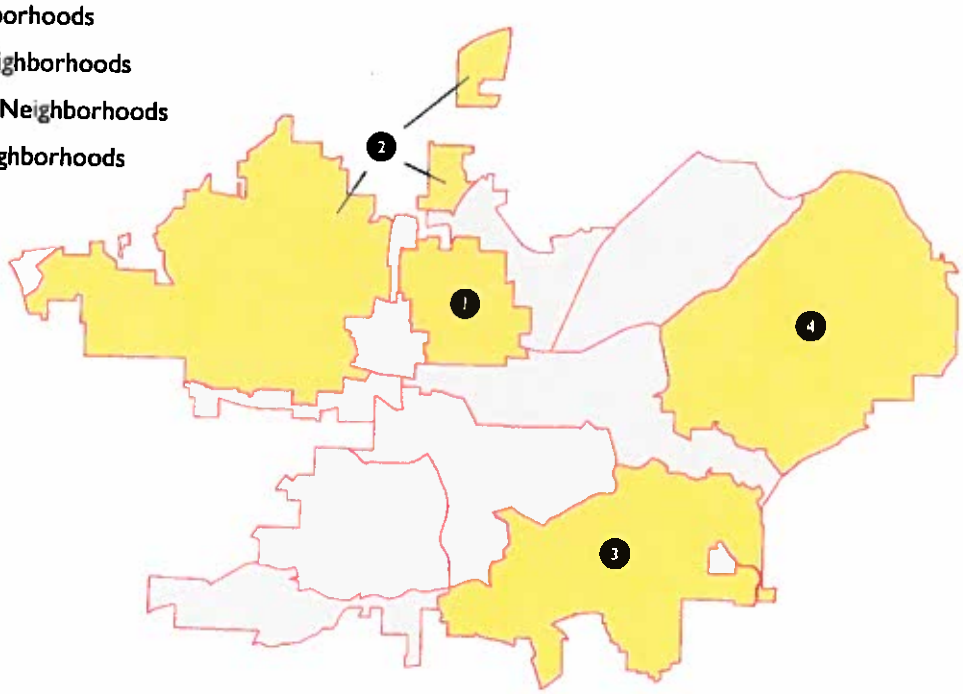
Residential land uses predominate in each of the Neighborhood Character Areas. Other major land uses include civic uses, such as places of worship, or green space, such as public parks. Commercial land uses that meet the immediate needs of the surrounding households can be appropriate, but theses uses typically locate at the edge of a Neighborhood Character Area or within Activity Centers and Corridors character areas.

The intensity of residential development ranges throughout the community. Single-family detached homes generally define the character of Alpharetta neighborhoods with higher intensity residential uses located either at the edge or within activity centers and along corridors. Higher intensity residential uses, such as townhomes or multi-story apartments can also provide a transition from higher intensity non-residential development and established single-family.

Regardless of the type, scale and intensity of development, Neighborhood Character Areas generally should focus on maintenance of established communities, providing for appropriately-placed (per the Future Development Map) housing diversity and enhancing connectivity. Housing diversity refers to providing a range of housing options to meet the needs of the entire community.

The *Neighborhood* Character Areas in Alpharetta include the following:

1. Central Neighborhoods
2. Northwest Neighborhoods
3. Kimball Bridge Neighborhoods
4. Windward Neighborhoods



Central Neighborhoods

Intent: MAINTAIN and ENHANCE established neighborhoods, as well as connectivity to corridors and activity centers with vehicular, pedestrian and bicycle improvements. CREATE opportunities for new, more intense residential development at the edge of the character area that provide a transition from a mix of uses in activity centers and corridors to single-family residential neighborhood uses.

General Description: Central Neighborhoods Character Area is characterized by a mix of residential uses including single-family, detached residential subdivisions, townhomes and apartments. Single-use activity on individual lots defines the general development pattern. Street networks have curvilinear streets with moderate distances between intersections. Buildings have moderate to shallow setbacks and use the building structure or landscaping to frame the street.

Green space is largely incorporated on individual lots, but small neighborhood parks in neighborhoods can enhance the quality of life. Streetscape elements such as street trees and other plantings may also enhance the character of streets.

Connectivity is moderate for vehicles, pedestrians, bicycle users and public transit riders. Roadway, curb and gutter, sidewalks, and formal landscaping at the edge of the public right-of-way and private property typically define roadway cross sections.

Future development should emphasize connectivity and housing diversity. It should also focus on creating a pedestrian-friendly environment by adding sidewalks and encouraging bicycle use with infrastructure that makes biking safe and convenient. This complete transportation system should link residential areas to the broader community and major destinations such as schools, parks, commercial clusters, adjacent activity centers, corridors, etc.

Application: Central Neighborhoods is generally located in central Alpharetta and is bound by the Downtown Activity Center and the North Main, Windward and Old Milton Corridors. The area is primarily zoned residential and is envisioned to remain residential.

DESIGN PRINCIPLES

Site Design

- Vehicular access from private driveways, alleys or side streets.
- Moderate to shallow setbacks are generally 40 to 20 feet in depth
- Low to moderate lot coverage with small to medium building footprint in relation to lot size
- Reduced setbacks (min. 10 feet) and increased lot coverage in areas closer to Downtown

Density/Intensity

- Low to high density/intensity
- 1 to 3 story buildings

Green Space

- Informal landscaping with passive use areas
- Formal landscaping with built areas
- Neighborhood Parks

Transportation

- Moderate pedestrian and bicycle connectivity with sidewalks, bikeways and greenways
- Moderate vehicular connectivity with curvilinear streets and moderate distance between intersections
- Low to moderate access to public transportation

Supporting Plans/Studies

- N. Fulton Comp. Transportation Plan
- 2008-13 Recreation & Parks Master Plan
- Upper Foe Killer Creek Watershed Study
- 2015 Downtown Master Plan

Future Land Use Categories with Compatible Zoning Districts

- Very Low Density Residential: R and R-22
- Low Density Residential: R-15, R-12 and CUP[2]
- Medium Density Residential: R-10, R-4A and CUP[3], CUP[4] and DT-R
- High Density Residential: R-8A, R-10M and CUP,[5] CUP[6] and DT-R
- Commercial: C-1, C-2, PSC and CUP[7]
- Public/Institutional/Education: SU
- Parks/Recreation/Open Space: OSR, SU, CUP[8]

Unique Issues and Opportunities

- Neighborhoods are transitioning from single-family subdivisions to higher density residential developments
- Remains an attractive place to live due to convenient access to main roadways
- Generally located within walking or biking distance of destinations such as Downtown or Wills Park
- Limited bike and pedestrian connectivity

Visual Character Description

Development Pattern	Transportation	Green Space

[2] With single-family detached residential designation

[3] With single-family detached residential designation and single-family attached residential designation

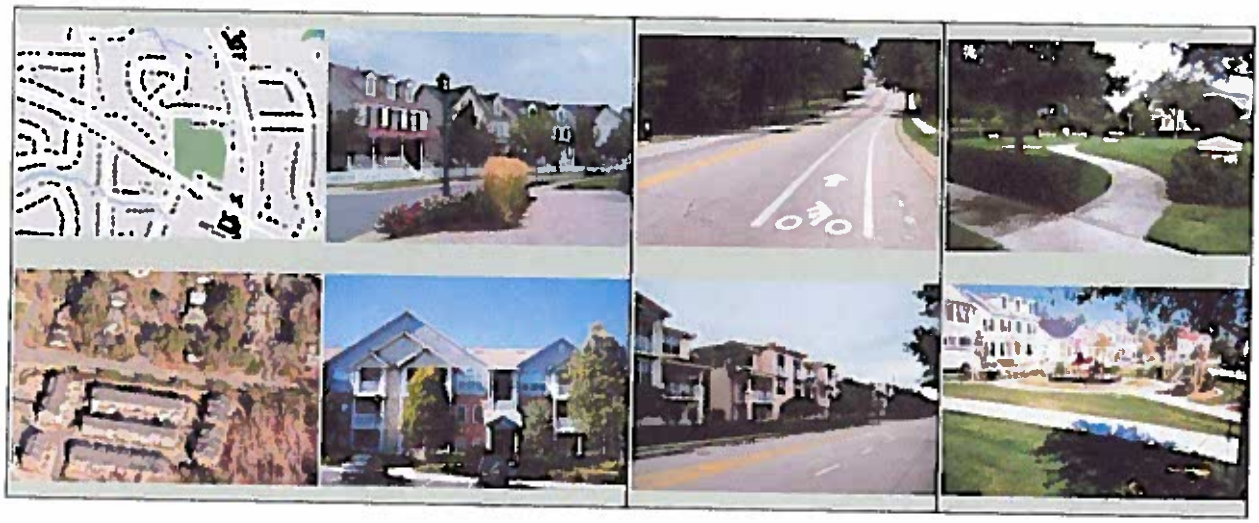
[4] With single-family detached residential designation and single-family attached residential designation

[5] With single-family attached residential designation and multi-family residential designation

[6] With single-family attached residential designation and multi-family residential designation

[7] With *commercial* designation

[8] With *open space* designation



Northwest Neighborhoods

Intent: MAINTAIN and ENHANCE established neighborhoods, the character of residential estate properties as well as connectivity to corridors and activity centers with vehicular, pedestrian and bicycle improvements.

General Description: Northwest Neighborhoods Character Area is defined largely by single-family, detached residential subdivisions with a lot sizes ranging from large residential estate to smaller-lot. Townhome and apartment clusters also are in the character area; however, the "horse-farm" and estate quality of area should be preserved.

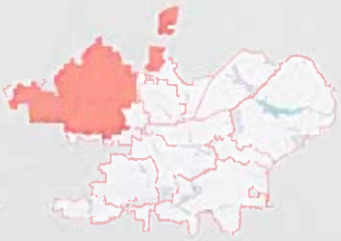
Single-use activity on individual lots defines the general development pattern. Street networks have curvilinear streets with moderate distances between intersections. Buildings have moderate to shallow setbacks. Building structures or landscaping frame the street.

Green space is largely incorporated on individual lots, but small neighborhood and community parks in neighborhoods enhance the quality of life. Wills Park and Alpharetta Park currently serve this area of the city. Streetscape elements such as street trees and other plantings may also enhance the character of streets.

Connectivity is moderate for vehicles and low to moderate for pedestrians, bicycle users and public transit riders. Roadway, curb and gutter, sidewalks, and formal landscaping at the edge of the public right-of-way and private property typically define roadway cross sections for all areas but those with residential estate character.

Future development should emphasize connectivity enhancement, maintenance of neighborhoods, maintenance of estate lot character while also creating a pedestrian-friendly environment by adding sidewalks and encouraging bicycle use with infrastructure that makes biking safe and convenient. This complete transportation system should link residential areas to the broader community and major destinations such as schools, parks, downtown, commercial clusters, adjacent activity centers, corridors, etc.

Application: Northwest Neighborhoods is generally located in northwest Alpharetta and generally bound by the Downtown and Crabapple Activity Centers, the Windward, North Main and South Main Corridors as well as the cities of Milton and Roswell. The area is primarily zoned residential and is envisioned to remain residential.



DESIGN PRINCIPLES

Site Design

- Vehicular access from private driveways
- Moderate to shallow setbacks are generally 40 to 20 feet in depth as well as larger lots of 1.0+ acres in size with 100-foot setbacks.
- Low to moderate lot coverage with small to medium building footprint in relation to lot size

Density/Intensity

- Low to moderate density/intensity
- 1 to 3 story buildings

Green Space

- Informal landscaping with passive use areas
- Formal landscaping with built areas
- Neighborhood Parks
- Community Parks

Transportation

- Low to moderate pedestrian and bicycle connectivity with sidewalks, bikeways and greenways
- Moderate vehicular connectivity with curvilinear streets and moderate distance between intersections
- Low to moderate access to public transportation

Supporting Plans/Studies

- N. Fulton Comp. Transportation Plan
- 2008-13 Recreation & Parks Master Plan
- Upper Foe Killer Creek Watershed Study
- Etowah Habitat Conservation Plan

Future Land Use Categories with Compatible Zoning Districts

- Residential Estate: AG, RE and R
- Very Low Density Residential: R and R-22
- Low Density Residential: R-15, R-12 and CUP[9]
- Public/Institutional/Education: SU
- Parks/Recreation/Open Space: OSR, SU, CUP[10]

Unique Issues and Opportunities

- Undeveloped estate properties exist that may remain as is or change to single family developments typical of the area
- Traffic congestion along major roads such as Rucker Road impacts residential quality of life
- Limit uses or expansion of uses that generate additional roadway trips
- Limited vehicular, bike and pedestrian connectivity

Visual Character Description

[9] With single-family detached residential designation

[10] With *open space* designation

Kimball Bridge Neighborhoods

Intent: MAINTAIN existing suburban-scale neighborhoods and **ENHANCE** connectivity to corridors and activity centers with vehicular, pedestrian and bicycle improvements.

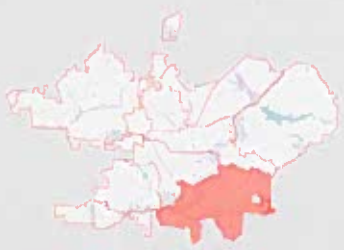
General Description: Kimball Bridge Neighborhoods Character Area is defined largely by single-family, detached residential subdivisions, many of which are part of planned neighborhood developments. While clusters of townhomes and apartments define the western edge of the character area, single-use activity on individual lots defines the general development pattern. Street networks have curvilinear streets and moderate distances between intersections. Buildings have moderate setbacks and use the building structure or landscaping to frame the street.

Green space is largely incorporated on individual lots, but neighborhood and community parks in neighborhoods enhance the quality of life. Streetscape elements such as street trees and other plantings may also enhance the character of streets.

Connectivity is moderate for vehicles and low to moderate for pedestrians, bicycle users and public transit riders. Roadway, curb and gutter, sidewalks, and formal landscaping at the edge of the public right-of-way and private property typically define roadway cross sections.

Future development should emphasize connectivity enhancement, creating a pedestrian-friendly environment by linking sidewalks and encouraging bicycle use with infrastructure that makes biking safe and convenient. This complete transportation system should link residential areas to the broader community and major destinations such as schools, Big Creek Greenway, parks, commercial clusters, adjacent activity centers, corridors, etc.

Application: Kimball Bridge Neighborhoods is generally located in southeast Alpharetta and generally bound by the Kimball Bridge Activity Center, Old Milton Corridor and the cities of Roswell and Johns Creek. The area is primarily zoned residential and is envisioned to remain residential.



DESIGN PRINCIPLES

Site Design

- Vehicular access from private driveways
- Moderate to shallow setbacks are generally 40 to 20 feet in depth
- Low to moderate lot coverage with small to medium building footprint in relation to lot size

Density/Intensity

- Low to moderate density/intensity
- 1 to 3 story buildings

Green Space

- Informal landscaping with passive use areas
- Formal landscaping with built areas
- Neighborhood Parks
- Community Parks

Transportation

- Low to moderate pedestrian and bicycle connectivity with sidewalks, bikeways and greenways
- Moderate vehicular connectivity with curvilinear streets and generous to moderate distance between intersections
- Low to moderate access to public transportation

Supporting Plans/Studies

- N. Fulton Comp. Transportation Plan
- 2008-13 Recreation & Parks Master Plan
- Big Creek Watershed Study

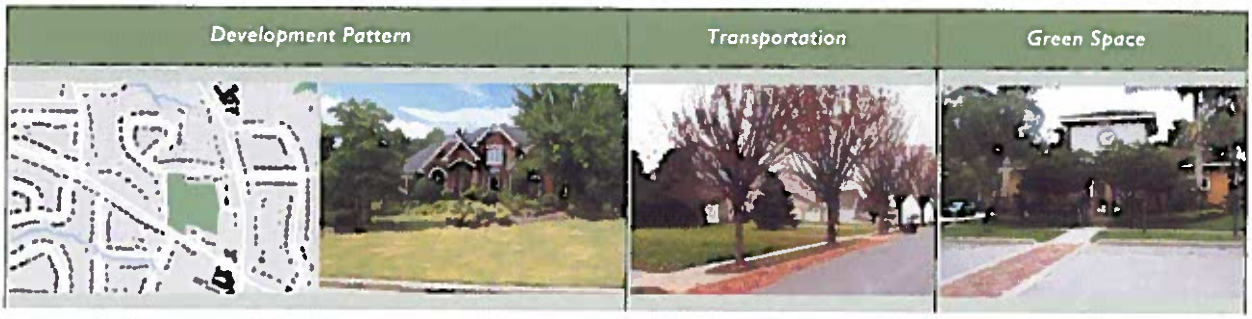
Future Land Use Categories with Compatible Zoning Districts

- Low Density Residential: R-15, R-12 and CUP[11]
- Medium Density Residential: R-10, R-4A and CUP[12]
- High Density Residential: R-8A, R-10M and CUP[13]
- Public/Institutional/Education: SU
- Parks/Recreation/Open Space: OSR, SU, CUP[14]

Unique Issues and Opportunities

- Near Old Milton Parkway, Kimball Bridge Road and GA-400 as well as Big Creek Greenway
- Schools, parks and recreation areas are community assets
- Limited bike and pedestrian connectivity
- Traffic challenges associated with east-west traffic volumes on Kimball Bridge Road
- Prevent retail creep up North Point Parkway

Visual Character Description



[11] With single-family detached residential designation

[12] With single-family detached residential designation and single-family attached residential designation

[13] With single-family attached residential designation and multi-family residential designation

[14] With *open space* designation

Windward Neighborhoods

Intent: MAINTAIN existing planned, suburban-scale neighborhoods and **ENHANCE** connectivity to corridors and activity centers with pedestrian and bicycle improvements.

General Description: Most of Windward Neighborhoods was part of a large planned community characterized by suburban-scale residential neighborhoods. Single-use activity on individual lots defines the general development pattern. Street networks have curvilinear streets with moderate distances between intersections. Buildings have moderate to shallow setbacks and use the building structure or landscaping to frame the street.

Green space is largely incorporated on individual lots, but small neighborhood parks in neighborhoods enhance the quality of life. Windward Neighborhoods, however, also includes the existing Golf Club of Georgia and Lake Windward. Streetscape elements such as street trees and other plantings also enhance the character and appearance of streets.

Connectivity is moderate for vehicles and low to moderate for pedestrians, bicycle users and public transit riders. Roadway, curb and gutter, sidewalks, and formal landscaping at the edge of the public right-of-way and private property typically define roadway cross sections.

Future development should emphasize connectivity and maintenance of existing character by creating a more pedestrian-friendly environment by linking sidewalks and encouraging bicycle use with infrastructure that makes biking safe and convenient. This complete transportation system should link residential areas to the broader community and major destinations such as schools, Big Creek Greenway, Webb Bridge Park, commercial clusters, adjacent activity centers, corridors, etc.

Application: Windward Neighborhoods is generally located in northeast Alpharetta, primarily zoned for suburban-scale residential, and is envisioned to remain residential.

DESIGN PRINCIPLES

Site Design

- Vehicular access from private driveways
- Moderate to shallow setbacks are generally 40 to 20 feet in depth
- Low to moderate lot coverage with small to medium building footprint in relation to lot size

Density/Intensity

- Low to moderate density/intensity
- 1 to 3 story buildings

Green Space

- Informal landscaping with passive use areas
- Formal landscaping with built areas
- Golf Course
- Neighborhood Parks
- Community Park – Webb Bridge Park

Transportation

- Low to moderate pedestrian and bicycle connectivity with sidewalks, bikeways and greenways
- Moderate vehicular connectivity with curvilinear streets and generous to moderate distance between intersections
- Low to moderate access to public transportation

Supporting Plans/Studies

- N. Fulton Comp. Transportation Plan
- 2008-13 Recreation & Parks Master Plan
- Windward Master Plan
- Big Creek Watershed Study

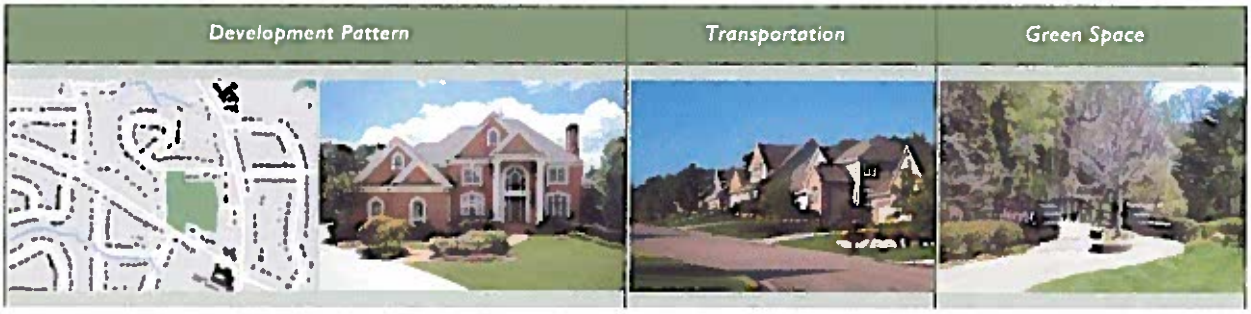
Future Land Use Categories with Compatible Zoning Districts

- Residential Estate: AG, RE and R
- Low Density Residential: R-15, R-12 and CUP[15]
- Medium Density Residential: R-10, R-4A and CUP[16]
- High Density Residential: R-8A, R-10M and CUP[17]
- Commercial: C-1, C-2, PSC and CUP[18]
- Professional/Business Office: O-P and CUP[19]
- Public/Institutional/Education: SU
- Parks/Recreation/Open Space: OSR, SU, CUP[20]

Unique Issues and Opportunities

- Primarily developed as a large planned community
- Near Windward Parkway, Old Milton Parkway and GA-400 as well as Big Creek Greenway
- Schools, parks and recreation areas are community assets
- Resist development pressure on remaining designated greenspace

Visual Character Description



[15] With single-family detached residential designation

[16] With single-family detached residential designation and single-family attached residential designation

[17] With single-family attached residential designation and multi-family residential designation

[18] With *commercial* designation

[19] With office and light industrial designation

[20] With *open space* designation

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Corridor Character Areas

Corridors provide linkages between neighborhoods, activity centers and to other communities. They range in character depending on the design and function of the roadway and adjacent land uses. Additionally, corridors can function as throughways or destinations, depending on the land uses.

The general development pattern is linear along a major roadway. In suburban settings, lots are typically moderate to deep with building setbacks that are adequate to accommodate landscaping. Land uses are predominantly commercial and office uses, with the highest activity uses typically clustered around major intersections. Some higher-intensity residential uses, such as multi-story apartments, can be found along suburban corridors, usually located between major intersections.

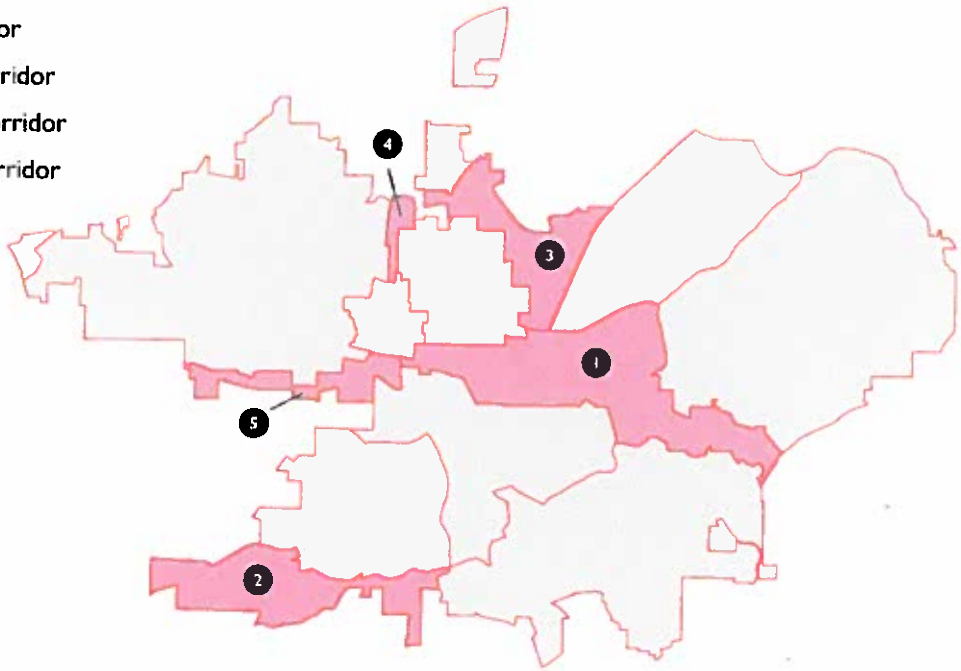
In urban settings, lots are more commonly shallow to moderate in depth. Buildings are located closer to the street with moderate to shallow setbacks. Land uses are mixed and can include residential and non-residential uses.

Corridors should be designed in context, both to the character and uses along the roadway as well as the neighborhoods and activity centers that connect to the corridor. The highest intensity uses should generally be clustered around major intersections with less intense uses, such as residential or offices, located between major intersections.

Additionally, corridor development and transportation improvements should focus on expanding transportation mode options including driving, walking, biking and public transportation. This effort also includes linking adjacent residential areas to major destinations along the corridor and creating a safe and convenient throughway to other destinations in the community.

The Corridor Character Areas in Alpharetta include the following:

1. Old Milton Corridor
2. Mansell Corridor
3. Windward Corridor
4. North Main Corridor
5. South Main Corridor



Old Milton Corridor

Intent: ENHANCE existing commercial and office character along the corridor with streetscape and property improvements, as well as vehicular, pedestrian, bicycle and public transportation connectivity to destinations along the corridor, activity centers and neighborhoods. **CREATE** opportunities for mixed use, commercial, office and medium and high density residential developments.

General Description: Old Milton Corridor Character Area is characterized by a linear mix of commercial, office professional and residential uses along Old Milton Parkway. Single-use activity on individual lots defines the general development pattern. The street network has curvilinear streets with moderate distances between intersections. Buildings have moderate to shallow setbacks and use the building structure or landscaping to frame the street.

Green space is largely incorporated on individual lots, but small neighborhood parks along the corridor can enhance the quality of life. Streetscape enhancements that include street trees and other plantings may also enhance the character of streets.

Connectivity is moderate for vehicles and public transit riders and moderate to high for pedestrians and bicycle users. Roadway, curb and gutter, sidewalks, and formal landscaping at the edge of the public right-of-way and private property typically define roadway cross sections.

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

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

DESIGN PRINCIPLES

Site Design

- Vehicular access from private driveways, alleys, side streets and frontage roads
- Deep to moderate setbacks are generally 40 feet or greater in depth shallow setbacks 10 feet or greater near Downtown
- Moderate to high lot coverage with medium to large building footprint in relation to lot size

Density/Intensity

- Moderate to high density/intensity
- 1 to 10 story buildings

Green Space

- Formal landscaping with built areas
- Neighborhood Parks
- Community Parks

Transportation

- Moderate to high pedestrian and bicycle connectivity with sidewalks, bikeways and greenways
- Moderate vehicular connectivity with curvilinear streets and moderate distance between intersections
- Moderate access to public transportation

Supporting Plans/Studies

- N. Fulton Comp. Transportation Plan
- 2008-13 Recreation & Parks Master Plan
- Upper Foe Killer Creek Watershed Study
- Big Creek Watershed Study
- 2015 Downtown Master Plan

Future Land Use Categories with Compatible Zoning Districts

- Low Density Residential: R-15, R-12 and CUP[21]
- Medium Density Residential: R-10, R-4A and CUP[22]
- High Density Residential: R-8A, R-10M., CUP[23] and DT-LW
- Commercial: C-1, C-2, PSC and CUP[24]
- Corporate ~~Campus~~ Office: O-I and CUP[25]
- Professional/Business Office: O-P, CUP and DT-LW[26]
- Mixed Use: MU
- Public/Institutional/Education: SU
- Parks/Recreation/Open Space: OSR, SU, CUP[27]

Unique Issues and Opportunities

- Primary east-west route– connecting to GA-400, downtown and to the east and west
- Traffic congestion along parkway
- Need to balance the corridor's role as transportation corridor with continued growth of the corridor as a major destination
- West of GA-400, development should transition to traditional Main Street
- Pedestrian/ bicycle connectivity and open space between Downtown Alpharetta and Avalon

Visual Character Description

Development Pattern	Transportation	Green Space

[21] With single-family detached residential designation

[22] With single-family detached residential designation and single-family attached residential designation

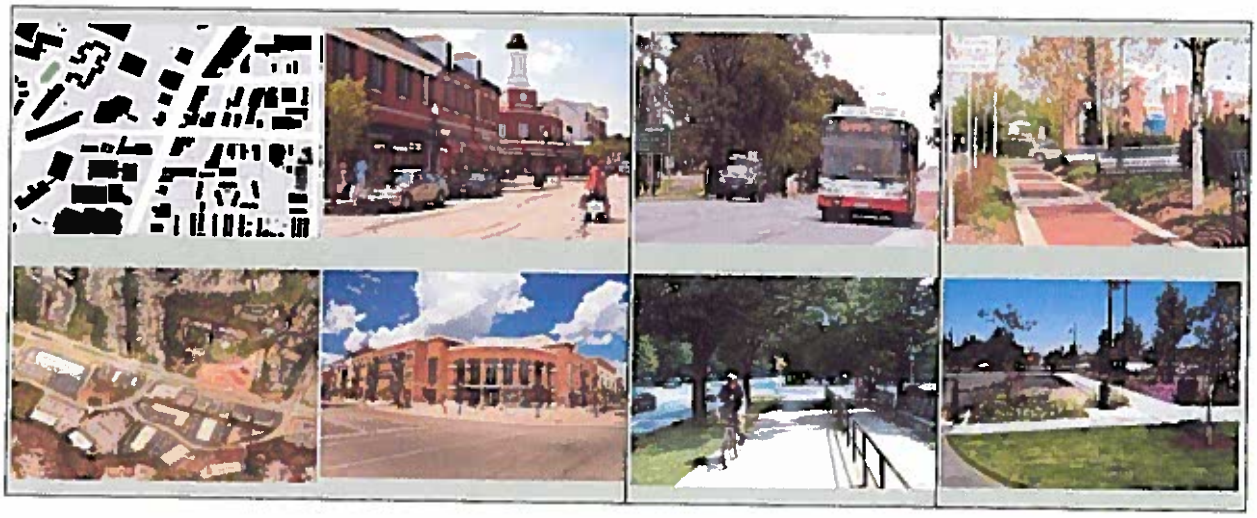
[23] With single-family attached residential designation and multi-family residential designation

[24] With *commercial* designation

[25] With office and light industrial designation

[26] With office and light industrial designation

[27] With *open space* designation



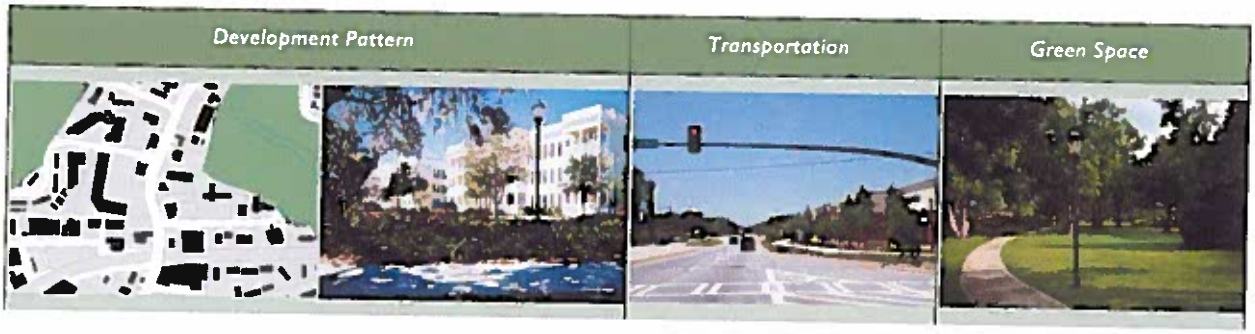
Future Land Use Categories with Compatible Zoning Districts

- Low Density Residential: R-15, R-12 and CUP[28]
- Medium Density Residential: R-10, R-4A and CUP[29]
- High Density Residential: R-8A, R-10M and CUP[30]
- Commercial: C-1, C-2, PSC and CUP[31]
- Professional/Business Office: O-P and CUP[32]
- Corporate ~~Campus~~ Office: O-I and CUP[33] with 'Office and Light Industrial' designation
- Mixed Use: MU
- Public/Institutional/Education: SU
- Parks/Recreation/Open Space: OSR, SU, CUP[34]

Unique Issues and Opportunities

- Gateway to city with access to Big Creek Greenway, GA-400, Alpharetta, Roswell, Johns Creek
- MARTA Park-and-Ride provides a public transit connection
- Limited bike and pedestrian connectivity

Visual Character Description



[28] With single-family detached residential designation

[29] With single-family detached residential designation and single-family attached residential designation

[30] With single-family attached residential designation and multi-family residential designation

[31] With *commercial* designation

[32] With office and light industrial designation

[33] With office and light industrial designation

[34] With *open space* designation

Publix

Windward Corridor

Intent: ENHANCE existing commercial, office and residential character with streetscape and property improvements, as well as vehicular, pedestrian, bicycle and public transportation connectivity to destinations along the corridor, activity centers and neighborhoods. **CREATE** opportunities for mixed use, commercial, office and medium and high density residential developments.

General Description: Windward Corridor Character Area is characterized by a linear mix of commercial, office professional and residential uses along Windward Parkway and the northern section of Westside Parkway. Single-use activity on individual lots defines the general development pattern. The street network has curvilinear streets with moderate distances between intersections. Buildings have moderate to shallow setbacks and use the building structure or landscaping to frame the street.

Green space is largely incorporated on individual lots, but small neighborhood and community parks along the corridor can enhance the quality of life. Streetscape enhancements that include street trees and other plantings may also define and enhance the character of streets.

Connectivity is moderate for vehicles and public transit riders and moderate to high for pedestrians and bicycle users. Roadway, curb and gutter, sidewalks, and formal landscaping at the edge of the public right-of-way and private property typically define roadway cross sections.

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

Application: Windward Corridor extends west from GA-400 along the northern edge of Alpharetta, as shown on the Future Development Map. The area is zoned for a mix of residential, office and commercial. Windward Parkway is envisioned to evolve as a more compact, walkable office/commercial corridor, while Westside Parkway is envisioned to evolve an office, commercial and residential use mix.

DESIGN PRINCIPLES

Site Design

- Vehicular access from private driveways, alleys, side streets and frontage roads
- Deep to moderate setbacks are generally 40 feet or greater in depth
- Moderate to high lot coverage with medium to high building footprint in relation to lot size

Density/Intensity

- Moderate density/intensity
- 1 to 3 story buildings

Green Space

- Formal landscaping with built areas
- Neighborhood Parks
- Community Parks

Transportation

- Moderate to high pedestrian and bicycle connectivity with sidewalks, bikeways and greenways
- Moderate vehicular connectivity with curvilinear streets and generous to moderate distance between intersections
- Moderate access to public transportation

Supporting Plans/Studies

- N. Fulton Comp. Transportation Plan
- 2008-13 Recreation & Parks Master Plan
- Big Creek Watershed Study
- Upper Foe Killer Creek Watershed Study

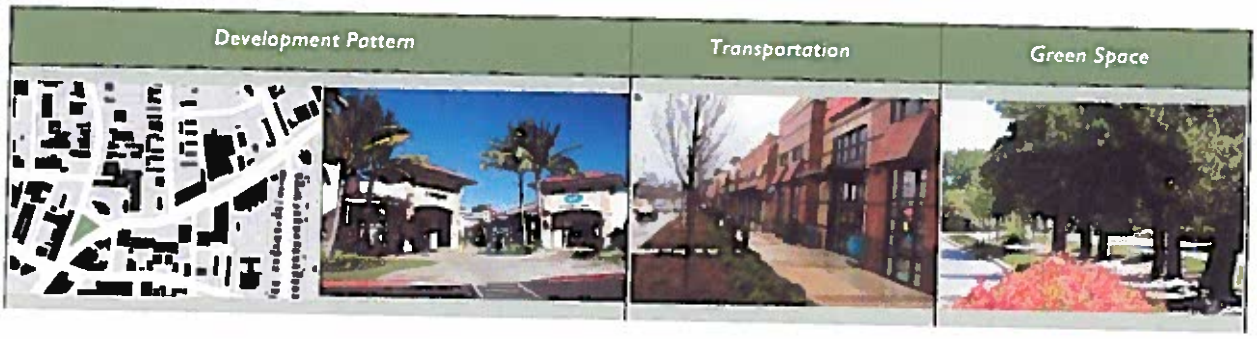
Future Land Use Categories with Compatible Zoning Districts

- Low Density Residential: R-15, R-12 and CUP[35]
- Medium Density Residential: R-10, R-4A and CUP[36]
- Commercial: C-1, C-2, PSC and CUP[37]
- Corporate ~~Campus~~ Office: O-I and CUP[38]
- Public/Institutional/Education: SU
- Parks/Recreation/Open Space: OSR, SU, CUP[39]

Unique Issues and Opportunities

- Convenient proximity and access to GA-400
- Major transportation link between GA-400 and Milton
- Traffic congestion along major roads
- Connectivity is limited for people walking and biking

Visual Character Description



[35] With single-family detached residential designation

[36] With single-family detached residential designation and single-family attached residential designation

[37] With *commercial* designation

[38] With office and light industrial designation

[39] With *open space* designation

North Main Corridor

Intent: MAINTAIN and ENHANCE established office/residential along Main Street/GA-9 with streetscape and property improvements, as well as vehicular, pedestrian and bicycle connectivity to destinations along the corridor, activity centers and neighborhoods. CREATE opportunities for new, neighborhood-scaled office and residential development along the corridor.

General Description: North Main Corridor Character Area is characterized by a linear mix of commercial, office professional, residential uses and residential-to-commercial conversions along Main Street/GA-9. Single-use activity on individual lots defines the general development pattern. The street network has curvilinear streets with moderate distances between intersections. Buildings have moderate to shallow setbacks and use the building structure or landscaping to frame the street.

Green space is largely incorporated on individual lots, but small neighborhood parks along the corridor can enhance the quality of life. Streetscape enhancements that include street trees, wide sidewalks and other plantings may also enhance the character of streets.

Connectivity is moderate to high for vehicles, pedestrians and bicycle users and moderate for public transit riders. Roadway, curb and gutter, sidewalks, and formal landscaping at the edge of the public right-of-way and private property typically define roadway cross sections.

Future development should emphasize connectivity, neighborhood scale and diversity of land uses. It should also focus on creating a pedestrian-friendly environment by adding sidewalks and encouraging bicycle use with infrastructure that makes biking safe and convenient. This complete transportation system should link adjacent residential areas to major destinations along the corridor or serve as a safe and convenient throughway to other destinations in the community.

Application: North Main Corridor extends north to south from Mayfield Road to Vaughn Road. The area is zoned for a mix of residential, office and commercial and is envisioned to evolve as a compact, walkable area with a mix of residential-scale office, commercial and residential uses.

DESIGN PRINCIPLES

Site Design

- Vehicular access from private driveways, alleys, and side streets
- Moderate to shallow setbacks are generally 40 feet or less in depth
- Moderate to high lot coverage with medium to large building footprint in relation to lot size

Density/Intensity

- High density/intensity
- 1 to 3 story buildings

Green Space

- Formal landscaping with built areas
- Neighborhood Parks
- Community Parks

Transportation

- Moderate to high pedestrian connectivity with sidewalks and bikeways
- Moderate to high vehicular connectivity with curvilinear and linear streets and moderate to short distance between intersections
- Moderate access to public transportation

Supporting Plans/Studies

- N. Fulton Comp. Transportation Plan
- 2008-13 Recreation & Parks Master Plan
- Upper Foe Killer Creek Watershed Study

Future Land Use Categories with Compatible Zoning Districts

- Medium Density Residential: R-10, R-4A and CUP[40]
- Commercial: C-1, C-2, PSC and CUP[41]
- Professional/Business Office: O-P and CUP[42]

Unique Issues and Opportunities

- Residence transitioning to commercial/office businesses
- Shallow lot depth/lot size limits development options
- Traffic congestion
- GDOT plans for roadway expansion
- Near downtown
- Connectivity is limited for people walking and biking

Visual Character Description

[40] With single-family detached residential designation and single-family attached residential designation

[41] With *commercial* designation

[42] With office and light industrial designation

South Main Corridor

Intent: ENHANCE established commercial along Main Street/GA-9 with streetscape and property improvements, as well as vehicular, pedestrian, bicycle and public transportation connectivity to destinations along the corridor, activity centers, neighborhoods, and Wills Park. CREATE opportunities for new mixed use, commercial, office and medium- and high-density residential development along the corridor.

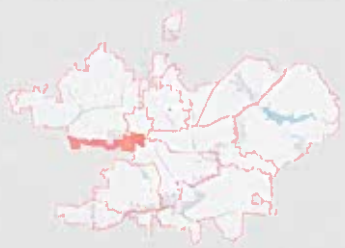
General Description: South Main Corridor Character Area is characterized by a linear mix of commercial, office professional and residential uses along Main Street/GA-9. Single-use activity on individual lots defines the general development pattern. The street network has curvilinear streets with moderate to short distances between intersections. Buildings have moderate to shallow setbacks and use the building structure or landscaping to frame the street.

Green space is largely incorporated on individual lots, but siting small neighborhood pocket parks within new development along the corridor, as well as improved connectivity to Wills Park can enhance the quality of life. Streetscape enhancements that include wide sidewalks, street trees and other plantings may also enhance the character of streets.

Connectivity is moderate to high for vehicles, pedestrians and bicycle users and moderate for public transit riders. Roadway, curb and gutter, sidewalks, and formal landscaping at the edge of the public right-of-way and private property typically define roadway cross sections.

Future development should emphasize connectivity and redevelopment with higher intensity mixed use and office/commercial uses fronting South Main Street backed by less intense residential. Wide sidewalks, a cohesive streetscape, and direct links to Wills Park will improve pedestrian safety while bicycle infrastructure will make biking safe and convenient. This complete transportation system should link adjacent residences and the park to activity along the corridor.

Application: South Main Corridor Character Area extends south from downtown to the Roswell city limit. The area is zoned for a mix of residential, office and commercial and is envisioned to evolve as a compact, walkable mixed use corridor with a mix of office, commercial and residential uses.



DESIGN PRINCIPLES

Site Design

- Vehicular access from private driveways, alleys, and side streets
- Moderate to shallow setbacks are generally 40 feet or less in depth
- Moderate to high lot coverage with medium to large building footprint in relation to lot size

Density/Intensity

- High density/intensity
- 1 to 5 story buildings

Green Space

- Formal landscaping with built areas
- Neighborhood Parks
- Community Parks

Transportation

- Moderate to high pedestrian connectivity with sidewalks, bikeways and greenways
- Moderate to high vehicular connectivity with curvilinear streets and moderate to short distance between intersections
- Moderate access to public transportation

Supporting Plans/Studies

- N. Fulton Comp. Transportation Plan
- 2008-13 Recreation & Parks Master Plan
- Upper Foe Killer Creek Watershed Study
- 2015 Downtown Master Plan

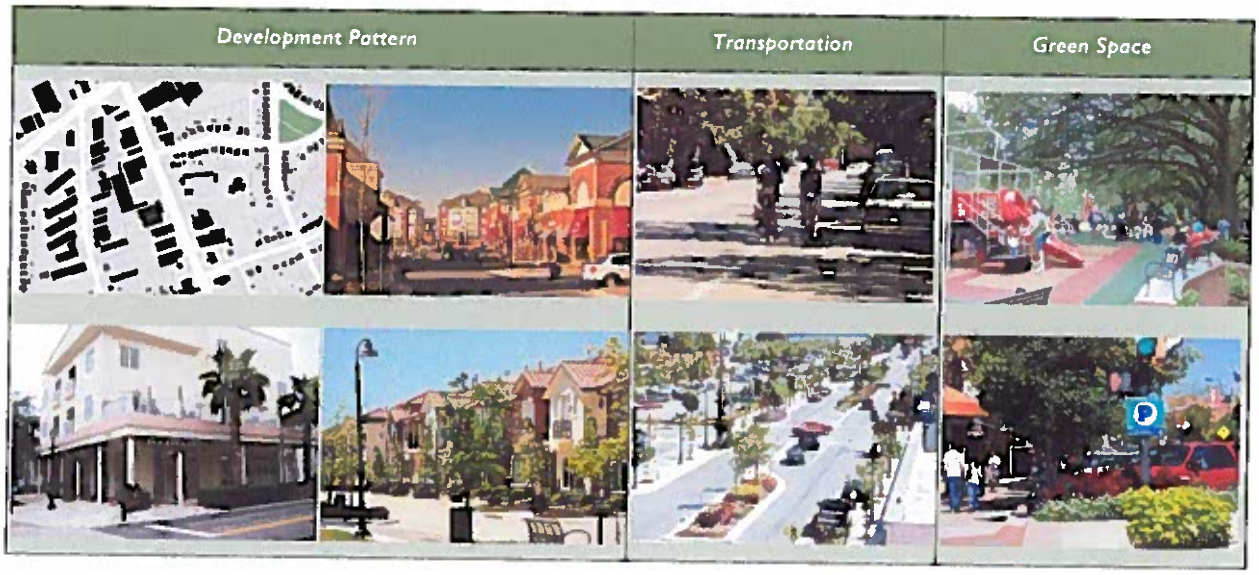
Future Land Use Categories with Compatible Zoning Districts

- Commercial: C-1, C-2, PSC , CUP[43] and DT-MU
- Professional/Business Office: O-P CUP[44] and DT-MU
- Mixed Use: MU, and DT-MU
- High Density Residential: DT-MU

Unique Issues and Opportunities

- Aging strip commercial and unappealing look/aesthetic quality
- Traffic congestion and limited bike/pedestrian connectivity
- Proximity to Downtown and Wills Park
- Investments/revitalization needed to improve visual quality and economic competitiveness of corridor
- Connectivity between Wills Park and Downtown
- Opportunities for redevelopment and the chance to promote unique, local businesses

Visual Character Description



[43] With *commercial* designation

[44] With office and light industrial designation

Activity Center Character Areas

Activity Center Character Areas tend to be located at the edge of neighborhoods or end of corridors and typically represent the highest level of activity and intensity of development within a community. Activity centers provide access to a wide range of retail and commercial services, employment opportunities, civic uses and sometimes housing options.

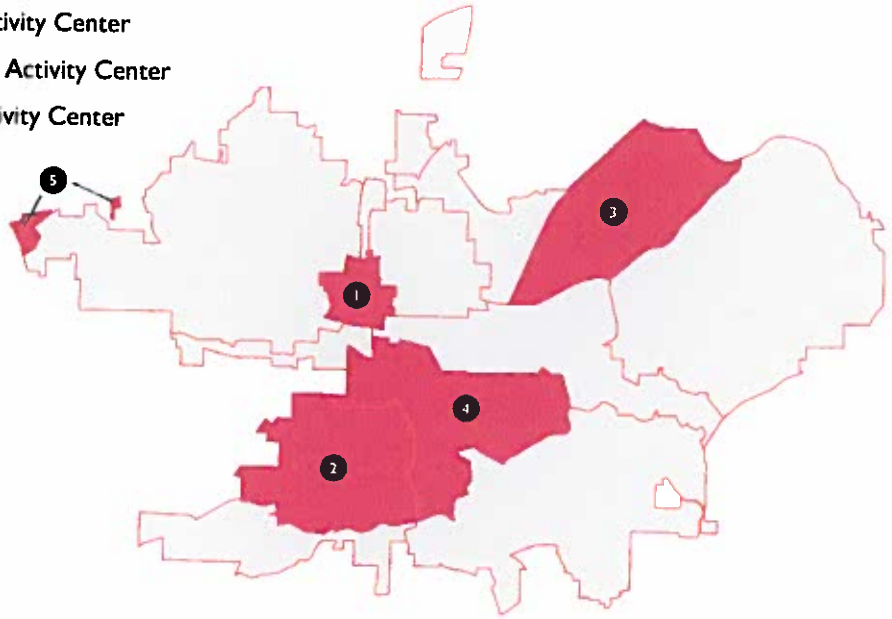
The Activity Center Character Areas in Alpharetta range in scale, size and function. They include the downtown area with mixed-use buildings, walkable streets and important civic functions such as City Hall; corporate office campus clusters that serve as business and job clusters; and regional entertainment destinations for shopping and dining.

Development within Activity Center Character Areas should be designed in accordance with the unique needs and function of uses within each center. Land uses that generate a high level of activity should be located within Activity Centers and should be supported by a complete transportation system. This system should include a well-defined and compact street network, enhanced public transportation service, a well-defined pedestrian environment and bicycle infrastructure that makes biking safe and convenient.

Activity Centers should be linked to adjacent neighborhoods and corridors to make access to major destinations within the activity centers safe and convenient. Where Activity Centers share an edge with a neighborhood, slightly higher-density residential development should be permitted to provide a transition between higher intensity uses within the activity center and the residential areas. This transition allows for higher-density residential uses that support commercial and office uses within the activity center while also providing a natural transition in development character, building type and form.

The Activity Center Character Areas in Alpharetta include the following:

1. Downtown Activity Center
2. North Point Activity Center
3. Windward Activity Center
4. Kimball Bridge Activity Center
5. Crabapple Activity Center



The downtown district is intended to be the most walkable area within Alpharetta. A generous network of sidewalk and bicycle facilities should be integrated with existing and new green spaces and streetscapes creating a safe and pleasant walking environment that makes the area a destination. Significant historic buildings and sites should be enhanced with appropriate maintenance and rehabilitation while adding vertical mixed-use buildings that make downtown a vibrant town center.

Application: Downtown Activity Center Character Area is centrally located within Alpharetta with Main Street/GA-9 passing north to south through the center of the character area, as shown in the Future Development Map. It is primarily zoned for a mix of residential, office, commercial and mixed use and is envisioned to evolve as a compact, walkable mixed-use town center with a mix of office, commercial, residential and civic uses.

Future Land Use Categories with Compatible Zoning Districts

- See Alpharetta Downtown Code for development guidance.
- Low Density Residential: R-15, R-12 and CUP[45]
- High Density Residential: R-8A, R-10M, CUP[46] and DT-R
- Central Business District: C-2, MU, DT-C, DT-MU and DT-R
- Commercial: C-1, C-2, PSC, CUP[47], DT-C and DT-MU
- Professional/Business Office: O-P, CUP[48], DT-C and DT-MU
- Public/Institutional/Education: SU, DT-C, DT-MU and DT-R
- Parks/Recreation/Open Space: OSR, SU, CUP[49]

Unique Issues and Opportunities

- Find/maintain balance between preservation of historic qualities and need for new investment and activity
- Traffic congestion
- Enhancement needed to facilitate walking, biking and transit
- Civic spaces and enhanced connections to Wills Park and Avalon needed
- Medium to high density residential development to support retail, restaurant, and entertainment
- Develop special design standards to accommodate unique signage, murals, street furniture and outdoor art
-
-

Visual Character Description

[45] With single-family detached residential designation

[46] With single-family attached residential designation and multi-family residential designation

[47] With *commercial* designation

[48] With office and light industrial designation

[49] With *open space* designation

North Point Activity Center

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

General Description: North Point Activity Center is a regional shopping and entertainment destination with a mix of commercial, office, residential and entertainment uses. Single-use activity on individual lots as well as mixed-use development defines the general development pattern. The street network has curvilinear streets and linear streets with moderate to short distances between intersections. Buildings have moderate to shallow setbacks and use the building structure and streetscape features to frame the street.

Green space is incorporated on individual lots as well as shared spaces such as along streets or in public parks. Neighborhood and community parks take the form of pocket parks, plazas, greens and greenways and should be used for recreation and community gathering opportunities. Streetscape enhancements that include street trees and other plantings enhance the character of streets.

Connectivity is moderate to high for vehicles, pedestrians, bicycle users and public transit riders. Roadway, curb and gutter, sidewalks, and a well-defined pedestrian environment define roadway cross sections.

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

Application: North Point Activity Center is located in the southern portion of Alpharetta with Westside Parkway, GA-400 and North Point Parkway passing south to north through the character area, as shown in the Future Development Map. The area is zoned for a mix of residential, office, commercial and industrial and is envisioned to evolve as a compact, walkable mixed-use center with a mix of office, commercial, residential and mixed use uses.

DESIGN PRINCIPLES

Site Design

- Vehicular access from private driveways, alleys, side streets and frontage roads
- Moderate to shallow setbacks are generally 40 feet or less in depth
- Moderate to high lot coverage with medium to large building footprint in relation to lot size

Density/Intensity

- Moderate to high density/intensity
- 1 to 10 story buildings

Green Space

- Formal landscaping with built areas
- Neighborhood Parks
- Community Parks

Transportation

- Moderate to high pedestrian and bicycle connectivity with sidewalks, bikeways and greenways
- Moderate to high vehicular connectivity with curvilinear streets and moderate to short distance between intersections
- Moderate to high access to public transportation

Supporting Plans/Studies

- N. Fulton Comp. Transportation Plan
- 2008-13 Recreation & Parks Master Plan
- North Point Activity Center LCI Study
- Downtown Circulation Plan
- Big Creek Watershed Study

Windward Activity Center

Intent: PRESERVE and ENHANCE corporate campuses, businesses, parks and shopping areas as well as connectivity to neighborhoods, activity centers and other communities with vehicular, pedestrian, bicycle and public transportation improvements. **CREATE** development and redevelopment that supports the office character of the area and also includes complimentary uses, such as daily convenience retail, restaurants, health clubs and medium and high density residential, to provide convenient access to daily goods and services as well as jobs and living opportunities.

General Description: Windward Activity Center is a regional employment hub with a significant corporate presence. Corporate campuses, business parks, and single use activity on individual lots defines the general development pattern. The street network has curvilinear streets with moderate distances between intersections define the street networks. Buildings have deep to shallow setbacks and use the building structure or streetscape features to frame the street.

Green space is provided within corporate campus properties, on individual lots, and in shared spaces such as along streets or in public parks. Neighborhood and community parks take the form of pocket parks, plazas, greens and greenways and provide recreation and community gathering opportunities. Streetscape enhancements that include street trees and other plantings may also define and enhance the character of streets.

Connectivity is moderate to high for vehicles, pedestrians, bicycle users and public transit riders. Roadway, curb and gutter, sidewalks and a well defined pedestrian environment typically define roadway cross sections.

Future development should emphasize connectivity and accommodate the unique needs of corporate campuses, business parks and the overall mixed use environment. It should balance and enhance transportation options and take advantage of the MARTA Park-and-Ride service that connects the area to the larger metro region. Key focus areas include expanding the street network, enhancing public transit service, creating a pedestrian-friendly environment by adding sidewalks and supporting bicycle use with infrastructure that makes biking safe and convenient. This complete transportation system should link adjacent residential, office and commercial areas to major destinations within the activity center and also serve as a safe and convenient connection to other destinations in the community.

Application: Windward Activity Center is located along the east side of GA-400 in northeast Alpharetta, as shown in the Future Development Map. The area is zoned for a mix of office, residential or is part of a planned community development. The area is envisioned to continue to evolve as a business center, with commercial, mixed use and residential clustered at the intersection of GA-400 interchange along Windward Parkway.

DESIGN PRINCIPLES

Site Design

- Vehicular access from private driveways, alleys, side streets and frontage roads
- Deep to shallow setbacks are generally 20 feet or greater in depth
- Moderate to high lot coverage with medium to large building footprint in relation to lot size

Density/Intensity

- Moderate density/intensity
- 1 to 10 story buildings

Green Space

- Formal landscaping with built areas
- Neighborhood Parks
- Community Parks

Transportation

- Moderate to high pedestrian and bicycle connectivity with sidewalks, bikeways and greenways
- Moderate to high vehicular connectivity with curvilinear streets and moderate to short distance between intersections
- Moderate to high access to public transportation

Supporting Plans/Studies

- N. Fulton Comp. Transportation Plan
- 2008-13 Recreation & Parks Master Plan
- Big Creek Watershed Study

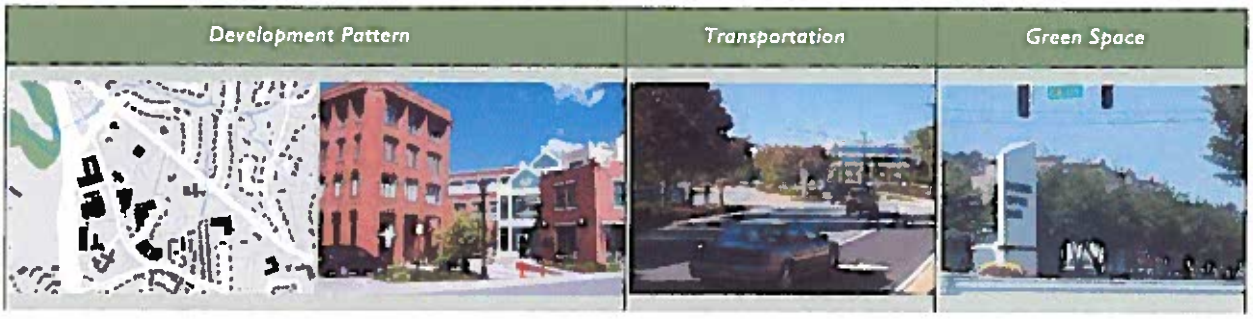
Future Land Use Categories with Compatible Zoning Districts

- Very Low Density Residential: R, R-22
- High Density Residential: R-8A, R-10M and CUP[55]
- Corporate Campus Office: O-I and CUP[56]
- Commercial: C-1, C-2, PSC and CUP[57]
- Mixed Use: MU
- Public/Institutional/Education: SU
- Parks/Recreation/Open Space: OSR, SU, CUP[58]

Unique Issues and Opportunities

- Near GA-400 and residential areas
- Significant corporate presence
- Traffic congestion along major roads
- MARTA Park-and-Ride provides a public transit connection to other areas of Metro Atlanta

Visual Character Description



[55] With single-family attached residential designation and multi-family residential designation

[56] With office and light industrial designation

[57] With *commercial* designation

[58] With *open space* designation

Kimball Bridge Activity Center

Intent: PRESERVE and ENHANCE corporate campuses, businesses, parks and shopping areas as well as connectivity to neighborhoods, corridors and other communities with vehicular, pedestrian, bicycle and public transportation improvements. **CREATE** development and redevelopment that incorporates a variety of businesses, employment opportunities, retail and commercial services as well as residential options.

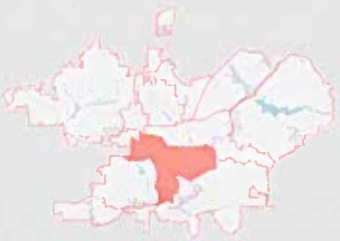
General Description: Kimball Bridge Activity Center includes a mix of commercial, office, residential and civic uses. The general development pattern is defined by corporate campuses, business parks and single use activity on individual lots. The street network has curvilinear streets and moderate to short distances between intersections. Buildings have moderate to shallow setbacks and use the building structure or streetscape features to frame the street.

Green space is accommodated within corporate campuses, on individual lots as well as shared spaces such as along streets or in public parks. Neighborhood and community parks take the form of pocket parks, plazas, greens and greenways that provide recreation and community gathering opportunities. Streetscape enhancements that include street trees and other plantings are appropriate to define and enhance the character of streets.

Connectivity is moderate to high for vehicles, pedestrians, bicycle users and public transportation riders. Roadway cross sections are typically defined by the roadway, curb and gutter, sidewalks and a well defined pedestrian environment.

Future development should emphasize connectivity and accommodate the unique needs of corporate campuses and business parks, as well as commercial and residential areas. Focus should be on expanding the street network, enhancing public transportation service, creating a pedestrian-friendly environment by adding sidewalks, and supporting bicycle use with infrastructure that makes biking safe and convenient. This complete transportation system should link adjacent residential, office and commercial areas to major destinations within the activity center or serve as a safe and convenient connection to other destinations in the community.

Application: Kimball Bridge Activity Center is located along GA-400 in central Alpharetta. It is generally bound by the Kimball Bridge Neighborhoods, the South Main and Old Milton Corridors, and the North Point Activity Center. The area is zoned for a mix of office, commercial, residential or is part of a planned community development. The area is envisioned to continue to evolve as a job center and hub for major businesses. Commercial, mixed use and residential development should be clustered west of GA-400 or between North Point Parkway and the Big Creek Greenway.



DESIGN PRINCIPLES

Site Design

- Vehicular access from private driveways, alleys and side streets
- Moderate to shallow setbacks are generally 40 feet or less in depth
- Moderate to high lot coverage with medium to large building footprint in relation to lot size

Density/Intensity

- Moderate to high density/intensity
- 1 to 10 story buildings

Green Space

- Formal landscaping with built areas
- Neighborhood Parks
- Community Parks

Transportation

- Moderate to high pedestrian and bicycle connectivity with sidewalks, bikeways and greenways
- Moderate to high vehicular connectivity with curvilinear streets and moderate to short distance between intersections
- Moderate to high access to public transportation

Supporting Plans/Studies

- N. Fulton Comp. Transportation Plan
- 2008-13 Recreation & Parks Master Plan
- North Point Activity Center LCI Study
- Downtown Circulation Plan
- Big Creek Watershed Study
- 2015 Downtown Master Plan

Future Land Use Categories with Compatible Zoning Districts

- Medium Density Residential: R-10, R-4A, CUP[59] and DT-R
- High Density Residential: R-8A, R-10M, CUP[60] and DT-R
- Corporate ~~Campus~~ Office: O-I and CUP[61]
- Professional/Business Office: O-P and CUP[62]
- Commercial: C-1, C-2, PSC and CUP[63]
- Mixed Use: MU
- Public/Institutional/Education: SU
- Parks/Recreation/Open Space: OSR, SU, CUP[64]

Unique Issues and Opportunities

- Centrally located within Alpharetta
- Near GA-400 and residential areas
- Growing issue with traffic congestion along major roads at the edge of the character area as well as those that pass through the area

Visual Character Description

Development Pattern	Transportation	Green Space

[59] With single-family detached residential designation and single-family attached residential designation

[60] With single-family attached residential designation and multi-family residential designation

[61] With office and light industrial designation

[62] With office and light industrial designation

[63] With *commercial* designation

[64] With *open space* designation

Crabapple Activity Center

Intent: PRESERVE and ENHANCE established shopping and business destinations at a major crossroads intersection as well as connectivity to neighborhoods, corridors and other communities with vehicular, pedestrian, bicycle and public transportation improvements. **CREATE** new shopping and business opportunities that support the surrounding neighborhoods.

General Description: Crabapple Activity Center is the commercial center of the Crabapple community and includes a mix of commercial and office/professional uses.

Single-use activity on individual lots located around a major cross-roads intersection defines the general development pattern. The street network has curvilinear streets with moderate distances between intersections define the street networks. Buildings have moderate to shallow setbacks and use the building structure or streetscape features to frame the street.

Green space is largely incorporated on individual lots as in shared spaces such as along streets or in public parks. Neighborhood and community parks take the form of pocket parks, plazas and greens and should be used to enhance recreation and community gathering opportunities. Streetscape enhancements that include street trees and other plantings enhance the character of streets.

Connectivity is moderate for vehicles and public transit riders and moderate to high for pedestrians and bicycle users. Roadway, curb and gutter, sidewalks, and a well defined pedestrian environment typically define roadway cross sections.

Future development should emphasize connectivity, neighborhood scale and uses that serve the surrounding neighborhoods. It should also focus on creating a pedestrian-friendly environment by adding sidewalks and encouraging bicycle use with infrastructure that makes biking safe and convenient. This complete transportation system should link adjacent residential areas to major destinations within the character area or serve as a safe and convenient throughway to other destinations in the community.

Application: Crabapple Activity Center is located at the western edge of Alpharetta at the intersection of Crabapple Road/GA-372 and Houze Road/GA-140, as shown on the Future Development Map. It is primarily zoned for a mix of office and commercial and is envisioned to remain non-residential. This area also includes City Court Services and some of the City's Recreation Services.

DESIGN PRINCIPLES

Site Design

- Vehicular access from private driveways, alleys and side streets
- Moderate to shallow setbacks are generally 40 feet or less in depth
- Moderate to lot coverage with medium building footprint in relation to lot size

Density/Intensity

- Moderate density/intensity
- 1 to 3 story buildings

Green Space

- Formal landscaping with built areas
- Neighborhood Parks
- Community Parks

Transportation

- Moderate to high pedestrian and bicycle connectivity with sidewalks and bikeways
- Moderate vehicular connectivity with curvilinear streets and moderate distance between intersections
- Moderate access to public transportation

Supporting Plans/Studies

- N. Fulton Comp. Transportation Plan
- 2008-13 Recreation & Parks Master Plan
- Crabapple Overlay/Northwest Overlay
- Etowah Habitat Conservation Plan

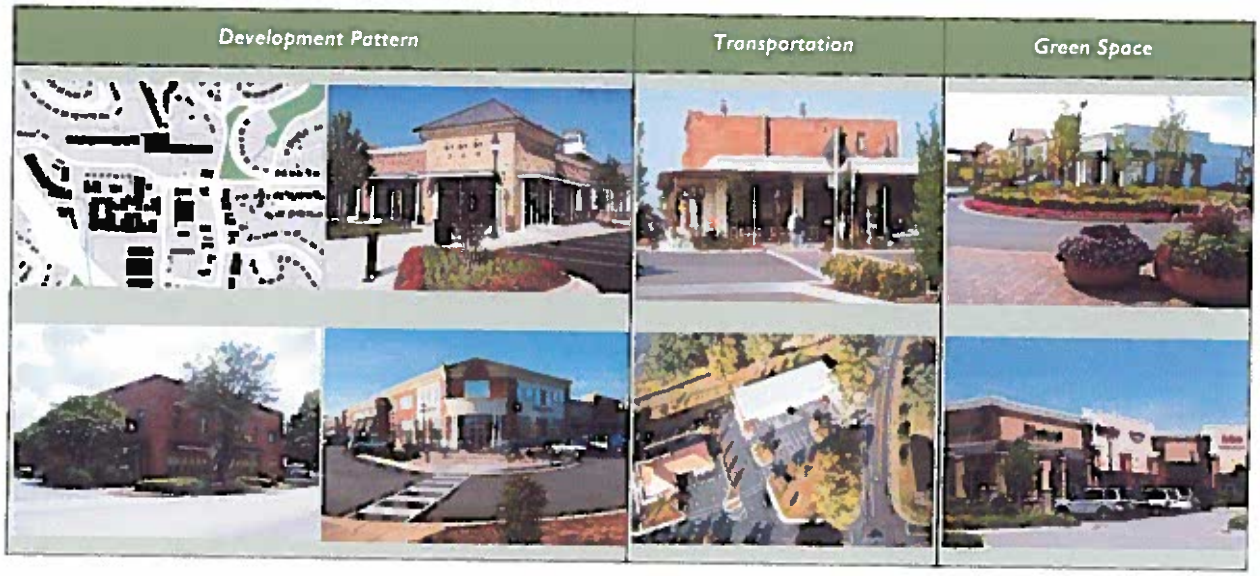
Future Land Use Categories with Compatible Zoning Districts

- Professional/Business Office: O-P and CUP[65]
- Commercial: C-1, C-2, PSC and CUP[66]
- Public/Institutional/Education: SU
- Parks/Recreation/Open Space: OSR, SU, CUP[67]

Unique Issues and Opportunities

- Neighborhood shopping and business cluster at major crossroads intersection that serves many Roswell, Milton and Alpharetta residents

Visual Character Description



[65] With office and light industrial designation

[66] With *commercial* designation

[67] With *open space* designation

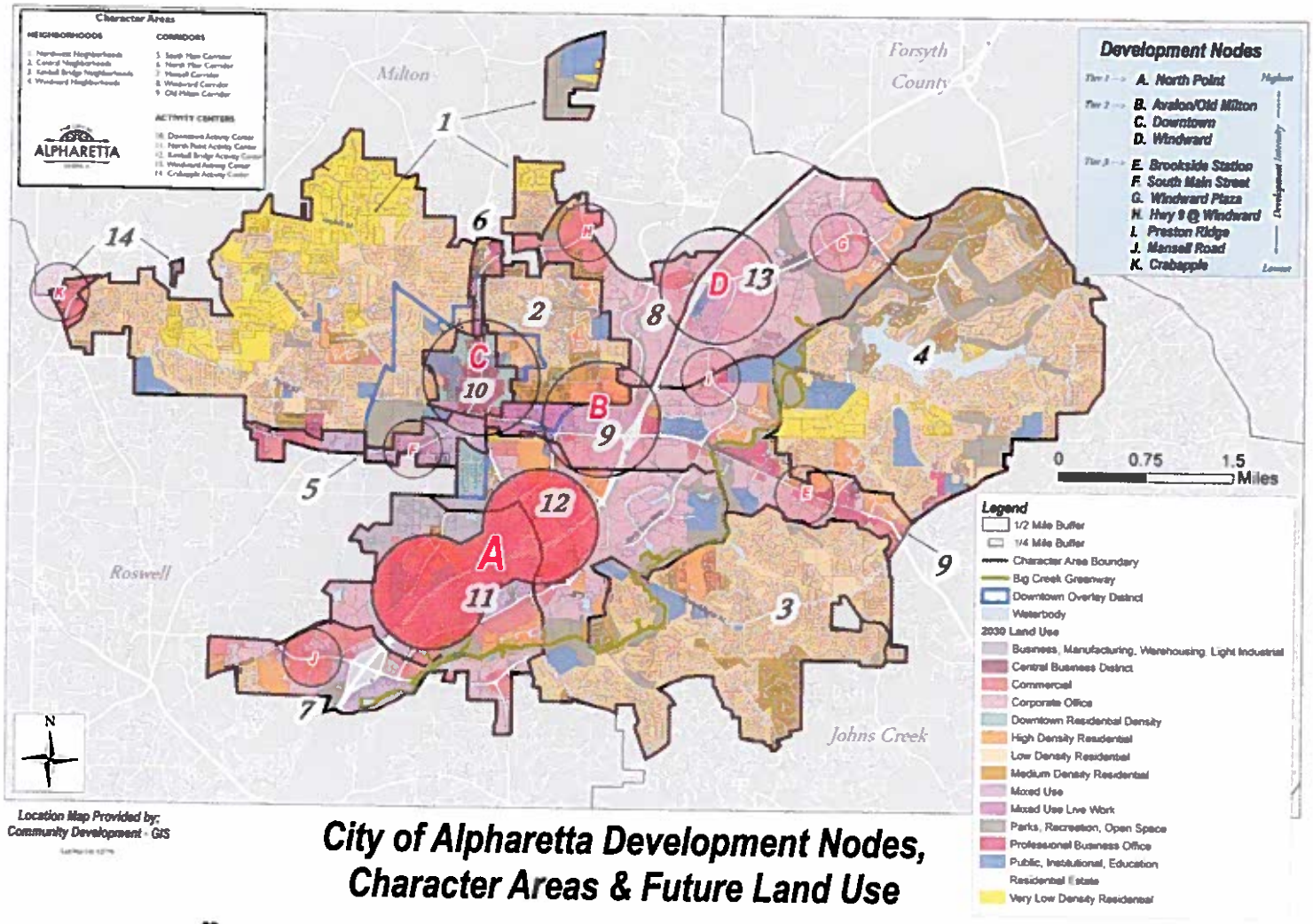
FUTURE DEVELOPMENT MAP

The Future Development Map identifies the geographic location of the Character Areas within the City of Alpharetta (Map 1). This map is intended to guide decision making related to the physical location of development and where the most appropriate scale and intensity of development should occur. Specifically, the Future Development Map is used to guide future rezoning of property. Proposed zone change requests are reviewed for consistency with the Character Area Policy associated with the Future Development Map. While the Future Development Maps recommend land uses and development patterns for a 20-year planning horizon, it is important that they be reviewed on a regular basis to determine if amendments are needed based on changing market and demographic trends.

The Community desire is to revise focus from a linear growth pattern to a cluster/nodal growth pattern that targets strategic development based on three node tiers: Tier 1) North Point; Tier 2) Avalon/Old Milton, Downtown, and Windward; and Tier 3) Brookside Station, Preston Ridge, Windward Plaza, Highway 9 at Windward, South Main Street, Mansell Road and Crabapple. These tiers are presented in order of decreasing intensity, with North Point expected to receive the most intense and concentrated development in the future and the Tier 3 nodes to be developed as smaller scale, village-style hubs of activity that maintain the character of their surrounding area(s) and serve their adjacent residential communities.
The primary objective of the nodal boundaries is to provide a general geographic and visual framework for where to allow certain types of development. Therefore, parcels that fall just outside the nodal boundaries can still be included in that node's development pattern at the discretion and approval of City staff.

A table indicating the estimated quantities of land area associated with each Future Land Use classification is included in the appendix to this document.

Map 1: Future Development Map



Location Map Provided by: Community Development - GIS

City of Alpharetta Development Nodes, Character Areas & Future Land Use

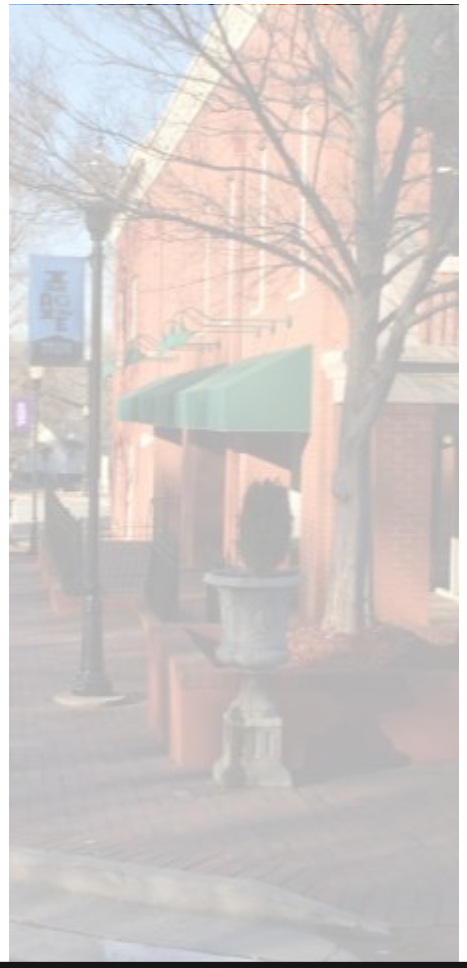
SHORT TERM WORK PROGRAM

Project or Activity	2017	2018	2019	2020	2021	Responsible Party	Cost Estimate	Funding Source
Alpharetta History Room	x					Admin	$ 250,000	Gen Fund
Downtown Beautification/ Façade Imp. Grant Program			x			Admin	100,000	Gen Fund
Economic Development Toolbox	x	x	x	x	x	Admin	520,300	Gen Fund
Senior Citizen History Project	x	x	x	x	x	Admin	130,000	Gen Fund
Downtown Sculpture Program	x					Admin	75,000	Gen Fund
Planning Updates	x	x	x	x	x	Com Dev	260,100	Gen Fund, Grants
Stormwater Studies	x	x	x	x	x	Public Works	780,700	Gen Fund
Stormwater Enhancement Projects		x	x	x	x	Public Works	812,080	Gen Fund
Northwinds Street Lights	x					Public Works	210,000	Gen Fund
Pedestrian Intersection Improvements (design)	x					Public Works	60,000	Gen Fund
Rucker Rd Corridor Improvements	x					Public Works	16,000,000	Bond, Gen Fund, Impact Fees
Kimball Bridge Rd Congestion Mitigation (North Point Pkwy to Waters Rd)	x					Public Works	9,000,000	Bond, Gen Fund
Windward Pkwy Corridor Improvements (S.R. 9 to Westside Pkwy)	x					Public Works	2,000,000	Bond, Gen Fund
Lily Garden Terrace (Trailer St) Extension (Construction)	x					Public Works	1,500,000	Bond, Gen Fund
Sidewalk Improvements (Unallocated)	x			x	x	Public Works	7,060,500	Bond, Gen Fund
Parking Garage (west side of Main Street)	x					Public Works	7,200,000	Gen Fund
Surface Parking Lot (west side of Main Street)	x					Public Works	1,125,771	Gen Fund
Downtown Enhancements	x	x	x	x	x	Public Works	182,000	Gen Fund
Synthetic Turf Fields (replacement)		x		x		Rec&Parks	1,000,000	Gen Fund
Public Safety Headquarters Expansion	x					Public Safety	2,700,000	E911/DEA, Gen Fund, Impact Fees
Eastside Community Center/YMCA Partnership	x					Rec & Parks	2,500,000	Bond, Gen Fund
Alpharetta Arts Center Development	x					Rec & Parks	1,500,000	Bond, Gen Fund
Wills Park Pool Renovation	x					Rec & Parks	4,000,000	Bond, Gen Fund
Parkland Acquisition	x					Rec & Parks	7,000,000	Bond, Gen Fund, Impact Fees
Greenway Extension to Forsyth County	x					Rec & Parks	6,500,000	Bond, Gen Fund

THE CITY OF
ALPHARETTA
GEORGIA

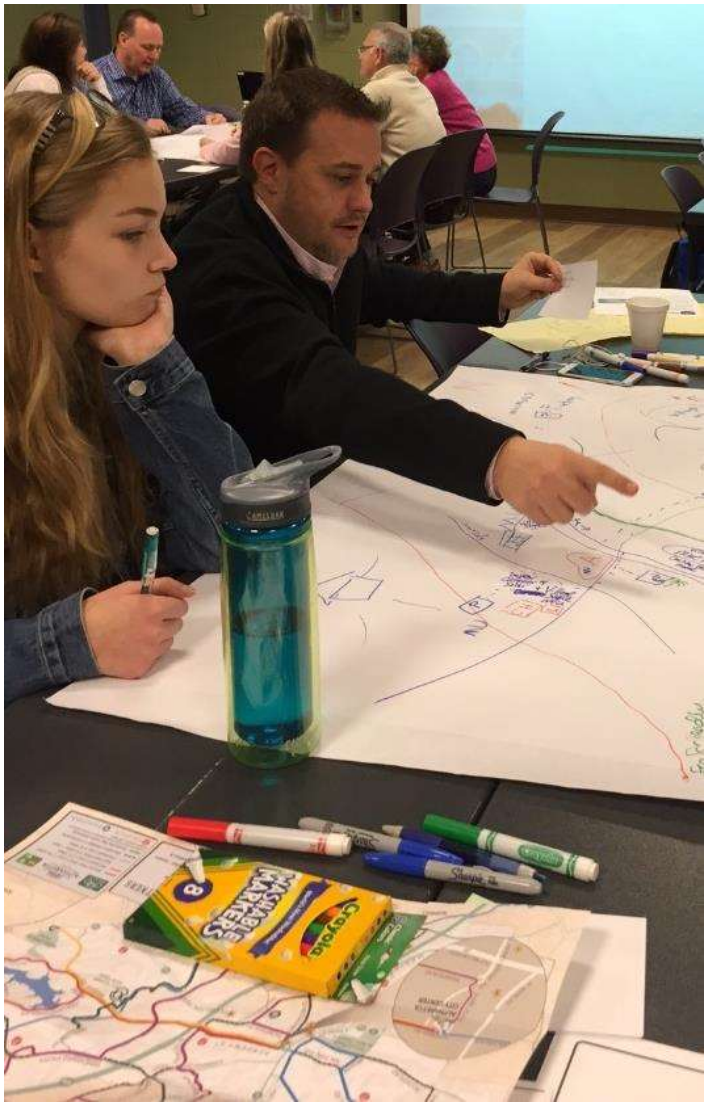
Comprehensive Plan Update

Schedule



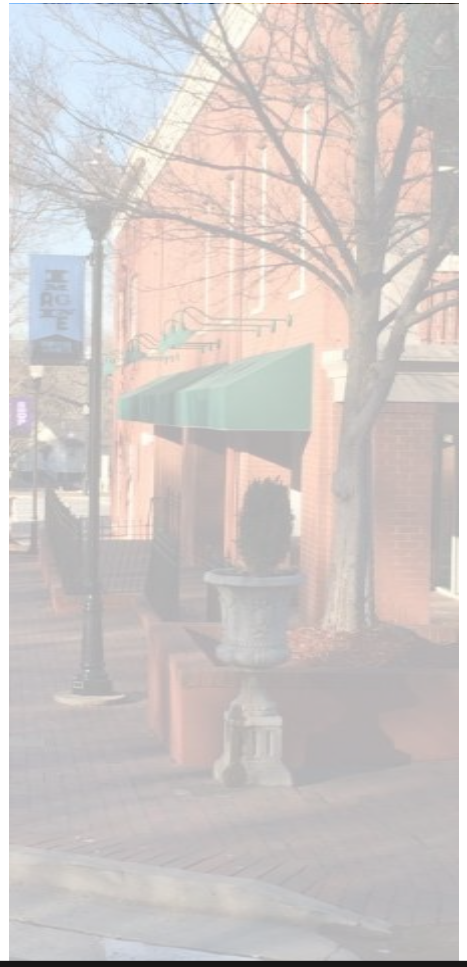
- **February 9:**
  Steering Committee Meeting #1
- **February 16 and 25:**
  Public meetings
- **March 7:**
  Steering Committee Meeting #2
- **March 16 and 24:**
  Public meetings
- **April 22:**
  Steering Committee Meeting #3
- **May-June:**
  Council review and approval

February Public Meetings



February Public Meetings

POLICY STATEMENT INPUT



LAND USE

Policy 1: Encourage the continued revitalization and redevelopment of Downtown Alpharetta for culture, government, dining, residential, entertainment, and retail diversity.

Policy 2: Ensure that future land use and development decisions are consistent with the Comprehensive Plan and that such decisions promote social and economic well-being.

Policy 3: Promote establishment of a compact urban area and assure the availability of utilities concurrent with development.

Policy 4: Preserve and protect the quality of existing neighborhoods proactively through code enforcement and land use decisions that protect neighborhood integrity of these areas.

Policy 5: Require subdivision design that fosters a sense of community and promotes pedestrian mobility, community recreation and an abundance of public open space.

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

Policy 7: Ensure context-sensitive infill and redevelopment.

Policy 8: Support mixed-use neighborhood and community centers.

Policy 9: Promote redevelopment of highway corridors into pedestrian-friendly, mixed-use environments.

NATURAL, CULTURAL AND HISTORIC RESOURCES

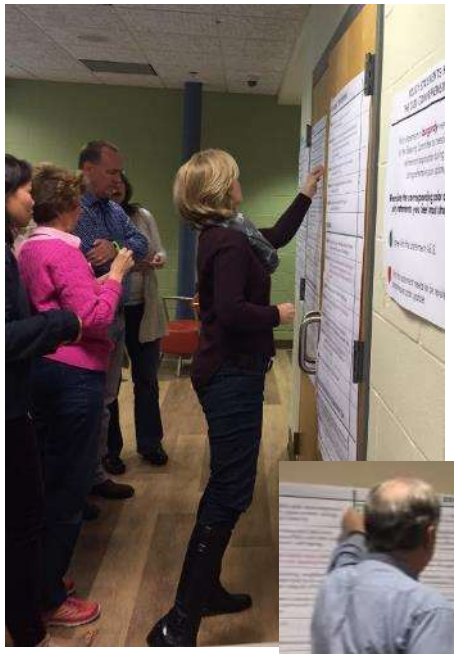
Policy 1: Protect the natural, historic and scenic qualities of the city, including water resources.

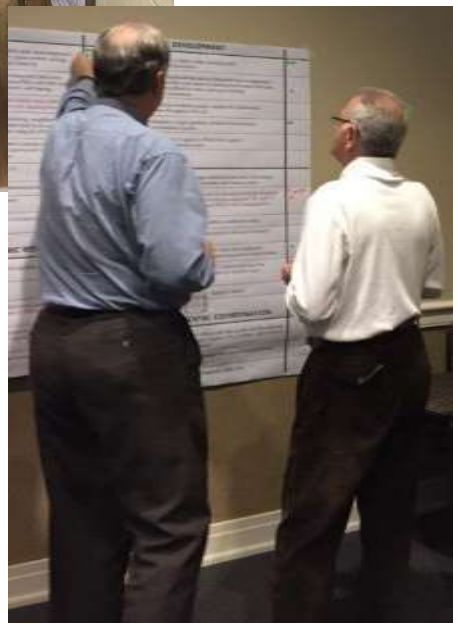
Policy 2: Promote environmental awareness through education.

Policy 3: Permanently protect existing greenspace and purchase or protect additional greenspace to meet a 20% open space objective.

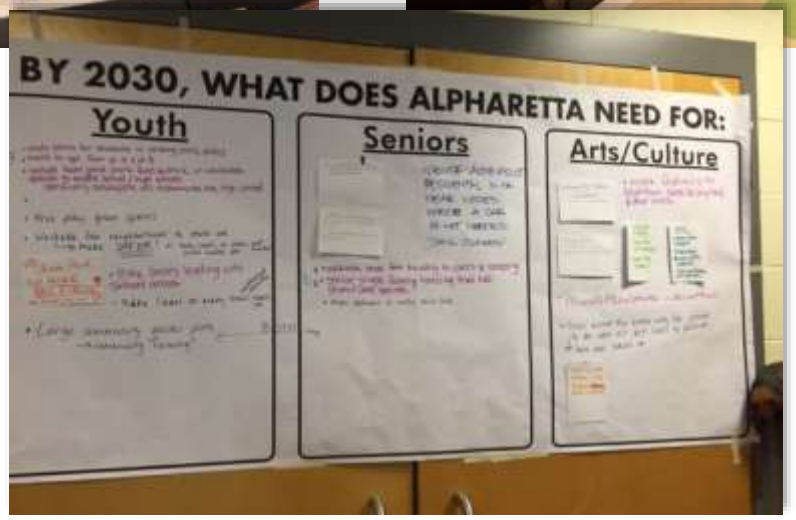
Policy 4: Continue to lead by example by incorporating green, environmentally friendly technology into the City's day-to-day operations.

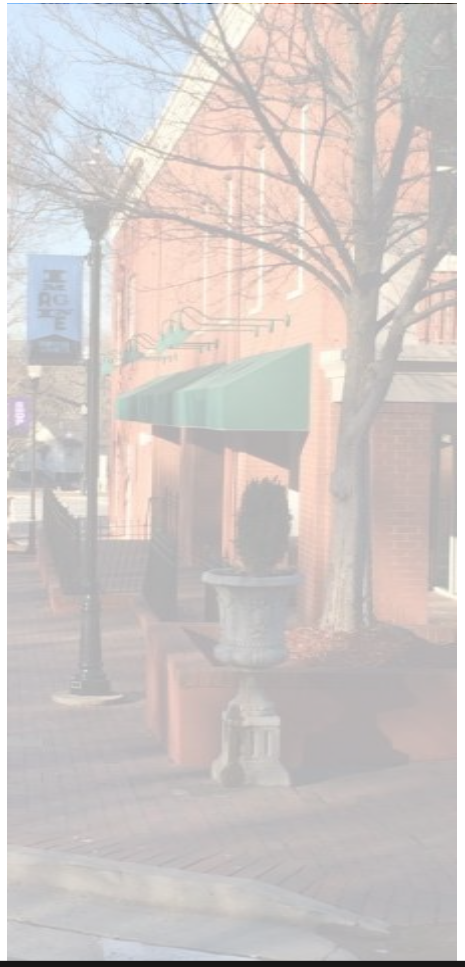
Policy 5: Encourage green building design, technology and sustainable site design.





March Public Meetings





Small Mixed Use
Small Mixed Use
F
Legend
1/4 Mile Buffer
1/2 Mile Buffer
Big Creek Greenway
Downtown Overlay
Waterbody
2030 Land Use
Business
Central Business
Commercial
Corporate Campus
High Density Residential
Low Density Residential
Medium Density Residential
Mixed Use
Mixed Use
Parks, Recreation
Professional
Public, Institutional
Residential
0
1.5
Miles

Topics for 2016 Comprehensive Plan Update

Presentation for PC 5.5.16

LAND USE, DEVELOPMENT, AND TRANSPORTATION

- Development nodes/clusters
- Multiple scales (including multiple scales of mixed-use)
- East-West balance
- Preserving residential areas and city character

GREENSPACE

- Greenspace
- Greenway connections/bicycle routes
- Sustainability

PRIORITY ISSUES

- A place for youth, a place for seniors
- Arts and culture

ADDITIONAL CONSIDERATIONS

- Schools/education
- Future transit?

How Topics are Being Incorporated into the Comprehensive Plan Update

VISION STATEMENT

Our Community Vision is to advance Alpharetta as a Signature City by…

- Offering the highest quality of environment for our residents—of all ages—and businesses;
- Developing key nodes of the City to focus growth and create multiple scales of activity while preserving the character and stability of our single-family residential neighborhoods;
- Encouraging an emphasis on arts and culture in our community;
- Fostering a strong sense of community, including dedicated greenspace, multimodal connectivity, and safety and security; and
- Providing a business climate that attracts the top echelon companies.

How Topics are Being Incorporated into the Comprehensive Plan Update

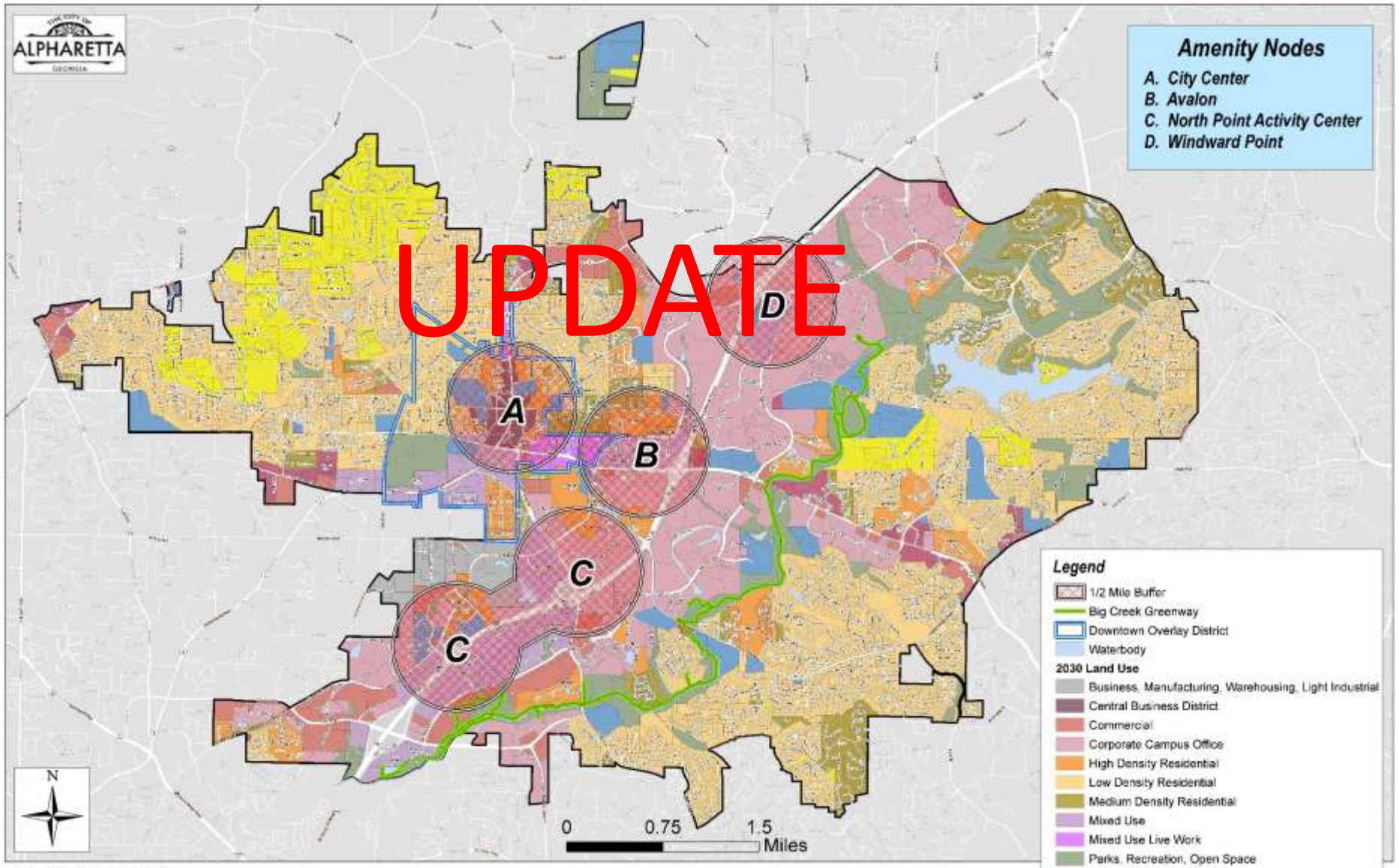
LAND USE, DEVELOPMENT, AND TRANSPORTATION

- Development nodes/clusters

Added language about nodal development/activity centers to Land Use section:

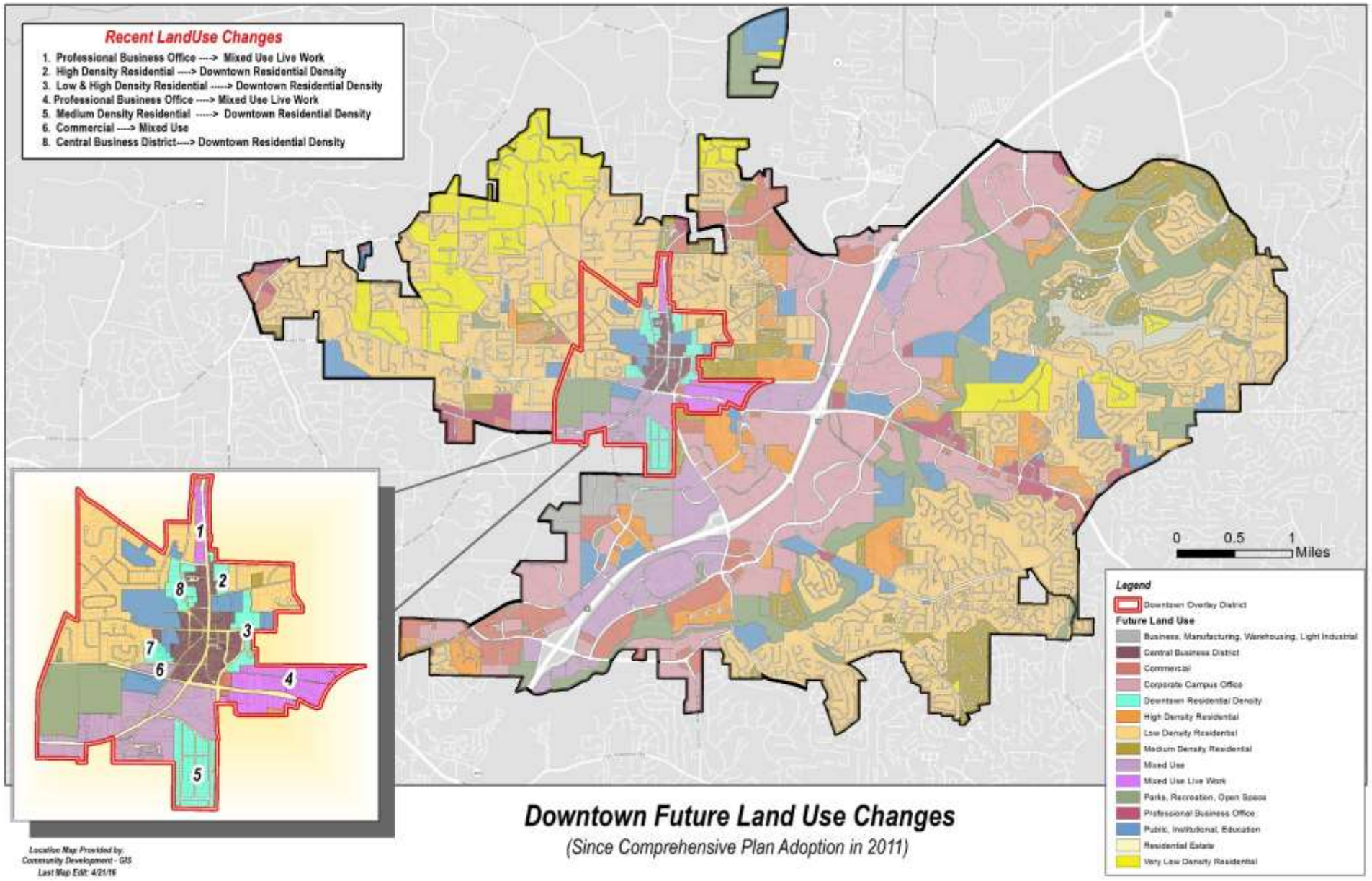
"The Community desire is to revise focus from a linear growth pattern to a cluster/nodal growth pattern that focuses on North Point, Windward, Old Milton/Avalon, and Downtown."

DEVELOPMENT NODES/CLUSTERS



Major Development Amenity Nodes

DOWNTOWN FUTURE LAND USE CHANGES



How Topics are Being Incorporated into the Comprehensive Plan Update

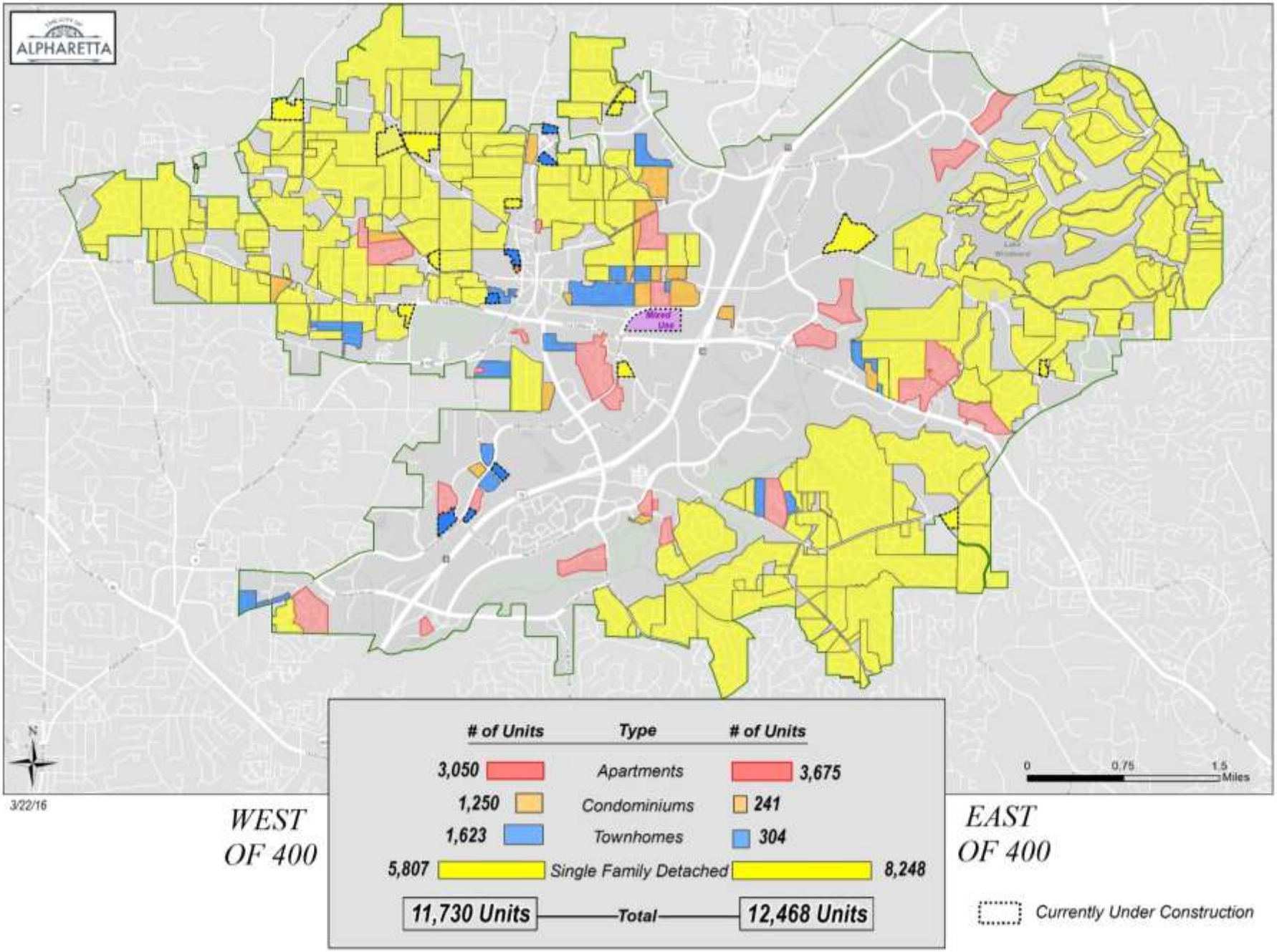
LAND USE, DEVELOPMENT, AND TRANSPORTATION

- Multiple scales (including multiple scales of mixed-use)

Added Land Use Strategy 8.5 to include language about small-scale Mixed Use Zoning:

- LU Strategy 8.5: Establish a Mixed Use Zoning classification for land areas less than 25 acres

EAST-WEST BALANCE: HOUSING STOCK BY TYPE



How Topics are Being Incorporated into the Comprehensive Plan Update

LAND USE, DEVELOPMENT, AND TRANSPORTATION

- East-West balance

Deleted Housing Goal 4 based on analysis of east-west balance

~~"Balance of residential development on the east and west sides of the city."~~

How Topics are Being Incorporated into the Comprehensive Plan Update

LAND USE, DEVELOPMENT, AND TRANSPORTATION

- Preserving residential areas and city character

Added language in Vision Statement to address residential area preservation:

"Developing key nodes of the City to focus growth and create multiple scales of activity while preserving the character and stability of our single-family residential neighborhoods"

Added language in Natural, Historic, and Cultural Resources section about preserving "small town charm" in selected areas:

"The City will continue to focus on maintaining 'small town charm' in selected locations such as; Downtown, Crabapple and single family residential areas."

How Topics are Being Incorporated into the Comprehensive Plan Update

LAND USE, DEVELOPMENT, AND TRANSPORTATION

- Preserving residential areas and city character

Revised Housing Goal 2 to redefine the 85/15 rule and goal percentages:

"Maintain a balance between 'owner-occupied' and 'renter-occupied' in Alpharetta such that at least 68% of the housing stock is 'owner-occupied.'"

Revised Housing Strategy 2.1 to use Census data to track "for sale" and "for rent" units; updated Housing Strategy 2.2 regarding computerized tracking system:

- H Strategy 2.1: Use Census data to track the number of "for sale" and "for rent" units located in Alpharetta.
- H Strategy 2.2: Maintain the computerized system for land development records, building permits and engineering plans.

Proposed Changes to 85/15 Rule

CURRENT LANGUAGE (BY DESIGN)

"Maintain a balance between residential buildings designed 'for sale' and residential buildings designed 'for rent' in Alpharetta such that at least 85% of the housing stock is 'for sale.'"

Currently at 76% "for sale" and 24% "for rent" by design.

Proposed Changes to 85/15 Rule

PROPOSED LANGUAGE (BY USE, PER CENSUS DATA)

"Maintain a balance between 'owner-occupied' and 'renter-occupied' in Alpharetta such that at least 68% of the housing stock is 'owner-occupied.'"

Currently at 64% "owner-occupied" using May 2015 Census data.

How Topics are Being Incorporated into the Comprehensive Plan Update

GREENSPACE

- Greenspace
- Greenway connections/bicycle routes

Added language in Vision Statement to address greenspace and multimodal connectivity:

"Fostering a strong sense of community, including dedicated greenspace, multimodal connectivity, and safety and security"

Added language in Transportation section to emphasize more work needed to connect the city's greenway and pedestrian facilities, especially crossing GA 400.

How Topics are Being Incorporated into the Comprehensive Plan Update

GREENSPACE

- Sustainability

Added language Natural, Historic and Cultural Resources Strategy 4.2 about including code requirements for sustainability.

- NHCR Strategy 4.2: Implement technologies and code requirements that lessen dependence on fossil fuels and reduce waste by replacing low-mileage vehicles with more fuel-efficient models (e.g. hybrids, electric, natural gas, etc.), use of solar panels, reuse of waste etc.

How Topics are Being Incorporated into the Comprehensive Plan Update

PRIORITY ISSUES

- A place for youth, a place for seniors

Added language in Vision Statement to address intergenerational quality of life:

"Offering the highest quality of environment for our residents—of all ages—and businesses"

Added language about active senior housing in Housing section:

"Support active senior housing located near walkable, mixed use areas."

How Topics are Being Incorporated into the Comprehensive Plan Update

PRIORITY ISSUES

- Arts and culture

Added language in Vision Statement to address emphasis on community arts and culture:

"Encouraging an emphasis on arts and culture in our community"

Added language in Natural, Historic and Cultural Resources Strategies 1.9 and 1.10 to include language about a public arts program, the Performing Arts Center, and the Historic Preservation Commission:

- NHCR Strategy 1.9: Continue to evaluate ways to encourage Arts Programming and Arts Facilities.
- NHCR Strategy 1.10 : Continue to work with Historic Preservation Commission (established in 2016) to preserve historic properties in the City of Alpharetta.

How Topics are Being Incorporated into the Comprehensive Plan Update

ADDITIONAL CONSIDERATIONS

- Schools/education

Due to the separation of jurisdiction between the City and Board of Education, there are no updates for this topic in the Comp Plan Update beyond the current policies of communication and coordination between organizations.

How Topics are Being Incorporated into the Comprehensive Plan Update

ADDITIONAL CONSIDERATIONS

- Future transit?

Added to the Intergovernmental Coordination Goals section:

"The City of Alpharetta will continue these relationships to refine plans addressing regional challenges. In addition, the City of Alpharetta is actively pursuing funding options including State, Federal, and local sources. The current effort to enact a Fulton County Transportation Sales Tax (TSPLOST) is another collaborative effort addressing regional transportation challenges.

Regional Transit – Regional transit planning has been on the State agenda for many years. Current transit options, however, continue to be insufficient for most citizens and employers. MARTA's service area limitations and GRTA's Atlanta focus continue to miss the majority of the area's travel demand. The City continues to support efforts to develop a regional transit system which includes Cobb, Cherokee, Forsyth, and Gwinnett counties in addition to the existing Fulton and DeKalb system."

Questions and Discussion

COUNCIL AGENDA REPORT

FROM:	Kathi Cook, Community Development Director Prepared by:
SUBJECT:	**PH-16-04 UDC Changes Design Review Board Guidelines** *This item was tabled on April 13, 2016. It must be removed from the table in order to be discussed or considered.* Consideration of updates to the Design Review Board Guidelines
PLANNING COMMISSION:	May 5, 2016
CITY COUNCIL:	May 5, 2016

RECOMMENDATION:

REPORT-IN-BRIEF

DISCUSSION

CONCLUSION

Attachments
Proposed Changes to DRB Guidelines, Historic Architect Bio Info, Staff Report

ALPHARETTA

DESIGN REVIEW BOARD

ORDINANCE

AND

DESIGN GUIDELINES

Adopted: May 1994

Revised:
December 94, January 95, March 95, May 95, April 2001, December 2009, December 2014, April 2016

ALPHARETTA
DESIGN REVIEW BOARD
ORDINANCE
AND
DESIGN GUIDELINES

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The Mayor and City Council ordain as follows:

1. Finding of Fact and Determination of City Council.

The historical, cultural and aesthetic heritage of the City are among the City's most valued and important assets, and the preservation of this heritage is essential to the promotion of the health, safety, education, prosperity and general welfare of the people.

2. Purpose and Declaration of Public Policy

(A) Purpose. The City Council finds that many places, districts, sites, buildings, structures, objects, landscape features and works of art, having a special character or a special historic or aesthetic interest or value, or representing the finest architectural products of distinct periods in the history of the City have been destroyed or uprooted, notwithstanding the feasibility or preserving and continuing the use of such places, districts, sites, buildings, structures, objects, landscape features and works of art, and without adequate consideration of the irreplaceable loss to the people of the City of the aesthetic, educational, economic and historic values represented by such places, districts, sites, buildings, structures, objects, landscape features and works of art. In addition, distinct areas may be similarly uprooted or may have their distinctiveness destroyed, although the preservation thereof may be both feasible and desirable. It is the finding of the Council that the standing of this City must be maintained and enhanced by preserving the historical and architectural heritage of the City and preventing the destruction of such cultural assets. The Council further finds that certain aspects of development, such as the spatial relationships of structures and open spaces to each other and the appearance of buildings and open spaces as they contribute to the attractiveness, function, and character of a district or the City as a whole, require the timely exercise of judgment in the public interest by a public body qualified to evaluate the design of proposed new developments or redevelopments within the City.

(B) Declaration of Public Policy. It is hereby declared as a matter of public policy that the identification, protection, enhancement, perpetuation and use of places, districts, sites, buildings, structures, objects, landscape features and works of art of special character of a special historic or aesthetic interest or value is a public necessity and is required in the interest of health, prosperity, safety, education and general welfare of the people. It is further declared as a matter of public policy that the promotion of sound design principals in order to provide a built environment which is attractive and functional is a public necessity and is required in the interest of health, prosperity, safety, education and general welfare of the people. Accordingly, the public policy objectives of this article are as follows:

(1) To effect and accomplish the protection, enhancement and perpetuation of such places, districts, sites, buildings, structures, objects, landscape features and works of art which represent or reflect special elements of the City's cultural, social and economic and architectural history;

(2) To safeguard the City's historic, aesthetic and cultural heritage, as embodied and reflected in such places, districts, sites, buildings, structures, objects, landscape features and work of art;

(3) To simulate historic neighborhoods and to protect and enhance local historical and aesthetic attractions to residents, tourists and others and thereby promote and stimulate business;

(4) To enhance the opportunities for federal or state tax benefits under relevant provisions of federal or state law;

(5) To promote traffic safety and the general welfare of the public through the protection of the community property values, character and vistas of various City entrance corridors and the prevention of unnecessary clutter, congestion and poor definition of properties and development edges along routes of primary access leading into areas and sites of significant historical, cultural, educational, social and/or aesthetic value, and to ensure that any development or redevelopment is consistent with the goals of the comprehensive plan;

(6) To improve the environment of the City and quality of life for the general welfare of all citizens of the City;

(7) To protect and enhance the attractiveness of the City to home buyers, tourists, visitors and shoppers, and thereby support and promote business, commerce, industry and provide economic benefit to the City;

(8) To foster and encourage preservation, restoration and rehabilitation of structures, areas, and neighborhoods and thereby prevent urban blight;

(9) To encourage the concept of sustainability, use of energy efficient design and promote conservation of natural resources.

3. Interpretation

In addition to any restrictions imposed by the Ordinance, all buildings, structures, sites and areas and the property on which they are located shall remain and continue to be subject to all building, sign, zoning and other ordinances of the City. If any conflict arises between this Ordinance and regulations promulgated thereunder, the more restrictive shall control.

4. Definitions

The following definitions shall apply to this Ordinance unless specifically stated otherwise. Any words or phrases not defined below shall be given their common ordinary meaning unless the context clearly indicates otherwise.

Accessory Structure. A structure detached from a principal building on the same lot and customarily incidental and subordinate to the principal building or structure.

Action. Any decision made by the Board including approval, deferral or tabling.

Adaptive Use. The process of converting a building to a use other than that for which it was designed (i.e. changing a factory into housing). Such conversions are accomplished with varying alterations to the building.

Alpharetta Highway (State Route 9) Corridor of Influence. Any and all properties contiguous with or within the portion of the City along Alpharetta Highway or State Route 9, extending from Upper Hembree Road to the south, to Windward Parkway to the north.

Alteration of Building. Any change in the supporting members of a building (such as bearing walls, columns or girders); any change in the non-supporting interior walls of a building; any addition or reduction to the building; any change in use; or any relocation of a building from one location or position to another.

Appeal. A legal proceeding by which a case is brought before the Design Review Board for review of the decision of Staff or the Design Committee.

Board. The City of Alpharetta Design Review Board as established by the Unified Development Code and appointed by the Mayor and Council.

Building. A structure created to shelter any form of human activity, such as a house, barn, church, hotel, accessory building or similar structure.

Canopy (or Marquee or Awning). A permanent roof-like shelter or overhang extending from part or all of a building face and constructed of a durable material such as fabric, metal, glass or plastic.

Central Business District (CBD). That portion of the City bounded by Mayfield Road to the North, Old Milton Parkway to the South, Haynes Bridge Road and North Main Street to the east and Roswell and Canton Streets to the west. (See Map 'A')

Certificate of Design Approval. A document issued by the Design Review Board allowing an applicant to proceed with a proposed alteration, demolition, removal or new construction based upon a design review process and determination of the submitted proposal's suitability according to adopted criteria.

City. The City of Alpharetta, Georgia.

Community Development Director. The Director of the Community Development Department for the City of Alpharetta or their designee.

Construction. The act of erecting a new principal building or structure, and/or adding an accessory building or structure. The act of adding to an existing building, structure or other improvement.

Corridors of Influence. The roadways and transportation routes having the greatest visual impact within the City of Alpharetta and those roads which are considered to be "Gateways" into the City. The Corridors of Influence include: Alpharetta Highway or State Route 9 or Main Street (except those portions which are considered to be in the Central Business District and the Historic Business District), Haynes Bridge Road, Mansell Road, North Point Parkway, Old Milton Parkway, Westside Parkway and Windward Parkway (from State Route 9 to Georgia 400).

Demolition. Any act or process that destroys in part or in whole any existing condition.

Demolition by Neglect. Neglect in any maintenance of any building or structure which results in its deterioration.

Design Committee. The Design Committee shall be comprised of the Director of Community Development, The Chairperson of the Design Review Board, 1 other appointed Design Review Board Member, and the City selected Architect (as a non-voting Committee member). The Committee is charged with reviewing all applications within the Downtown Overlay as shown on "Map A".

Design Review. The process of ascertaining whether modifications to a particular building, structure, site, area, district, landscape feature or any part thereof meets the standards of appropriateness (design guidelines) established by the Design Review Board.

Design Standards, Guidelines or Criteria. Adopted and written standard of appropriate activity that will preserve or enhance the historical, cultural, architectural, archeological, educational, social, aesthetic character, function and value of a particular resource, district or area of the City as a whole.

Development Activity. All new construction, modification, addition, alteration, moving, destruction or demolition which would affect the exterior appearance of any structure, building, land, site or other object, including, but not limited to the following:

a) The demolition of any building, structure or object.
b) The moving or relocation of any building, structure or object.
c) Except housecleaning, any material work on the exterior appearance of existing buildings by additions, reconstruction, rehabilitation, alteration or any maintenance (including exterior color), or any exterior material changes.
d) Any new construction of a principal building or accessory building or structure subject to view from a street or public way.
e) Changes in existing walls, fences, steps, sidewalks, streets and paving or construction of new walls, fences, steps, sidewalks, streets and paving, if along street rights-of-way, public lanes or public alleys.
f) The erection or display on any lot, building or structure of any sign, light, art work, mural, sculpture or other appurtenant feature.

Director. The Director of Community Development Department for the City of Alpharetta.

District. A geographically definable area, urban or rural, possessing a significant concentration, linkage, or continuity of buildings, structures, sites, spaces, or objects united by past events or aesthetically by plan or physical development.

Downtown Overlay District. The District established by City Council as part of a Master Plan document and shown as Map "A" in this document.

Exterior Features. The architectural style, design, general arrangement and components of all or any of the outer surfaces of an improvement, as distinguished from the interior surfaces enclosed by

said exterior surfaces, including, but not limited to, the type, color and texture of the building materials and the type and style of all windows, doors, lights, signs and all other features appurtenant to such improvements.

Facades. The exterior face(s) of a building or structure exposed to public view.

Foot Candles. A unit of illuminance on a surface that is one foot from a uniform point source of light of one candle and equal to one lumen per square foot.

Garden District. That portion of Canton Street bounded by Church Street to the south and Hopewell Road to the north.

Gazebo. An accessory, open air structure not exceeding 300 square feet in size.

Haynes Bridge Road Corridor of Influence. Any and all properties contiguous with or within the portion of the City along Haynes Bridge Road, extending from Academy Street to the north to Mansell Road to the south.

Historic Business District (HBD). That portion of the Central Business District bounded by Church Street to the north, North Main Street to the east, Marietta Street to the south and Milton Center site to the west. (See Map "A")

Improvement. Any building, structure, parking facility, fence, gate, wall, landscape feature, work of art or other object constituting a physical change of real property, or any part of such change.

Interchange Districts. All properties within 1000 feet of each interchange along Georgia 400. These districts include: Mansell Road Interchange District, Haynes Bridge Road Interchange District, Old Milton Parkway Interchange District and the Windward Parkway Interchange District.

Island. In parking lot and street design, built-up curbs (and in parking lots usually placed at the end of parking rows) as a guide to traffic and also used for landscaping, signage or lighting.

Landscape Strip. A portion of a lot required to be reserved for, installed with, and maintained with vegetation. Such a strip may or may not be required to be of a linear form.

Mansell Road Corridor of Influence. Any and all properties contiguous with or within the portion of the City along Mansell Road, extending from Haynes Bridge Road to the east to Warsaw Road to the west.

Master Sign Plan. A Master Sign Plan is a Plan that includes all types of signage on a specific property. It shall include colors, design, placement and mounting styles for each sign type.

Mural. Any piece of artwork painted directly on a wall, ceiling, or other permanent surface. If the artwork conveys a message about a product or service it shall be considered a sign.

North Point Parkway Corridor of Influence. Any and all properties contiguous with or within the portion of the City along North Point Parkway, extending from Kimball Bridge Road to the north to Mansell Road to the south.

Object. A material item of functional, aesthetic, cultural, historic or scientific value that may be, by nature or design, movable yet related to a specific setting or environment.

Old Milton Parkway Corridor of Influence. Any and all properties contiguous with or within the portion of the City along Old Milton Parkway, extending from Wills Road to the west, and to the eastern City Limits.

Ordinary Repairs or Maintenance. Work done to prevent deterioration of a building or any part thereof by restoring the building as nearly as practical to its condition prior to its deterioration, decay or damage.

Owner. The title owner and its agents or assignees.

Parapet. That portion of a wall which extends above the roof line.

Preservation. The act or process of applying measures to sustain, in the existing form, the integrity and material of a building or structure, and the existing form and vegetative cover of a site (i.e. saving from demolition or deterioration buildings, sites, structures and objects and providing for their continued use by means of restoration, rehabilitation or adaptive use).

Principal Building. The building or other structure within which is conducted for (or intended to be conducted) the principal use of the lot on which said building is situated.

Reconstruction. The act or process of reproducing by new construction the exact form and detail of a vanished building, structure or object or part thereof, as it appeared at a specific period of time.

Rehabilitation. The act or process of returning property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions of features of the property which are significant to the historical and architectural values.

Restoration. The act or process of accurately recovering the form and details of a property and its settings as it appeared at a particular period of time by means of the removal of the later work or by the replacement of earlier work.

Roof Line. The top edge of the roof or top of the parapet, whichever forms the dominant top line of the building silhouette.

Sign. ~~Any identification, description, illustration, symbol, statue or device, illuminated or non-illuminated, which is visible from any public place each designed to advertise, identify or convey information, including any landscaping where letters or numbers are used for the purpose of directing the public's attention to a product or location, with the exception of window displays and state or national flags. For the purpose of removal, sign shall also include all sign structures.~~

Any identification, description, illustration, device, fixture, structure, display or visual representation , which is visible from any public place and affixed to, or supported or suspended by, a stationary object, structure, building or the ground that uses any color, form, character, symbol, graphic, image, illumination, or writing to announce, direct attention to, identify, or advertise an object, idea, location, place, person, institution, organization, business, product, service, activity or

event or to otherwise visually communicate information, ideas or messages of any kind to the public. "Sign" includes the sign face and sign structure..

Sign Structure. Any structure which supports, has supported or is designed to support a sign. A decorative cover is part of a sign structure.

Site. The location of a significant event or activity, or a building or a structure, whether standing, ruined, or vanished, where the location itself maintains special or unique value regardless of the value of the existing structure.

Site Plan. A plan accurately drawn to scale of a development project, depicting the buildings proposed to be placed on the property, related public and site improvements on the site, and additional information as required by this Ordinance or conditions of zoning approval, and other applicable ordinances.

Solar Panel. Two types of devices that collect energy from the sun: Solar photovoltaic modules use solar cells to convert light from the sun into electricity and Solar thermal collectors use the sun's energy to heat water or another fluid such as oil or antifreeze.

Structure. A combination of materials to form a construction for use, occupancy or ornamentation which is fastened or attached to the ground.

Style. A type of architecture distinguished by special characters or features of a structure and ornament and often related in time; also a general quality of distinctive character.

Westside Parkway Corridor of Influence. Any and all properties contiguous with or within the portion of the City along Westside Parkway, extending from Sanctuary Parkway to the southwest to Windward Parkway to the north.

Windward Parkway Corridor of Influence. Any and all properties contiguous with or within the portion of the City along Windward Parkway, extending from State Route 9 to the west, to Georgia 400 to the east.

5. Scope of Ordinance

The restrictions imposed by this Ordinance shall apply to all non-single family detached buildings, structures, sites and areas and the property on which they are located. Sites within ~~the Central Business District and Historic District (as defined and depicted on Map "A" attached hereto and incorporated by reference),~~ Corridors of Influence (as defined and depicted on Map "B" attached hereto and incorporated by reference), Interchange Districts (as defined and depicted on Map "B" attached hereto and incorporated by reference), and to all projects which otherwise expressly include, as a condition of development, review by the Design Review Board. All structures, sites, and areas and the property on which they are located within the Downtown Overlay DistrictOverlay District (as defined and depicted on Map "A" attached hereto and incorporated by reference) shall be reviewed by the Design Committee. Appeals to Design Committee decisions shall be heard by the Design Review Board.

6. Design Review Board

(A) Establishment. A Design Review Board is hereby established. The Board shall consist of seven members and two alternate members. Members shall be appointed and shall serve in accordance with the City Boards and Commissions Ordinance. No member shall be employed by the City, hold public office in the City or be a member of another City board or commission. At least one member of the Board shall be a registered architect in the State of Georgia, in good standing.

(B) Proceedings.

(1) The Board shall elect a chairman and a vice chairman from its members during its first meeting in January of every year who shall serve for one year or until their successors are elected. A staff member of the Community Development Department shall serve as a non-voting secretary to the Board. Meetings of the Board shall be held at the call of the chairman and at such times as the Board may determine. All meetings of the Board shall be open to the public. A minimum of four (4) members of the Board shall constitute a quorum. Any act of the Board shall require a majority vote of the members at a meeting at which a quorum is present. The Board shall maintain minutes of its proceeding, including the results of all votes taken, and shall maintain records of its examinations and other official actions, all of which shall be filed in the office of Community Development Department as public record.

(2) Only Design Review Board Members present during the initial review of an item may participate in any subsequent reviews of the same items. An exception to this provision can be made in order to maintain a quorum.

(3) If no action is taken by the Design Review Board within three (3) consecutive hearings, the applicant may request to be placed on the next available Board of Appeals agenda for further consideration and action.

(C) Powers and Duties. The Board shall:

(1) Review applications for Certificate of Design Approval required in Section 7 for:

a) All exterior features of new construction.
b) All exterior features of construction, alteration, restoration, moving, demolition, or repair of an existing building(s) or improvements involving or resulting in a change in the existing structural composition or architectural design or character of such building(s) or improvement;
c) All proposed changes, improvements or proposals regarding site plan features such as landscaping, walls, walks, terraces, fences, signs, lights and shopping cart corrals.
d) All proposed screening of dumpsters, satellite antennas and dishes, solar panels, parking lots, roof top equipment and other mechanical and /or electrical equipment.
e) All proposed outdoor play yards and/or equipment, and outdoor patios with or without seating.
f) All demolition of building(s) or portions of building(s) that are over 50 years old and may be of significance.

(2) ~~Review all applications for signs within the Central Business District, the Historic Business District, the Corridors of Influence and the Interchange Districts.~~ Review sign applications as an appeal to a Staff decision.

(3) Grant or deny applications for Certificates of Design Approval based upon a design review of the proposed development activity for compliance with design standards.

(4) The following shall not be subject to review by the Board:

a) Repainting of a structure to the same color that was previously approved by the Board.
b) The ordinary maintenance or repair of any exterior elements of any building or structure.

c) The construction, reconstruction, alteration or demolition of any such elements which the authorized City officers shall certify as required for public safety.
d) Single family detached residential structures.
e) Any site, structure, elevation change or other design elements within the defined Downtown Overlay District.
f) Signs unless as an appeal to Staff decision

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(5) Act in an advisory role to other City departments, boards and commissions.

(6) Develop from time to time further design standards consistent with the purposes, intents and standards established in this Ordinance, and in accordance with Section 8.

(7) Notwithstanding any other provisions of this Ordinance, the Design Review Board may delegate review responsibility for all ~~non-residential~~ areas ~~not included within the Central Business District, Corridors of Influence and the Interchange Districts~~ to the Director. If the Director finds the plans in compliance, the Director's decision shall be final and a development or building permit shall be issued.

7. Application

(A) When required: No person shall undertake development activity within any area of the City of Alpharetta subject to this Ordinance without first obtaining a Certificate of Design Approval from the Design Review Board in accordance with the provisions of this Ordinance. Such Certificate of Design Approval shall be a pre-condition to the issuance of any land disturbance, building or other permit.

(B) Application for Certificate of Design Approval. Application for Certificate of Design Approval shall be made to the Community Development Department and shall be accompanied by site plans, detailed development plans, including relevant sketches, perspective or isometric drawings, written descriptions, affirmatively setting forth provisions for compliance with design standards. No application shall be deemed to be accepted by the Community Development Department unless and until all fees are paid and all information reasonably required by the Community Development Department is provided by the applicant.

No application will be heard until all items have been submitted. Submittal shall include, but not be limited to the following:

(1) Site Plan Requirements:

a) The location of all proposed buildings and structures, accessory and main, indicating the number of stories and height.
b) The location and dimensions of proposed recreation areas, open spaces, outdoor seating areas and similar improvements.
c) Parking areas with parking spaces drawn, tabulated, and dimensioned. Designated number of parking spaces (including handicap) required by ordinance and provided by proposal.
d) Parking islands and/or raised landscape islands and cart corral locations.
e) The location of all drives. Minimum drive aisle width and direction of vehicular travel.
f) Curb cuts and adjacent and connecting roadways off premises.
g) Security gates showing swing path.
h) Sidewalks (both public and private).
i) Loading docks.
j) Detention ponds (underground/above ground). Screening to be depicted on landscape plan and/or site plan.
k) Sites for solid waste/trash containers with screening per City of Alpharetta design standards.
l) Show all easements clearly designating as proposed and type (utility, access, etc.).
m) The location, height, type and material of all fences, walls, retaining walls and guardrails.
n) Show diameter, location, drip lines and protection areas of all specimen trees whether retained or removed.
o) Show all required buffers and setbacks, streams, water and flood plain areas.
p) Such other information as is reasonably necessary to represent the character, nature and exactness of the proposed project being review by the Board.
q) Such other information as is reasonably requested by the Community Development Department and/or the Board.

(2) Site Lighting:

A photometric site lighting study certified by a professional to indicate all foot-candle levels extending to all property lines from the project.

(3) Site Line Study:

A site line drawing depicting several views from the public roadways to ensure all roof mounted equipment is concealed from public view.

(4) Landscape Submittal Requirements:

Provide landscape drawings prepared by a Landscape Architect (drawn to scale) indicating the locations of all landscape features including but not limited to size and type of all plant

materials (including ground covers) and location of seasonal beds. An existing tree and landscape survey and assessment of the existing landscaping should be included in the submittal.

(5) Exterior Elevation Submittal Requirements:

a) Provide photographs of the subject property in its current condition and photographs of all contiguous properties.
b) Provide dimensioned and colored exterior elevations (drawn to scale) of all facades of the building identifying and representing the locations and color of all proposed exterior materials. Include locations of all proposed building mounted light fixtures, equipment or other accessories. Enlarged details of portions of the building to help better understand the interaction of materials and colors are highly recommended.
c) Provide actual material and color samples of all proposed exterior materials. A color copy of such samples shall be included with the submittal (actual materials and color samples shall be brought to the design review meeting). Include cut sheets or other written and pictorial descriptions of all building mounted lighting or equipment.
d) Indicate the locations of all roof top mounted equipment.
e) The use of perspective drawings, three-dimensional digital models or renderings to assist in depicting the exterior architecture of the building(s) is highly recommended.

(6) Building and Monument Signage Requirements:

a) Provide dimensioned and colored exterior elevations (drawn to scale) indicating the locations and dimensions of all building mounted signs. Include actual color samples, lighting/illumination methods, materials and construction for each sign. Provide a calculation indicating the total area (square footage) of each building sign.
b) Provide a site plan (drawn to scale) indicating locations of ground mounted monument signs. Indicate required setbacks, adjacent ground cover and landscaping materials.
c) Provide dimensioned and colored elevations of ground mounted signs. Identify all proposed materials, provide actual material and color samples. Indicate lighting and illumination methods.

(C) Action on Application.

(1) The application shall be delivered with the supporting information and materials to the Community Development Department and the Board for review and consideration.

(2) The Board shall act upon the application within thirty (30) days after the filing of an application with the Community Development Department containing all the information required in Section 7. The Board may extend the period for action fifteen (15) additional days for reasonable cause. The Community Development Department or the Board shall notify the applicant in advance of any decision to extend the period for action. The Community Development Department, Design Review Board and the applicant may also mutually extend the period for action.

(3) Unless extended, no action after forty-five (45) days shall deem the application as approved, and a Certificate of Design Approval shall be issued by the Community Development Department.

(4) If the application is approved, a Certificate of Design Approval shall be issued. In the event an application is not approved, denied or deferred for additional information by the Board, the Board shall provide the applicant a written denial, indicating the reason(s) for denial.

(D) (1) Appeal to Design Review Board Decision. Appeal from the decision of the Board is by Writ of Certiorari to the Fulton County Superior Court and must be filed within thirty (30) days from the date of the decision by the Board.

(2) Appeal to Design Committee decision. Any person aggrieved by a decision of the Design Committee (including any decision to deny a variance) may appeal the decision by filing a written notice of appeal to the director within ten (10) days of the issuance of said decision by the Design Committee. The director shall respond to the appeal within ten (10) days of receipt of the notice.

8. Design Standards

(A) Visual Compatibility Factors. New construction and existing buildings, structures and appurtenances attached thereto which are moved, reconstructed, materially altered, repaired or repainted, including repainting the same color, should reflect the visual character of the surrounding areas and shall be visually compatible with buildings, and places to which they are visually related generally, in terms of the following factors:

(1) *Height*. The height of the proposed building shall be visually compatible with and complement the adjacent buildings and structures.
(2) *Scale.* The size of a building should be similar in height, width and depth to buildings, squares and places to which it is visually related, except in areas of redevelopment.
(3) *Facades.* Buildings should follow an established solid-to-void ratio and are visually compatible with adjacent buildings. Windows and door openings (height and width) are to be visually compatible with adjacent buildings. Avoid openings exceeding the dimensions of adjacent buildings by more than 10%. Buildings must have finished front, side and rear elevations where there is visibility to those elevations. Respect and preserve the existing vernacular architecture and its elements.
(4) *Rhythm of Spacing of Buildings on Streets*. The relationship of buildings to open spaces between the building and the adjoining buildings shall be visually compatible with buildings, and places to which it is visually related.
(5) *Rhythm of Entrance and/or Porch Projections*. The relationship of entrances and porch projections to the sidewalks of a building shall be visually compatible with buildings, and places to which it is visually related.
(6) *Materials, Texture and Color*. The compatibility of the materials, texture and colors for each facade of a building shall be visually compatible with buildings, and places to which it is visually related. Buildings and structures shall be visually compatible with adjacent buildings. Buildings adjacent to each other of conflicting architectural styles shall be separated by such

means as screens and site breaks. The use of brick and stone for exterior facades of buildings is strongly recommended.

(7) *Roof Configuration and Shape*. The roof configuration and shape of a building shall be visually compatible with the building(s) to which it is visually related.

(8) *Continuity*. Appurtenances of a building such as walls, wrought iron, fences, evergreen landscape masses and building facades shall, if necessary, form cohesive walls of enclosure along a street, to ensure visual compatibility of the building to the buildings, and places to which they are visually related.

(9) *Signs*. Signs shall be compatible with the buildings, and places to which it is visually related. Signs shall reflect the scale and character of its surroundings in size, type, face, graphics, lighting, square footage, style, material, color and related qualities to the building. Ground mounted signs in all Districts are to be monument style with materials and color(s) to match the parent building's materials. Unless otherwise specified in a Master Sign Plan, the sign structure, foundation shall be of brick, stone or of materials to match the principal material found in the principal structure(s) on the site. The Board encourages seasonal and evergreen plants be installed in planting beds surrounding the monument sign. All signs must be weatherproof and must be made of enduring materials so as not to become a hazard due to disrepair, damage or inclement weather. All letters or numbers shall be permanently affixed. Neon, fiber optics, and non-traditional illumination techniques are discouraged in lieu of LED or more environmentally friendly styles. Use of neon tubing, fiber optics or other non-traditional illumination techniques which are visible are prohibited, unless covered by a translucent material. All signs shall provide vertical relief with the use of characters, letters or numbers. Lighting should be limited and shall not be distractive to motorists or pedestrians, not distract from the architecture of the site and not spill onto adjacent property.

In General:

a) Individual signs should not use more than three (3) colors, plus a background color.
b) Signage may also utilize white and/or black as predominant colors.
c) Signage should not utilize more than one (1) color for the primary message copy, unless a second color is used to create a shadowing or outlining effect.
d) For panel signs, the background color shall mean the panel itself.
e) For channel letters, the background color shall mean the returns.
f) If a portion of the building behind a wall sign is painted a different color than the remainder of the wall, then such portion of the wall shall be counted as background color.
g) Trim colors shall be counted as background colors.

(10) *Master Sign Plan* For new construction or exterior remodel, of more than 50%, of a building, a Master Sign Plan ~~is strongly suggested~~ required for all multi-building or multi-occupant commercial developments before any permanent signs for such development may be erected. All owners, tenants, subtenants and purchasers of individual units within the development shall comply with the approved Master Sign Plan, ~~or submit to the Design Review Board for approval~~.

A Master Sign Plan should show the allocation of permitted wall sign space among proposed tenants and any general building sign or signs.

The Master Sign Plan shall consist of four (4) elements that shall govern all signs within the development:

a) Location of wall and ground mounted signage
b) Materials consisting of colors and materials to be used
c) Size to indicate dimensions of the sign(s) and overall location and proportion to the building(s) elevation
d) Illumination to include all lighting methods

A Master Sign Plan may be amended by filing a new master plan through the ~~DRB~~ Sign application process.

The Master Sign Plan application may be filed only by the owner of the land affected by the proposed change, or an agent, lessee or contract purchaser specifically authorized by the owner. If a governing board for the property affected exists, then the governing board may provide written authorization for all landowners affected.

(11) *Murals* Murals shall be appropriately scaled and visually compatible with the buildings on which they are placed. Not all buildings are appropriate for mural display and careful consideration shall be given to any mural proposed within the downtown historic district.

(12) *Awnings* Awning signs shall be allowed provided that:

The maximum area of an awning sign shall not exceed ten percent (10%) of the total awning face front and side areas.

Awning signs may be illuminated only with direct surface lighting and not with any form of back lighting.

(13) *Logos and Trademarks* Logos and trademarks may be included on signs without separate restriction, provided that such logos and trademarks are consistent with the approved color scheme shown on the Master Sign Plan.

~~Logos for single occupancy projects also shall be limited to the three (3) color requirement~~.

(14) Display of Registered Trademarks

A federally registered trademark or service mark that is registered as a stylized/design mark in colors inconsistent with the applicable Master Sign Plan or the color limitations applicable to a single-occupancy property may nevertheless be displayed on a sign in its registered form and color(s), ~~provided that it may only occupy up to twenty (20) percent of the permitted area of any sign,~~ without regard to the color limitations otherwise applicable to the sign.

Placement on the sign shall be in accordance with any applicable provisions of the Master Sign Plan. This Ordinance does not specify where a logo must be placed on a sign;

~~Holders of multi-colored federally registered trademarks or of federally registered trademarks that do not conform to the colors shown in the applicable Master Sign Plan or with the three (3) color limitation on single-occupancy properties may, at the holder's choice, elect to display the mark in a color pattern consistent with the applicable Master Sign Plan; or, the holder may display the mark in its registered colors, provided that it shall not occupy more than ten percent (10%) of the permitted area of the sign on which it appears.~~

~~The holder of a federally registered trademark that conforms to the colors shown in the applicable Master Sign Plan may display that logo as part of the permitted signage without further restriction.~~

(15) *Solar Panels* Solar panels should be designed to be visually compatible with the architectural design of the primary structure.

(16) Landscaping. Where existing topographic patterns contribute to beauty and utility of a development, they shall be preserved and developed. Landscape treatment shall be provided to enhance and complement architectural features, strengthen vistas and lines of site and provide shade. Vehicular areas shall be protected by appropriate curbs, tree guards, or other devices wherever possible. Where building sites limit planting, the placement of trees and shrubs in the parkways or paved areas is encouraged. Screening of service yards, exterior utilities (includes generators, cooling towers and condensers, etc.) refuse collection areas and other places which tend to be unsightly shall be accomplished by the use of walls, fencing, landscaping or any approved combination of these. Screening shall be effective in winter and summer seasons. Every effort shall be made to respect and preserve existing landforms, trees and other landscape elements. Shield vehicular parking areas, service areas and driveways from adjacent properties and public rights-of-ways through the use of effective screening mechanisms such as: Landscaped earthen berms; lowering the parking level grade below sight lines from public right-of-ways and by the use of evergreen screen landscaping.
Plant materials are encouraged to be indigenous or naturalizing but not of exotic origin to this region and climate. Care should be taken in selection of plant materials that do not require excessive irrigation or maintenance. Scale and proportion of the building should be considered.. Landscaping should be utilized to complement and soften the architecture of buildings, structures and monument signs and soften or screen views of parking areas from public rights-of-ways. Equal attention shall be given to landscaping along the sides and rear of buildings as well as the front elevation.

The following minimum requirements must be met:

a) Provide decorative landscaping near building entrances or patios (planting beds, large pots, etc.) Large (scale appropriate) stained concrete, Glass Fiber Reinforced Concrete (GFRC) or durable pottery pots (no plastic) should be used that complement the building architecture.
b) Monument signs should not displace required landscaping.
c) Screen dumpster and recycling bins with masonry wall to match the building and opaque metal gates and evergreen plantings. See Standard Plan 700.

d) Parking areas should be demarcated from pedestrian connections with pavers, stamped concrete or other material that differentiates the pedestrian walkway.
e) Provide paved pedestrian connection from public sidewalk(s) to the site interior (may not lessen required planting square footage within a required tree island).
f) All sites should include a minimum of one bicycle rack, one pedestrian bench and one trash receptacle (of approved color and style)
g) All landscaped areas should be maintained by the use of automatic irrigation systems or as approved by the Community Development Department. Automatic irrigation systems shall comply with the Water Conservation Ordinance.
h) Seasonal annual beds shall be maintained and watered as needed during the growing season. This includes weeding, fertilization, dead-heading and removal/replacement of dead plants.

(17) Streetscape Guidelines

Old Milton Parkway

'Brookside Area' tree placement: Shade trees such as Willow Oak, Nuttall Oak, American Elm, etc. spaced 50 feet on center. Alternate with groupings of understory trees and accent shrubs. Flowering or variegated leaf color is encouraged.

Granville lights to be located 80 feet on center – color to meet City Standard

Benches to be placed at the rate of one unit every 100 linear feet.

Medians: Groupings of understory flowering trees and accent shrubs with ends of beds to be planted with dwarf lemon yellow daylilies or similar. Alternate with blocks of evergreen trees such as Holly (Savannah, Foster, or Nellie Stevens) staggered at eight (8) feet on center and ends of bed to be planted with Knockout roses or similar. Planting shall allow for a minimum visual clearance of 24 feet at the end of each median which shall be planted with dwarf daylilies or other ground cover. Median widths of less than 2 feet shall be brick pavers (no plants).

North Main Street

Shade trees such as Hybrid Red Maple, Asian Elm, American or European Hornbeam, etc. spaced 50 feet on center. Alternate with groupings of understory trees and accent shrubs. Flowering or variegated leaf color is encouraged. Granville lights to be located 50 feet on center – color to meet City Standard.

Benches to be placed at the rate of one unit every 150 linear feet.

Medians: Groupings of understory trees under planted with Knockout Roses or similar. Flowering or variegated leaf color is encouraged. Alternate with blocks of evergreen tree such as Nellie Stevens Holly staggered at eight (8) feet on center and ends of bed to be planted with low ornamental shrubs. Plantings shall allow for a minimum visual clearance of 24 feet at the end of each median which shall be planted with dwarf daylilies or other ground cover. Median widths of less than 2 feet shall consist of brick pavers (no plants).

~~Central Business District – Comply with the Downtown Incentive Zoning Guidelines.~~

(18) Building, Structure and Sign Material Colors.

a) Building Color Palettes: The use of muted, subdued or earth tone colors are encouraged while the use of novelty and primary colors are strongly discouraged and are to be avoided. It is the intent of these Guidelines to establish timelessness in the color schemes incorporated in the building design and project design. Colors are intended to enhance the architecture of the project, not to attract attention to specific features or elements such as roof or parapet lines and signs. Building colors for the ~~Central Business and Historic Business Districts~~ Downtown Overlay District are to be derived from the "Historic" or "Williamsburg" collections or palette by Benjamin Moore or equivalent. Equivalent colors matching the above named manufacturers are acceptable.

b) Deviation from the approved colors may be considered by the Board where appropriate or as part of accented design elements. In general, a project should use no more than three (3) of the approved colors.

(19) The following elements are strongly discouraged in all Districts and Corridors of Influence:

a) Visually obtrusive Storm Water Detention or Retention areas. Care should be taken to locate storm water detention or retention areas in the least conspicuous areas of the project site or design them as a water feature. Additional care should be taken to mitigate the visual intrusion of detention or retention through the use of heavy landscaping or concealing these areas underground. Utilization of the retention or detention pond as an attractive site feature is the preferred alternative.

b) Visible Roof mounted equipment on Buildings. Roof mounted heating and air cooling units, exhaust hoods and fans, vent piping, satellite dishes, antennae and other roof appurtenances on the roof of a building are prohibited from being viewed from the ground by the general public and must be permanently screened. Any exterior ventilated HVAC units shall be internally drained (i.e. condensate lines).

c) Visible Dumpsters and Recycling bins or Containers. Dumpsters, Refuse containers and recycling bins are required to be screened from public view with building materials that match the parent building and their location on the project site is to be as inconspicuous as possible. Enclosure doors are to be constructed of steel or other durable materials that can be easily maintained and their color coordinated with the parent building.

d) Excessive Site and Building Lighting. Site and building lighting should be minimal with lighting standards and levels being at the discretion of the Board. Site lighting should not distract motorists or pedestrians traversing on or near the project site. Building lighting should not distract from the overall architecture of the building but should complement the building. Site or building lighting should not "spill over" onto adjacent properties and should be directed specifically at the building in order to limit lighting of the night sky. However, site and building lighting is encouraged to provide a sense of security.

e) Improper Landscape design and lack of creativity. Attractive, complimentary landscape is encouraged throughout the site using a mix of evergreen foundation plants, colorful accent plants and groundcovers. Untested non-naturalizing or non-indigenous species of plants are strongly discouraged. Trees should be of larger caliper and size to create a pleasant and immediate impact upon installation. Shrubs should be of the largest container size possible

f) Removal of existing trees important to the character of the site. Large and significant trees should be protected where possible through the use of creative design solutions and man-made protection devices, such as tree wells, aeration systems, etc.
g) Discouraged architectural elements. Mansard roofs; wooden shakes and shingles; drive-through windows that become a primary visual focus; plastic elements; inappropriate ornate architectural elements (such as elements depicting animals); metal buildings; and mobile units.
h) Use of neon, fiber optic, and non-traditional illumination techniques is strongly discouraged. Use of neon tubing or other non-traditional illumination techniques which are visible are prohibited, unless covered by translucent material.
i) Excessive use of building materials. In general, building materials should be limited to three types. Buildings incorporating too many different material types look busy and disjointed. Visual continuity should be considered by balancing building materials within the architectural elevations.
j) Thematic architecture. Building styles that are overly theatrical in character or are designed to represent specific objects are strongly discouraged. Materials used to create theatrical design such as driftwood, netting, corrugated metal and mirrors are strongly discouraged.
k) Excessive use of retaining walls. Use of retaining walls is discouraged. However, where required due to site conditions and grading considerations, care should be taken to mitigate their visual obtrusiveness. Finished materials must match the parent building or structure. Modular block walls are only allowed in non-visible areas of the site.
l) Visually obtrusive parking structures or other accessory buildings. Parking structures must provide architectural details and materials to mitigate their visual obtrusiveness on all exterior elevations. Materials and colors must match those of the parent building. Should no parent building be adjacent, then the parking structure should be visually compatible with other adjacent structures. All surface and storm water shall be internally drained. Evergreen landscape trees and shrubs shall be incorporated to aid in screening the structure or building.
m) Use of plastic materials and primary colored accessory structures. Accessory structures such as playgrounds must not be visible from public right-of-ways. Plastic materials and primary colors are to be avoided.
n) Murals. Murals shall be appropriately scaled and visually compatible with the buildings on which they are placed. Not all buildings are appropriate for mural display and careful consideration shall be given to any mural proposed within the downtown historic district. Murals shall not include advertising or be commercial in nature.

(B) General Design Standards. The Board will also consider the following general design standards when reviewing applications for Certificate of Design Approval:

(1) For new buildings and additions to existing buildings:

a) The height of the rooflines or parapets along the street or public right-of-way.
b) Scale and mass of the building on the site.
c) Placement of the building on the site.
d) Materials, color and texture of the buildings.
e) Architectural style where there is a predominant style on surrounding and adjacent buildings; and

f) Architectural details, including signs, subject to public view from any public street or public way.

g) Incorporate pedestrian-friendly features and amenities wherever possible. Pedestrian paths (i.e. sidewalks, mulched paths) should encourage pedestrian travel throughout an entire project. Pedestrian paths connecting adjacent properties and projects are also strongly encouraged.

(2) For modifications to existing buildings:

a) The degree to which the distinguishing original qualities or character of a building, structure or site including historic materials are retained.

b) The historic appropriateness of any new features; and

c) The compatibility of proposed alterations with other buildings within the street block face or block face across the street, giving consideration to building size, shape, roofline, colors, materials, textures, nature of openings and architectural details.

d) The extent to which the buildings or structures will promote the general welfare of the city and all citizens by the preservation and protection of the neighborhood.

(3) Bridges and bridge encroachments

a) Bridges and bridge encroachments in all areas of the City are to be treated with enhanced architectural details. This would include all vehicular and pedestrian bridges and combinations thereof. Enhancements should include the use of brick and/or stone for the exterior and interior (roadway side) of the facades of bridges and all wing walls, abutments, beams, and piers. Horizontal and vertical relief should be provided along the sides to completely cover the substructure with a center point feature. All vehicular bridges shall include a separated (by a decorative barrier) sidewalk of 10 feet. Barriers are encouraged to include plantings. All fencing proposed shall be of a decorative nature and should include a planting to create a "green" or "live" wall. The bridge should include decorative lighting of both vehicular and pedestrian heights. Each bridge center piece shall have an official City Seal incorporated.

(C) Specific Design Standards. The Board will consider the following specific design standards when reviewing applications for certificate of appropriateness.

a) It is the intent of the City to maintain and enhance the "Traditional Main Street" character within the ~~Central Business District and the Historic Districts~~ Downtown Overlay District. Downtown Design Guidelines discuss all of the details of the desired design for the area. Outside ~~these~~ this area~~s~~ the Board will evaluate each project proposal based on the quality of its design and relationship to the architectural character and style of the surrounding buildings, structures and streetscape.

b) ~~Building Scale, Proportion and Massing will be considered as follows. Within the Central Business District and the Historic Districts, no single building design element shall exceed one hundred (100) feet in length; and no continuous, uninterrupted storefront elevation(elevation in the same plane) shall exceed fifty (50) feet in length.~~

c) The Board shall seek to minimize and discourage the use of the following architectural features within the City:

1. Mansard roofs
2. Wooden shakes or shingles
3. Drive through windows that become a primary visual focus
4. Plastic elements
5. Inappropriate ornate architectural elements (such as elements depicting animals)
6. Metal buildings
7. Mobile buildings

(D) Additional Standards. Subject to the approval of the City Council, the Board shall have the authority from time to time to promulgate additional design standards. Such additional design standards shall be effective upon approval by the City Council.

9. Conformance with Certificate.

All work performed pursuant to an issued Certificate of Design Approval shall conform to the requirements of such certificate. If work is performed not in accordance with such certificate, the Community Development Department shall be authorized to issue a cease and desist order and all work shall cease.

Appeal from such cease and desist order shall be the same as that set forth in Section 7, D for appeal of an application denial by the Board.

10. Remedies.

In case any activity covered by this Ordinance is or is proposed to be initiated in violation of any provision of this Ordinance, the Community Development Department may, in addition to other remedies, and after due notice to the appropriate person(s), issue a citation for violation of this Ordinance requiring the presence of the violator in the Municipal Court of the City of Alpharetta or the City Code Enforcement Board, or institute an injunction or other appropriate action of proceedings to prevent such unlawful activity or to correct or abate such violation.

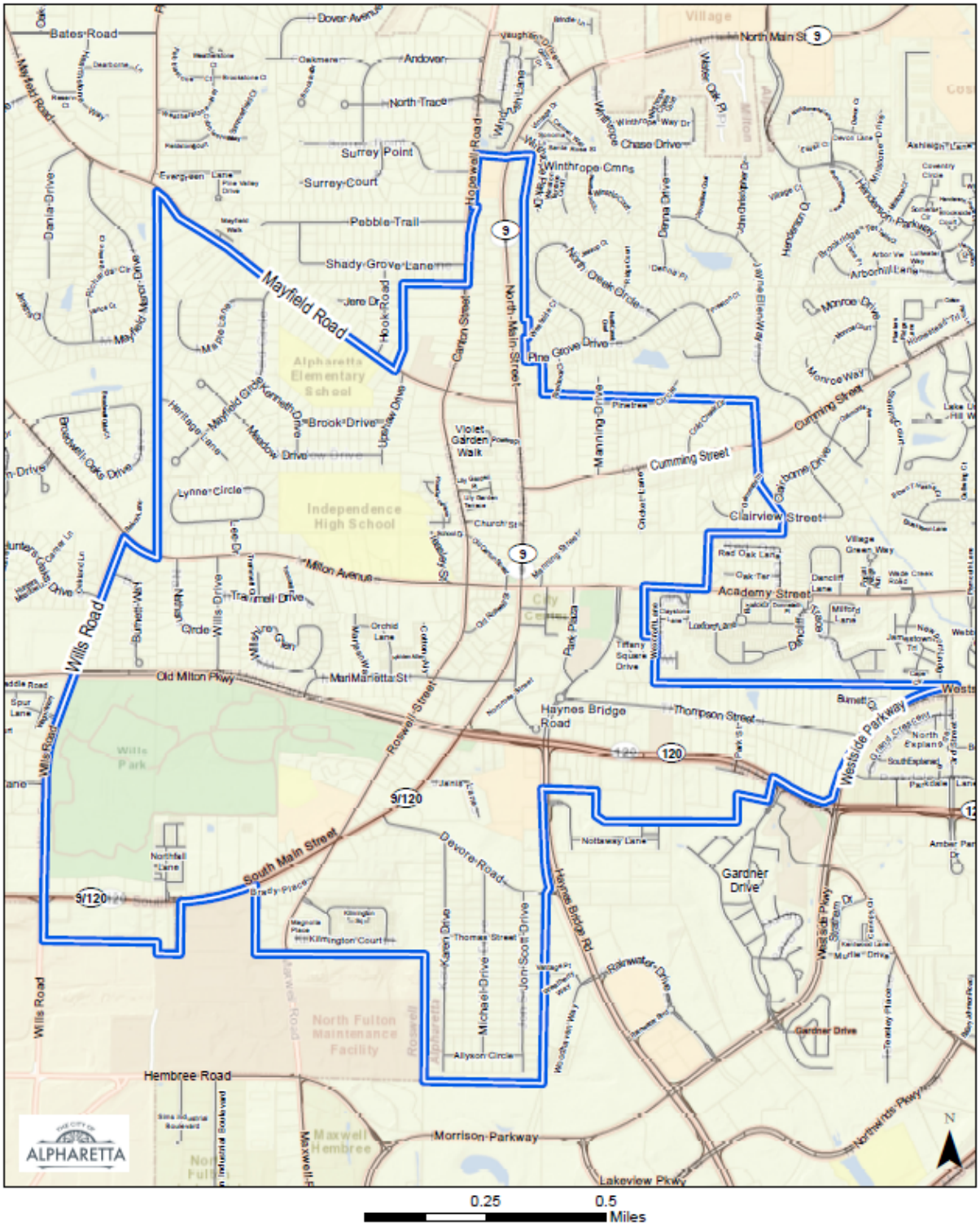
11. Severability.

Should any section or provision of the Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Ordinance as a whole or any section thereof other than the section or provision specifically declared to be invalid.

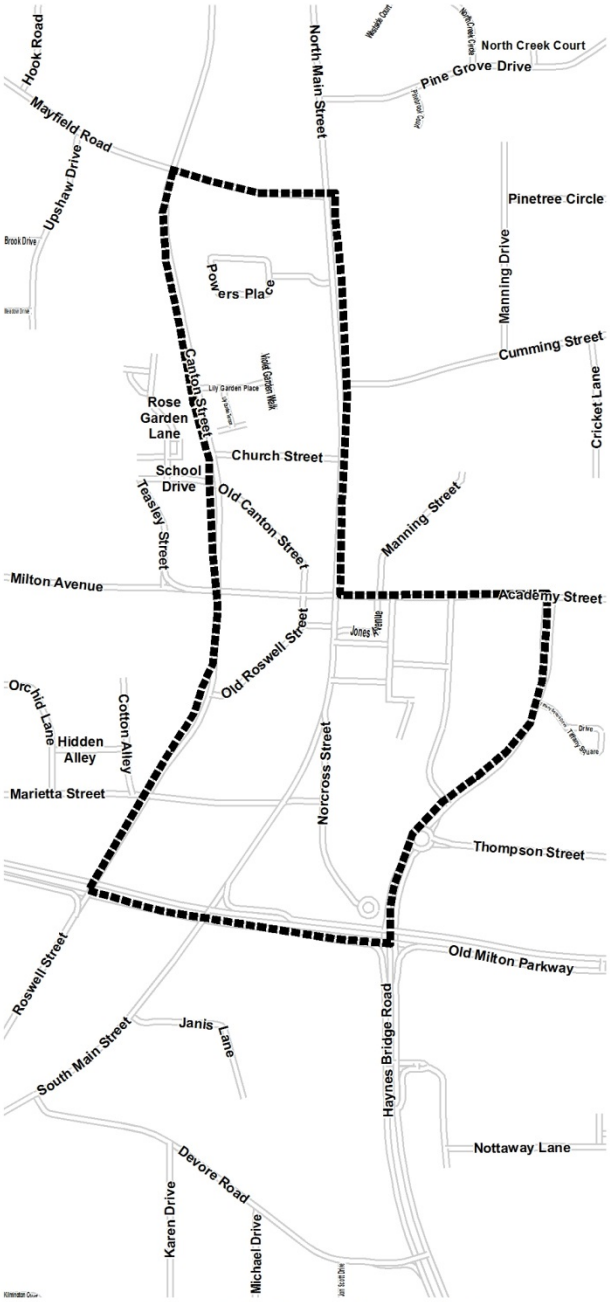
Downtown Overlay District

Map "A"

Downtown Overlay Disctict -- This portion of the City was defined by the 2015 Downtown Master Plan and recognized on July 15, 2015 as a distinct district by the Alpharetta City Council



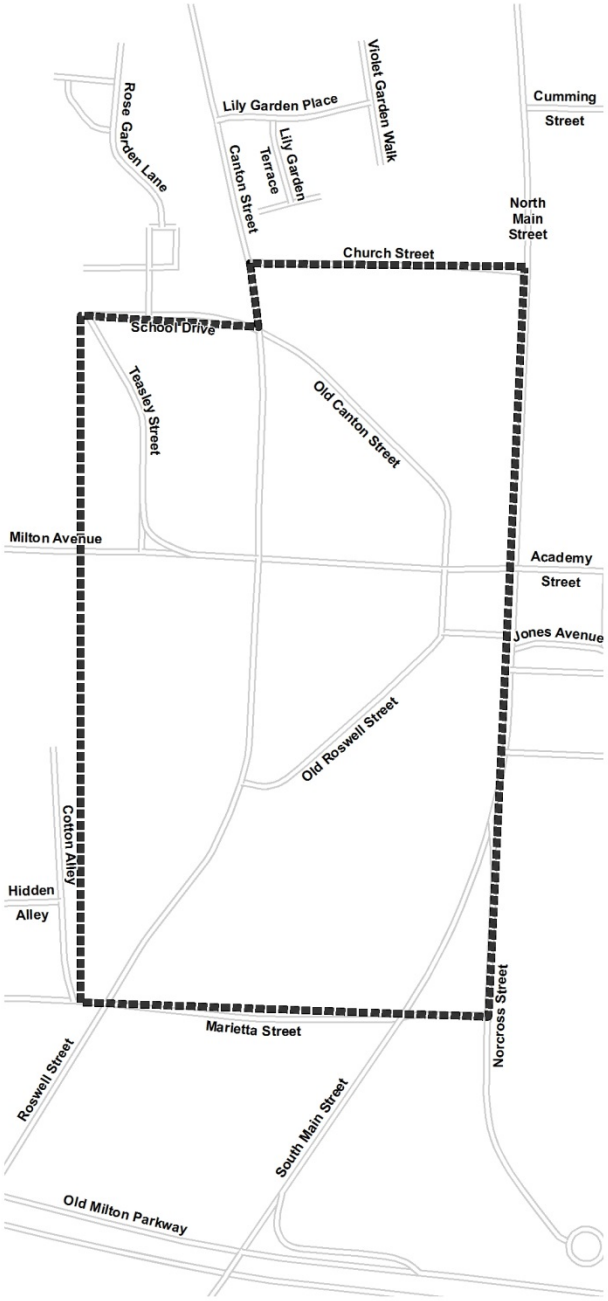
Central Business District



Central Business Distrct (CBD)

The portion of the City bound by Mayfiled Road to the north, Old Milton Parkway to the south, Haynes Bridge Road and North Main St to the east, and Roswell and Canton Streets to the west.

Historic Business District

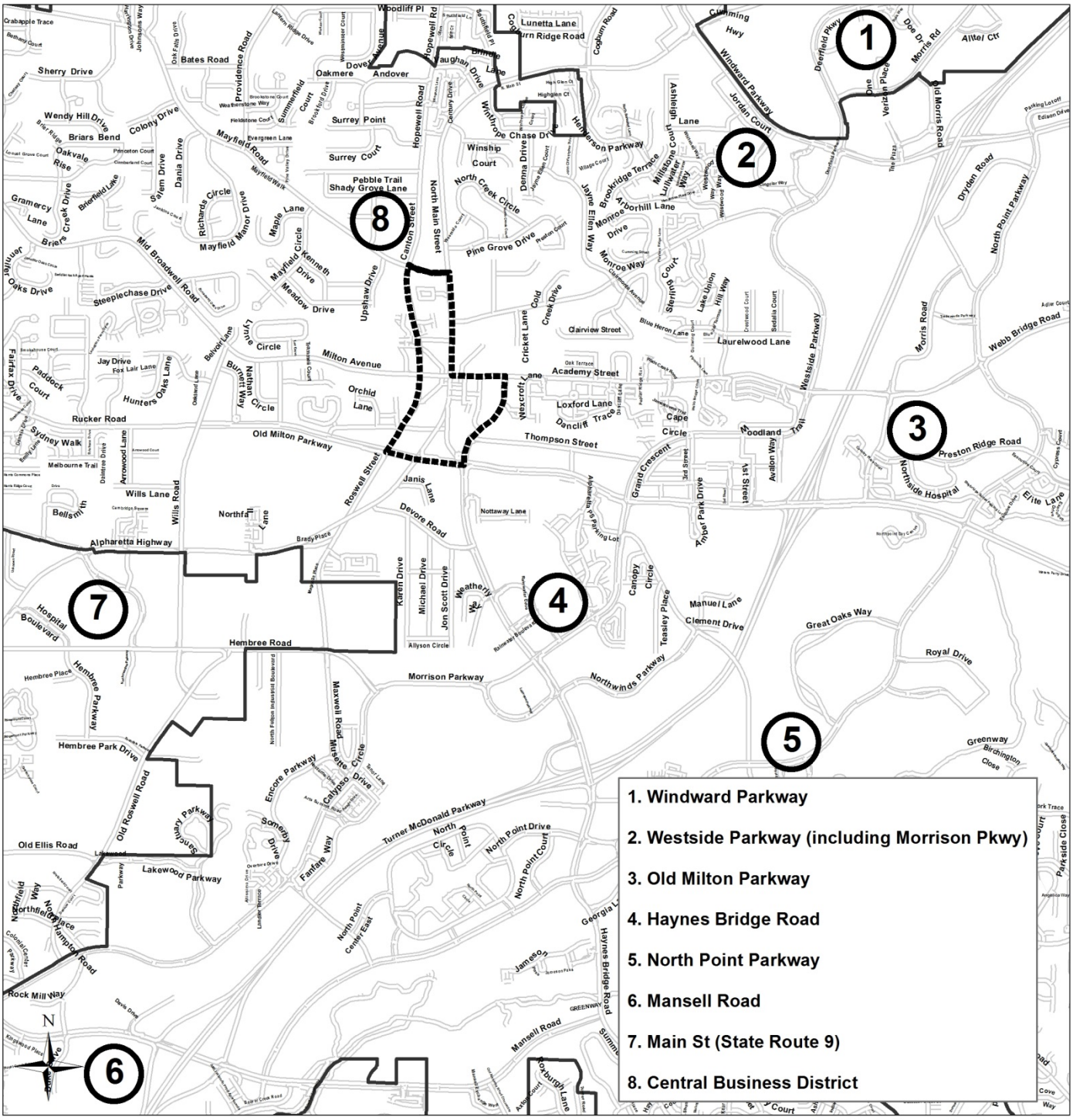


Historic Business Distrct (CBD)

The portion of the Central Business Distict bounded by Church Street to the north, Hwy 9 to the east, Marietta Street to the South and the Milton Center site to the west.

Map "A"
(Taken From Articile II, Page 2-115 of the Unified Development Code)

City of Alpharetta
Corridors of Influence



Map "B"
The roadways having the greatest visual impact within the City and those roads which are considered to the "gateways" into the City.

BENCHMARK BIOGRAPHY

TRACY WARD

Tracy Ward loves a project with a story to tell because the practice of Architecture is much more than simply creating an attractive box that keeps out the weather. Within the architectural design process...to incorporate the lessons learned through history is to teach and share with the next generation. Every project will provide its own unique story(s) to convey to its onlookers and inhabitants. And those legends, tales or anecdotes can be integrated into the architectural concepts thereby adding meaning and substance both today and tomorrow. Influential architects who successfully blended historical precedent with modern technology of their time include Sir Edwin Lutyens, Sir John Soane, Frank Furness, the self-taught Thomas Jefferson, and William Nichols.

Ward Kids - MSU School of Architecture, 2007

Mr. Ward graduated high-school at Starkville (MS) Academy and earned a Bachelor of Architecture degree in 1987 at the School of Architecture of Mississippi State University, where he won the school's most prestigious student competition sponsored by Pella Windows in 1986. His intense training included time in London, England at the Bartlett School of Architecture in 1985, where he and his wife, Kimberly, co-designed a housing project on the Thames River. In 1993-94, he co-founded the partnership of Benchmark Design. Mr. Ward approaches each project with not only an artistic focus for the land planning and building structure(s) itself, but also an honest effort to build strong relationships with those involved in the project, while successfully solving the client's aesthetic objectives & financial challenges. His personal care and attention has achieved the trust and repeat business from clients, investors, builders, developers and consultants for many years. Mr. Ward provides services in multiple states, and splits time with offices in the metro areas of Atlanta, Georgia and Jackson, Mississippi.

Tracy Ward has been married to Kimberly since 1985. They have four children, Natalee, Dakota, Alexa, and Noah. The family attends and serves at First Baptist Church. He is acting Chairman of the forthcoming Mississippi Chapter of the Institute of Classical Architecture & Art, and has been instrumental in the recent partnership between (school of architecture at) MSU and the ICAA for an ongoing workshop in classical architecture for both students and practicing professionals. Mr. Ward is currently working with the American History Guild with regular blog stories as well as a photographic book series called "Historic Courthouse Architecture". Tracy is a passionate architectural photographer, and his images and texts are featured in the book series. The first volume on Mississippi courthouses received a 2014 Heritage Award for "Preservation Education" from the Mississippi Heritage Trust.

AFFILIATIONS

INSTITUTE OF CLASSICAL ARCHITECTURE & ART

Mississippi Chapter Chair

Tracy Ward is very involved in this national organization, and is establishing a Chapter in Mississippi.

www.classicist.org
https://www.facebook.com/ICAA.MS

THE AMERICAN HISTORY GUILD

Architectural Historian & Preservationist

Tracy Ward is the architectural historian for this organization based in Beaufort, SC.

http://www.theamericanhistoryguild.com
https://www.facebook.com/AmHistoryGuild

HISTORIC COURTHOUSE ARCHITECTURE

A Photographic Essay of County Courthouses Across Multiple States

Tracy Ward guided the design, photography and research for this book series - actively in progress with new volumes.

https://www.facebook.com/HistoricCourthouses
http://theamericanhistoryguild.com/circa/product/historic-courthouses-of-mississippi/

AC MILLER, INC.

Interior Design Services

Both Kimberly and Tracy Ward work almost daily with this interior design firm.

https://www.acmillerinc.com

WOUNDED WARRIOR PROJECT

To Honor and Empower Wounded Warriors

Benchmark gives monthly to this very valuable organization.

http://www.woundedwarriorproject.org/

DMG ARCHITECTURAL SPECIALISTS

Custom, High-End Architectural Fabrications

A long time collaborator of Tracy Ward.

http://www.dmgarchitectural.com/

COUNCIL AGENDA REPORT

FROM: Kathi Cook, Director of Community Development
Prepared by: Bret Schroeder, Zoning Enforcement Manager

SUBJECT: PH-16-04 UDC Changes- Design Review Board Guidelines

PLANNING COMMISSION: April 13, 2016

PLANNING COMMISSION: May 5, 2016

CITY COUNCIL: May 16, 2016

STAFF RECOMMENDATION

Approve PH-16-04 UDC Changes- Design Review Board Guidelines

REPORT IN BRIEF

This item was heard by the Planning Commission on April 13, 2016. After discussion by the Planning Commission and Public Comment, this item was tabled.

The amendment for consideration is revisions to the Design Review Board Guidelines proposed by Staff for review of architecture for the Downtown Overlay District and review of signage for the City of Alpharetta.

Red – Format Change

~~Red~~ – Delete

Blue – Addition

Maps and Corresponding Verbiage Updated.