



City Council Meeting & Public Hearing

JULY 9, 2018

Office of the City Clerk

ALPHARETTA CITY HALL

COUNCIL CHAMBERS

2 PARK PLAZA

*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 Council, but not quoted or paraphrased. This document includes limited presentation by Council and invited speakers in **summary** form. **This is not an official record** of the Alpharetta City Council Meeting proceedings. Official Minutes are recorded and available for review.*

I. CALL TO ORDER

❖ *Mayor Gilvin called the meeting to order at 6:30 p.m.*

II. ROLL CALL

- Council Members
 - o Mayor Jim Gilvin
 - o Mayor Pro Tem Donald F. Mitchell
 - o Jason Binder
 - o Ben Burnett
 - o John Hipes (ABSENT)
 - o Dan Merkel
 - o Karen Richard
- Staff
 - o Bob Regus, City Administrator
 - o Sam Thomas, City Attorney
 - o James Drinkard, Asst. City Administrator
 - o Peter Sewczwicz, Director of Public Works
 - o John Robison, Deputy Director of Public Safety
 - o Morgan Rodgers, Director of Recreation and Parks
 - o Kathi Cook, Director of Community Development
 - o Michael Woodman, Senior Planner

- o Tom Harris, Director of Finance
- o Shawn Mitchell, Budget Manager

III. PLEDGE TO THE FLAG

IV. PROCLAMATIONS

A. "Extraordinary Eagle Scout" - Albert Williams III

V. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 6/11/2018 & 6/18/2018)

B. Financial Management Report: Month Ending May 31, 2018

❖ Council Member Binder offered a motion to approve the Consent Agenda

- The motion received a second from Council Member Merkel
- The motion was approved unanimously 6-0

VI. PUBLIC HEARING

A. CLUP-18-03/Z-18-03/V-18-06 Kings Ridge Christian School

- Senior Planner, Michael Woodman, came forward to present this item on behalf of staff
- This item was considered at the June 7, 2018 Planning Commission meeting. Staff recommended approval subject to conditions. No one spoke in favor of or in opposition to the request. After discussion, the Planning Commission recommended approval subject to the conditions below. Vote (5-0)
- Staff recommended approval of CLUP-18-03/Z-18-03/V-18-06 King's Ridge Christian School/Soccer Field, subject to the following conditions:
 1. The site, consisting of approximately 2.03 acres, shall be zoned SU and developed substantially similar to site plan submitted by CP&E, dated 3/29/2018, except for modifications required to comply with the conditions below and subject to meeting all City code requirements and conditions of zoning.
 2. Existing trees shall be preserved as depicted on tree plan prepared by TJ Schell, dated 3/26/2018. Tree recompense shall not be required for the removal of Tree #10 (10" Sourwood) and #12 (15" Sourwood).
 3. Existing trees shall be saved, where possible, along Cogburn Road, as approved by Staff.
 4. Sidewalk connection between the soccer field and parking lot to the north shall be installed with the least impact to existing trees, as approved by Staff. Centerline of sidewalk shall be staked in the field and location reviewed and approved by the City Arborist.
 5. Developer shall construct a 10' concrete multi-use path/sidewalk within the Cogburn Road right-of-way or within a dedicated public trail easement with the least impact to existing trees, subject to review by Milton Public Works Director and City Arborist. Centerline of path/sidewalk shall be staked in the field and location reviewed and approved by the City Arborist. Impact fee credits shall be provided for public improvements.

6. Existing residential driveway shall be removed and area shall be stabilized.
 7. Stormwater facilities (detention ponds) shall not be visible from Cogburn Road, unless constructed as a decorative amenity. Any visible stormwater structures shall be faced with decorative stone.
- The applicant, King's Ridge Christian School, is requesting a change in zoning for 2.03 acres from AG (Agriculture) to SU (Special Use) to incorporate the property into the King's Ridge Christian School campus and to construct a high school soccer field. A comprehensive land use plan amendment is requested from 'Very Low Density Residential' to 'Public, Institutional, Education'. A variance is requested to eliminate the required tree recompense for the removal of two (2) trees. The subject property is located at 13695 Cogburn Road, on the west side of Cogburn Road and south of Bethany Bend.
 - The submitted request, if approved, would allow for a 2.03-acre property to be incorporated into the King's Ridge Christian School campus for the purpose of constructing a high school soccer field. King's Ridge Christian School plans to expand its athletic programs and facilities and has acquired the subject property to add to its campus master plan. The subject property is located at 13695 Cogburn Road, on the west side of Cogburn Road and south of Bethany Bend.
 - The property is zoned AG (Agriculture) and is currently developed with a single-family home. Surrounding properties are zoned SU (Special Use) and are developed with uses for King's Ridge Christian School. Cambridge High School is located to the east, in the City of Milton. The Comprehensive Land Use Plan designation of the property is 'Very Low Density Residential'. The applicant's request for the SU zoning requires a comprehensive land use plan amendment to 'Public, Institutional, Education', which is consistent with the surrounding King's Ridge property.
 - A variance is requested to eliminate the required tree recompense for the removal of two (2) understory specimen trees. The applicant intends to remove two (2) healthy trees (10" Sourwood and 15" Sourwood). Unified Development Code (UDC) Subsection 3.2.7(C) states that, "Specimen trees that cannot be saved must be replaced with recompense plantings equal to three (3) times the DBH of the tree(s) removed. Recompense trees shall be a minimum of four-inch (4") caliper at time of planting." According to the applicant, the site plan has been redesigned several times to limit impacts to trees and the King's Ridge Christian School campus exceeds the City's required tree density (tree inches per acre).
 - The submitted site plan depicts approximately half of a 195' x 360' soccer field on the 2.03-acre property. Existing parking from the adjacent Lower School parking lot, to the north, will be used for the soccer field, including a proposed sidewalk connection between the parking lot and soccer field.
 - Staff and the applicant contacted the City of Milton to coordinate the Cogburn Road streetscape. The Milton Public Works Director requested that the applicant construct a 10' wide, concrete multi-use path or sidewalk within the Cogburn Road right-of-way or within a dedicated public trail easement.
 - Stream buffers are present on the south end of the property; however, the applicant's site plan respects the buffers. The property consists primarily of hardwoods. The applicant proposes the removal of two (2) understory specimen trees (Tree #10 – 10" Sourwood and Tree #12 – 15" Sourwood) according to the applicant's tree survey and arborist report. If approved, staff recommends a tree save area along Cogburn Road to provide a natural screen from the road.
 - Staff has reviewed the applicant's proposal and finds that it can generally support the request for comprehensive land use plan amendment, rezoning and variance. The proposal is consistent with surrounding properties, which are owned by and part of the King's Ridge Christian School campus. If approved, conditions are recommended requiring protection of the existing tree canopy and streetscape standards for Cogburn Road.

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

Public Comment

None

❖ *Council Member Richard offered a motion to approve CLUP-18-03/Z-18-03/V-18-06 Kings Ridge Christian School subject to the staff conditions with an amendment to Condition #5 to read, "Developer shall construct a minimum of 8' multi-use path/sidewalk to accommodate pedestrians and cyclists within the Cogburn Road right-of-way or within a dedicated public trail easement with the least impact to existing trees, subject to review by Milton Public Works Director and City Arborist. Centerline of path/sidewalk shall be staked in the field and location reviewed and approved by the City Arborist. Impact fee credits shall be provided for public improvements."*

- *The motion received a second from Council Member Merkel*
- *Council Member Binder offered a friendly amendment to Condition #5 to read, "Developer shall construct a 10' gravel path/multi-use path/sidewalk within the Cogburn Road right-of-way or within a dedicated public trail easement with the least impact to existing trees, subject to review by Milton Public Works Director and City Arborist. Centerline of path/sidewalk shall be staked in the field and location reviewed and approved by the City Arborist. Impact fee credits shall be provided for public improvements."*
- *Amendment accepted*
- *The motion was approved unanimously 6-0*

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

- Director of Community Development, Kathi Cook, came forward to present this item on behalf of staff
- This item was considered at the June 7, 2018 Planning Commission meeting. Staff recommended approval subject to conditions. One resident spoke in favor of the request. A representative from Clear Springs Baptist Church spoke wanting to better understand the impacts to the church during and after construction. In response, the applicant stated that they would provide a buffer between their property and the church. The Planning Commission requested that the applicant provide staff with an exhibit of the buffer prior to the Council meeting. After discussion, the Planning Commission recommended approval subject to the conditions below. Vote (5-0)
- Staff recommends approval of MP-18-05/Z-18-04 Lux Atlanta/Northwinds Master Plan, subject to the following conditions:

1. The 1-acre property shall be zoned O-I and shall be incorporated into Pod A of the Northwinds Master

Plan. The 4.75-acre site shall be developed substantially similar to the plan prepared by KSGW, dated 5/25/2018, except for modifications required to comply with the conditions below and subject to meeting all City code requirements and conditions of zoning.

2. Development regulations shall be as follows:
 - a. Athletic Facility – Maximum 40,000 square feet and building height of at least 2 stories and no more than 60'. Use square footage shall be deducted from the remaining Master Plan office entitlement.
 - b. Office – Maximum 10,000 square feet and building height no greater than 3-stories or 45'. Use square footage shall be deducted from the remaining Northwinds Master Plan office entitlement.
 - c. Restaurant – Maximum 12,800 square feet and minimum height of 2 stories or 20'. Use square footage shall be deducted from the remaining Northwinds Master Plan office/accessory retail entitlement. Restaurants shall not be drive-through, but shall include outdoor dining areas.
 - d. Hotel – One luxury boutique or full-service hotel, similar to The St. Regis, shall be permitted with a maximum 60 rooms and no greater than 4 stories or 65'. Hotel rooms shall be deducted from the remaining Master Plan hotel entitlement, which has an exchange rate of 800 SF of office per hotel room or 48,000 square feet of office for 60 hotel rooms. Hotel may not be an extended stay facility.
 - e. Parking Decks – Structured parking shall be developed as depicted on the site plan prepared by KSGW, dated 5/25/2018. Parking deck along Northwinds Parkway shall have its top level on-grade with the adjacent surface parking lot and aligned with the finished elevation of Northwinds Parkway. Parking deck visible from Northwinds Parkway and/or Kimball Bridge Road shall be treated with comparable materials and finishes as the buildings they serve and/or shall be screened by over-sized landscaping (12" – 15" caliper trees). Suitability of parking deck elevation, visibility and landscape screening shall be approved by the DRB.
3. Freestanding retail uses shall not be permitted.
4. Architectural style shall require final approval by the DRB.
5. Retaining walls shall receive architectural façade treatment or be heavily landscaped, as approved by DRB. Retaining walls visible from developed areas exceeding 16' in height shall be terraced.
6. Backside of buildings or 'back of house' functions, such as loading or dumpster areas, shall not be visible from the public right-of-way. Parapet walls shall be used to screen roof-top mechanical equipment and views.
7. Corner of Northwinds Parkway and Kimball Bridge Road shall be designed with a minimum 2,000 square foot open space to incorporate decorative hardscape and landscape with a water feature, sculpture or similar focal point feature, as approved by DRB. Corner feature shall be completed with the first CO.
8. A 20' landscape strip with trees and shrubs shall be provided along Kimball Bridge Road and Northwinds Parkway. Existing street trees along Northwinds Parkway shall be saved, as approved by Staff. Pedestrian lights shall be required along Kimball Bridge Road. Existing pedestrian lights along Northwinds Parkway shall be replaced, where necessary, and supplemented with additional lights as approved by Staff.
9. Developer shall construct a minimum 6' sidewalk and 4' planting strip (between curb and sidewalk) along Kimball Bridge Road and Northwinds Parkway, as approved by Staff.
10. A traffic impact study shall be required at LDP to determine the site driveway configuration and potential mitigation measures necessary for the intersection at Kimball Bridge Road and Northwinds Parkway. The scope of the study to be developed with the City's Senior Transportation Planner.
11. Developer shall dedicate necessary right-of-way to accommodate the required streetscape and future traffic signal equipment.
12. Existing curb cut on Northwinds Parkway shall be removed, if not utilized for the development.
13. Specimen trees, tree groupings and trees of quality shall be given special consideration and every

attempt to incorporate them into the site plan shall be made, as approved by Staff.

14. Developer shall dedicate a permanent easement to the City and construct a 12' concrete, accessible multi-use path (Alpha Loop) as depicted on the plan prepared by KSGW, dated 5/25/2018, with final alignment/design/materials approved by Staff and construction completed prior to first CO. Width of the path may be reduced, if not designated as the main Alpha Loop path, as approved by Staff. Enhanced crossings shall be provided across Kimball Bridge Road and Northwinds Parkway and shall include design and materials approved by Staff. Path shall include seating/gathering areas, lighting (pedestrian and bollard), landscape, hardscape, bike share station, wayfinding signage and public parking, as approved by Staff. Path entrance gateways/arches shall be provided on Northwinds Parkway and Kimball Bridge Road.
15. Detention facilities shall not be visible from the public right-of-way, except a decorative water feature approved by Staff.
16. All new utilities shall be located underground.

- The applicant, Brandon Wheelless, is requesting a master plan amendment to the Northwinds Master Plan Pod A to modify development standards and permitted uses and to add approximately 1-acre of land to Pod A to allow for the construction of a 40,000 square foot 'Athletic Facility', 10,000 square foot office, 12,800 square feet freestanding restaurant uses, 60-room boutique hotel and two (2) below-grade parking structures on 4.75 acres. A rezoning is requested for a 1-acre parcel from O-P (Office-Professional) to O-I (Office-Institutional). The subject property is located at the northwest corner of Northwinds Parkway and Kimball Bridge Road.
- The submitted request, if approved, will allow for the construction of a 40,000 square foot 'Athletic Facility', 10,000 square foot office, 12,800 square feet of free-standing restaurants, 60-room 'Boutique Hotel' and below-grade parking structures on 4.75 acres. The proposed development is an exclusive athletic facility based on private membership and geared toward professional and developing athletes. The facility will provide athletic training and development, as well as injury recovery/rehabilitation. Amenities and services include sports courts, high-end exercise equipment, physical fitness specialists and trainers, locker rooms, recovery center, medical staff, lounge, hotel and spa, restaurants, and a multi-use trail. The subject property is located at the northwest corner of Northwinds Parkway and Kimball Bridge Road.
- The property is zoned O-I (Office-Institutional) and O-P (Office-Professional) and the O-I parcel is subject to the Northwinds Master Plan Pod A. The property is bound by Northwinds Parkway to the east and Kimball Bridge Road to the north. Surrounding properties are Jackson Healthcare to the east, Braeden subdivision to the north, Clear Springs Baptist Church and a cemetery to the west and the Northwinds VII office building to the south. The property has a Comprehensive Land Use Plan designation of 'Corporate Office', which allows the applicant's proposed uses.
- The Northwinds Master Plan was approved in 1986 and has been amended on a few occasions over the years. The Master Plan was approved for approximately 4.3 million square feet of office and retail/restaurant uses in Pods A & C. Free-standing retail/restaurant uses are only permitted in Pod C. Retail/restaurant use in Pod A must be located within an office building and is limited to no more than 25% of the floor area of the office building. A master plan amendment was approved in June 2017 for the Northwinds Summit mixed-use development, which is located at the northeast corner of Haynes Bridge Road and Georgia 400. That amendment utilized existing entitlements in the Northwinds Master Plan, including the approved residential uses that require an exchange for existing office density.
- As shown in the table below, Pods A & C have a remaining entitlement of 1,125,159 square feet of office and retail/restaurant use and 284 hotel rooms. The applicant is requesting to add 'Athletic Facility' and to allow free-standing restaurant use in Pod A. If the zoning proposal is approved, it is

recommended that the applicant's proposed uses are deducted from remaining entitlements in the Northwinds Master Plan.

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

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

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

- The applicant's site plan depicts a 40,000 square foot athletic facility, 10,000 square foot professional/medical office and 60-room boutique hotel with below grade parking and located on the south end of the property. A grouping of restaurant buildings, consisting of 12,800 square feet, are depicted on the north end of the property. The Alpha Loop enters the property at the southeast corner of the site, running along the southern property line before traversing the site to the corner of Northwinds Parkway and Kimball Bridge Road. This was the original location of the Alpha Loop, but has recently been moved in order to cut construction costs by using an existing sidewalk on the east side of Northwinds Parkway. Moving the Alpha Loop also saved the construction cost of a bridge, which may be built in the future. Routing away from major roadways is a preferred option even if it will be several years before the links are constructed.
- Site access is depicted at three (3) locations with two (2) driveways on Northwinds Pkwy and one on Kimball Bridge Rd. Setbacks are depicted to be 50' along Northwinds Pkwy and Kimball Bridge Rd, except that a below-grade parking deck is approximately 15' from Northwinds Pkwy. Side and rear setbacks are depicted to be 15'. Northwinds Master Plan has conditional setbacks based on site plan approval.
- Restaurant buildings are generally oriented to the multi-use trail and includes outdoor areas for seating/gathering, civic space and amenity space. Restaurant uses will be open to the general public. Restaurant buildings vary in size ranging from 1,200 – 4,000 square feet and having building heights of one (1) story to 2.5 stories. Parking surrounds the grouping of restaurants with two (2) rows of parking depicted between the street and the buildings. Attached to the athletic facility is the 10,000 square foot professional/medical office, which is proposed to be three (3) stories and 45'.
- The applicant proposes a 'Boutique Hotel' with a maximum 60 rooms and building height of four (4) stories or 65'. According to the applicant, the hotel will include high-end finishes, concierge services, spa, pool and upscale food and beverage services. The hotel will be open to the public, with a number of VIP rooms set aside for members of the private athletic facility. The site plan depicts the hotel connected to the athletic facility with a 3-level, below grade parking structure underneath the hotel and athletic facility uses. The City's Unified Development Code (UDC) defines a 'Boutique Hotel' as:

"A high quality hotel which contains less than 120 rooms located in a unique setting, such as the City's Downtown, mixed-use developments and/or an entertainment district. The building shall reflect a unique exterior architecture and interior design compatible with the area in which the hotel is located. The boutique hotel shall provide guests with high quality services, such as, but not limited to, concierge,

on-site restaurant, room service, meeting space, business center, banquet facilities, spas, doormen, valet parking, boutiques and/or other amenities. Guest rooms within the building shall contain no equipment for food preparation other than a mini-fridge and/or microwave. There shall be no self-serve laundry facilities (for guests use) within the building. Access to each guest room shall be through an inside lobby supervised at all hours."

- Northwinds Master Plan Pod A is approved for 300 hotel rooms with an additional 300 hotel rooms permitted through an exchange of one (1) hotel room per 800 square feet of approved office use. The applicant's request for a 60-room hotel would require the exchange of 48,000 square feet of office use.
- The proposed uses would require a total of 405 parking spaces, as calculated in the table below. Parking is provided in two (2) structured parking deck, one under the hotel/athletic facility (180 spaces) and one along Northwinds Parkway at the project entrance (150 spaces). The 3-level parking deck along Northwinds Parkway has its top level on-grade with the adjacent surface parking and Northwinds Parkway finished elevation. According to the applicant, the 3-level parking deck under the hotel/athletic facility will include valet parking. An additional 77 surface parking spaces are provided along north end of the property closest to Kimball Bridge Road, for a total of 407 parking spaces provided on-site.

Use	Size (SF/rooms)	Parking Rate	Parking Required
Boutique Hotel	60 rooms	1 space/room + 1 employee space/20 rooms + 1 space/500 SF for meeting space, retail, restaurant	60 + 3 + 10 = 73
Athletic Facility	40,000 SF	1 space/500 SF court, field, spectator area + 1 space/200 SF other patron use areas	60 + 40 = 100
Office (Prof/Med)	10,000 SF	1 space/200 SF	50
Restaurant	18,200 SF	1 space/100 SF	182
Parking Required			405
Parking Provided			407 (330 Deck, 77 Surface)

- The applicant's site plan consists of approximately 35% green space and 9% plaza space, which is described by the applicant as hardscaped areas used for civic or amenity space. Plaza space includes the Alpha Loop, paver plazas, reflecting pool, outdoor seating/gathering areas, rooftop lounge, yoga lawn, sculpture garden, aquarium, gardens/lawns, tree save areas and turf event lawn. Civic, or public, space is generally limited to the Alpha Loop on the applicant's site plan.
- A 12' multi-use path is depicted running through the proposed development and incorporated into the City's Alpha Loop project. The Alpha Loop enters the property from the corner of Northwinds Parkway and Kimball Bridge Road and traverses the development before running along the south property line to Northwinds Parkway. The Alpha Loop's current alignment is along the east side of Northwinds Parkway. If approved, staff recommends that the developer dedicate a permanent easement for public access and construction of the 12' Alpha Loop path through the property as depicted on the applicant's site plan, including enhancements such as an accessible path, seating/gathering areas, lighting, landscape, hardscape, bicycle facilities, crosswalks and wayfinding signage.
- The property is heavily wooded, including of a mix of Pines and hardwoods. A row of street trees exist along Northwinds Parkway and should be saved. According to the applicant, stormwater will be handled in underground facilities.
- The applicant submitted trip generation figures for the proposed project. The proposed use would generate a total of 325 PM Peak Hour trips, which includes trip reductions for pass- by trips. The applicant assumed that approximately 105,000 square feet of office could be developed on the subject

property, which would generate approximately 375 PM Peak Hour trips. Based on the existing approvals on the property, the applicant's proposal represents a 13% decrease in PM Peak Hour trips.

- Staff has reviewed the application and can generally support the applicant's request for master plan amendment and rezoning. The proposed development is compatible with the Northwinds Master Plan and would complement and serve office and business employees, as well as residents in the surrounding area. The development is proposed to be integrated with the City's Alpha Loop project, thereby promoting walkability and vehicular trip reduction. Also, the proposed mix of uses are permitted under the Comprehensive Land Use Plan designation of the property, which is designated 'Corporate Office'.
- The report submitted by the applicant states that letters were mailed to each property owner within 500' of the subject property stating the applicant's intent. The report states that no concerns were received. The applicant indicated that they spoke to Jackson Healthcare and Clear Springs Baptist Church, of which both were supportive of the proposed development.
- Applicant, Brandon Wheelless, came forward to present his request

Public Comment

- Jon Walker, 300 Teasley Place, Alpharetta, GA, came forward to speak on this item

❖ *Council Member Richard offered a motion to approve MP-18-05/Z-18-04 Lux Atlanta/Northwinds Master Plan subject to staff conditions with amendments to conditions 1 and 2, which shall read as follows:*

- 1. The 1-acre property shall be zoned O-I and shall be incorporated into Pod A of the Northwinds Master Plan. The 4.75-acre site shall be developed substantially similar to the plan prepared by KSGW, dated 5/25/2018, including all mood board photographs, except for modifications required to comply with the conditions below and subject to meeting all City code requirements and conditions of zoning.*
- 2. Development regulations shall be as follows:*
 - a. Athletic Facility – Maximum 40,000 square feet and building height of at least 2 stories and no more than 60'. Use square footage shall be deducted from the remaining Master Plan office entitlement.*
 - b. Office – Maximum 20,000 square feet and building height no greater than 4-stories or 60'. Use square footage shall be deducted from the remaining Northwinds Master Plan office entitlement.*
 - c. Restaurant – Maximum 12,800 square feet and minimum height of 2 stories or 20'. Use square footage shall be deducted from the remaining Northwinds Master Plan office/accessory retail entitlement. Restaurants shall not be drive-through, but shall include outdoor dining areas.*
 - d. Hotel – One luxury boutique, similar to The St. Regis, shall be permitted with a maximum 60 rooms and no greater than 4 stories or 65'. Hotel rooms shall be deducted from the remaining Master Plan hotel entitlement, which has an exchange rate of 800 SF of office per hotel room or 48,000 square feet of office for 60 hotel rooms. Hotel may not be an extended stay facility.*
 - e. Parking Decks – Structured parking shall be developed as depicted on the site plan prepared by KSGW, dated 5/25/2018. Parking deck along Northwinds Parkway shall have its top level on-grade with the adjacent surface parking lot and aligned with the finished elevation of Northwinds Parkway. Parking deck visible from Northwinds Parkway and/or Kimball Bridge Road shall be treated with comparable materials and finishes as the buildings they*

serve and/or shall be screened by over-sized landscaping (12" – 15" caliper trees). Suitability of parking deck elevation, visibility and landscape screening shall be approved by the DRB.

- *The motion received a second from Council Member Mitchell with the following amendments:*
 - *Condition 2(e) - add 'final approval by staff'.*
 - *Condition - 4 add 'final approval by staff'*
- *Amendment accepted by Council Member Richard*
- *Council Member Binder offered a substitute motion with all amendments by Council Member Richard included with original motion but strike addition of 'final approval by staff' on conditions 2(e) and 4 as amended by Mayor Pro Tem Mitchell*
- *The substitute motion received a second from Council Member Merkel*
- *Mayor Pro Tem Mitchell offered a friendly amendment to add 'final approval by staff' to conditions 2(e) and 4*
- *Amendment not accepted*
- *The motion failed for lack of a majority vote 3-3, Richard, Mitchell and Burnett opposed*
- *Returned to original motion including amendments by Council Member Richard and Mayor Pro Tem Mitchell*
- *Motion approved 6-0*

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

- Senior Planner, Michael Woodman, came forward to present this item on behalf of staff
- This item was considered at the June 7, 2018 Planning Commission meeting. Staff recommended approval subject to conditions. No one spoke in favor of or in opposition to the request. After discussion, the Planning Commission recommended approval subject to the conditions below. Vote (5-0)
- Staff recommends approval of MP-18-04 North Point Mall/Office, subject to the following conditions:
 1. North Point Mall Master Plan shall be limited to no more than 30,000 square feet of office use.
 2. Floor plan shall be developed substantially in accordance with submitted preliminary plan dated 1/18/2018, except for modifications required to comply with the conditions below.
 3. Office space shall predominately have clear glass along the common area of the Mall, as approved by Staff. Office space visible from the Mall shall have active uses such as reception area, waiting

area, common areas, conference rooms and/or co-working space, as approved by Staff.

4. Tables, chairs or other furniture shall be placed in the West Court (common area of the Mall) to activate the area, as approved by Staff.
5. Office space shall make reasonable efforts to include the use of green building materials, as well as energy- and water-efficient fixtures, as approved by Staff.
6. Bicycle racks shall be provided at the outside entrance, as approved by Staff.
7. Developer shall coordinate with MARTA and City Staff for the installation of a bus shelter at the MARTA bus stop in front of SunTrust Bank (6499 North Point Pkwy). Final bus shelter design and location to be approved by Staff with installation complete within 6 months of master plan amendment approval.
8. Outdoor seating area shall be provided at a location near the entrance between Von Maur and AMC Theatre.

- The applicant, North Point Mall, LLC, is requesting an amendment to the North Point Mall Master Plan to allow for the conversion of 27,000 square feet of in-line retail space to co-working office space. The North Point Mall Master Plan was approved for a regional shopping mall with only retail and restaurant uses permitted. The subject property is located at 1000 North Point Circle.
- The submitted request, if approved, would allow for the conversion of 27,000 square foot of existing in- line retail space and common space within the Mall to co-working office space. North Point Mall was approved for retail and restaurant uses only. The proposed renovation is interior to the Mall and would not alter the current footprint of the Mall. The subject property is located at 1000 North Point Circle.
- The property is zoned PSC (Planned Shopping Center), subject to the North Point Mall Master Plan. The North Point Mall Master Plan (MP-90-04) was approved on March 19, 1990 and allows a 1,392,132 square foot regional shopping mall on 100 acres. Surrounding properties are also zoned PSC, subject to the North Point Business Center Master Plan. Surrounding tenants in the Mall are AMC Theater, Von Maur, Dillard's and a variety of smaller retail tenants. The Comprehensive Land Use Plan designation of the property is 'Mixed Use', which allows the proposed office use with the existing retail and restaurant uses.
- The Mall is also located within the North Point Activity Center LCI, which was developed in 2008 with a 10-year major update adopted by Council in 2018. The LCI envisions the North Point area as a walkable, mixed-use environment with a focus on sustainability, greenspace and connectivity. The recent LCI update identifies a market potential of 300,000 – 375,000 square feet of office, over the next 5 years.
- The applicant's office tenant is SPACES. The proposed office space consists of both private offices and common area for collaborative working. Office amenities typically include communal office space, private offices, reception, concierge, mailing services, community networking and social events, storage, phone booths and barista-style coffee bar. SPACES has locations around the world, including one in Alpharetta at The Avalon Center (8000 Avalon Boulevard). There are also several locations in the Atlanta metro area, including The Battery, Perimeter, Colony Square and Midtown East. The applicant anticipates approximately 300 daily users of the proposed office space.
- The applicant's floor plan depicts the proposed office space on the upper and lower floors of the retail in- line space at the south end of the Mall, between Von Maur and AMC Theatre. All depicted renovations are interior to the mall and office users will use the existing entrance to the Mall between Von Maur and AMC Theatre to access the office space. A total of 25,304 square feet of office space is proposed, with 12,748 square feet proposed on the lower level and 12,556 square feet on the upper level. Of the proposed 25,304 square feet, 6,059 square feet is existing common area of the Mall, including a children's play area. According to the applicant, the children's play area will be moved to a new location within the Mall. The proposed office has

approximately 234' of frontage on the upper level of the mall common space and approximately 206' of frontage on the lower level.

- North Point Mall is parked at a rate of one (1) parking space per 198 square feet, which exceeds the UDC parking regulations for retail and office uses. Therefore, the applicant's proposal to convert retail space to office space within the Mall is supported by sufficient parking.
- The applicant submitted a trip generation report for the proposed change of use. the proposed office use would generate a total of 33 PM Peak Hour trips, or 17 PM Peak Hour trips when reduced for internal capture and pass-by trips. The Mall currently generates 3,770 PM Peak Hour trips, as compared to 3,731 PM Peak Hour trips when the proposed office space is introduced. Therefore, the applicant's proposal would represent a decrease of 39 PM Peak Hour trips generated from the site.
- The only MARTA bus stop with a shelter is the stop in front of Chick-fil-a, which has an average weekday boarding of 63 per day. The next highest number of boardings can be found at the MATRA bus stop in front of SunTrust Bank, which is the closest bus stop to North Point Mall. If approved, staff recommends that the applicant provide a bus shelter at the MARTA bus stop in front of SunTrust Bank. Additionally since the proposal is located within the North Point LCI, bicycles will become a more common mode of travel in the future. Therefore, it is recommended that bicycle racks be provided.
- Staff has reviewed the applicant's proposal and finds that it can generally support the request for master plan amendment. The applicant's proposed use would add to the mix of uses in the Mall while at the same time adding a built-in customer base to patronize the Mall's retail and restaurant establishments during the non-peak hours. The proposed conversion of retail to office space would not generate a significant change in demand on public facilities and services and the proposed use would produce fewer vehicular trips.
- Generally, there are six (6) performance areas associated with an EcoDistrict, including Community (Equity, Health and Cultural Vibrancy), Transportation, Energy, Water, Habitat and Materials. The applicant is encouraged to consider at a variety of strategies to implement the EcoDistrict concept, which may include community gardens, gathering areas, public art, MARTA bus shelter, Big Creek Greenway wayfinding signage, installation of pedestrian and bicycle infrastructure, energy-efficient building design and materials, renewable energy generation, LEED certification, alternative energy sources, water conservation, and recycling and composting programs.
- More importantly, the proposed office use is consistent with the Comprehensive Land Use Plan designation of the property, which is 'Mixed Use'. According to the applicant, the retail in-line space proposed for conversion to office space has been vacant for some time. If approved, staff recommends limiting the expansion of the proposed use, as well as conditions to enhance the shopper's experience inside the Mall and implement the EcoDistrict concept for North Point.
- The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.
- Woody Galloway game forward on behalf of the applicant

Public Comment

- Ruth Ann Tatum, 250 Pebble Trail, Alpharetta, GA came forward to speak on this item

❖ *Council Member Richard offered a motion to approve MP-18-04 North Point Mall/Office Use subject to staff conditions*

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

VII. WORKSHOP

A. Academy St/Webb Bridge Road Operational and Pedestrian/Bicycle Improvements (TSPLOST project)

- Director of Public Works, Pete Sewczwicz came forward to present the plan for improvements

B. Nutcracker Village

- Director of Recreation, Parks and Cultural Affairs, Morgan Rodgers, came forward to present the plan

VIII. PUBLIC COMMENT

- Ruth Phillips, 2240 Newport Landing, Alpharetta, GA came forward to request additional information on the Academy Street Improvements discussed in the workshop
- Kevin Johnson, 2612 Kentwood Lane, Alpharetta, GA, came forward to share his support for the Lux Atlanta project
- Ruth Ann Tatum, 250 Pebble Trail, Alpharetta, GA came forward to inquire about the A/V system in the Council Chambers

IX. REPORTS

- Council Member Binder announced his intention to introduce a Resolution that would increase the homestead exemption from \$40,000 to \$45,000 and remove income cap on senior exemption. This will come forward as a business item on July 16th.
- Council Member Burnett voiced his frustration over the reoccurring failure of equipment in the Council Chambers and will have the Department of Information Technology to find a solution.
- Mayor Gilvin formally re-appointed Michael Cross to serve as the Mayor's representative on the City's Pension Board.

X. ADJOURNMENT

- ❖ *Mayor Gilvin adjourned the meeting at 8:36 p.m.*

Respectfully submitted,

Coty Thigpen

Coty Thigpen, City Clerk