



PLANNING COMMISSION MEETING SEPTEMBER 6, 2018

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 the Planning Commission and invited speakers in summary form.

- I. CALL TO ORDER
- II. ROLL CALL

Members Present

- Francis Kung'u (Chair)
- Fergal Brady (Vice-Chair)
- Larry Attig
- Jamie Bendall
- William Perkins
- Candy Waylock
- Martine Zurinskas

Members Absent

- Steve Usry
- John Goss

Staff Present

- Kathi Cook, Director of Community Development
- Eric Graves, Senior Traffic Engineer
- Michael Woodman, Senior Planner
- Elicia Taylor, Planning and Zoning Coordinator

III. APPROVAL OF MEETING MINUTES

a. August 2, 2018 Planning Commission Minutes

- ❖ Commissioner Attig offered a motion approve the meeting minutes
 - Commissioner Brady seconded the motion
 - The motion was approved (7-0)

IV. ITEMS FROM BOARD MEMBERS

V. ITEMS FROM STAFF

VI. PUBLIC HEARING

a. MP-17-06/CLUP-17-07/Z-17-20/CU-17-18/V-17-44 Greenstone Parkway 400, LLP

Kathi Cook, Director of Community Development presented consideration of a request to rezone approximately 16.64 acres from O-I (Office-Institutional) to C-2 (General Commercial) in order to develop a mixed-use development consisting of 325 'For-Rent' residential units, 18,000 SF of supportive office/retail uses, 450,000 square feet of office, 10,000 square foot Variety Playhouse Theatre, 6,000 square foot retail/restaurant and ancillary retail/restaurant uses. A master plan amendment to the Parkway 400 Master Plan Pod C is requested to add 'Dwelling, 'For-Rent' to the list of permitted uses and changes to development standards. A Comprehensive Land Use Plan amendment is requested to change the designation of the property from 'Corporate Office' to 'Commercial'. A conditional use permit is requested in order to allow 'For-Rent' residential use. Variances are requested to reduce multi-family and office parking requirements, reduce bicycle parking requirements and reduce requirements for electric vehicle charging stations. The property is located at the end of Amber Park Drive and is legally described as being located in Land Lot 804, 1st District, 2nd Section, Fulton County, Georgia.

Staff's recommendation was to deny CLUP-17-07/MP-17-06/Z-17-20/CU-17-18/V-17-44 Greenstone/Parkway 400 request for comprehensive land use plan amendment, master plan amendment, rezoning, conditional use and variances.

If approval is considered, the following conditions are recommended:

Conditions ending with GRTA are conditions recommended by the Georgia Regional Transportation Authority and incorporated into a document, dated April 17, 2018, RE: DRI 2778 – Greenstone Parkway 400.

1. The 16.64-acre property shall be zoned C-2 and the site shall be developed substantially similar to the plan by AEC, dated 12/29/2017, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. The comprehensive land use plan designation of the property shall be 'Commercial'.
3. Bicycle parking spaces and electric vehicle charging stations requirements shall be reduced by 25%.
4. Architectural style shall be representative of a traditional style common to Alpharetta and material shall be primarily masonry, with final approval by DRB.
5. Development regulations shall be as follows:
 - a. Office – 450,000 square foot maximum. Building heights shall be limited as depicted on the site plan prepared by AEC, dated 12/29/2017.
 - b. Residential – If rentals are considered, 325 'For-Rent' units shall be permitted a Certificate of Occupancy (CO), after January 1, 2021, in accordance with UDC 'For-Rent' requirements. Maximum building height shall be 6 stories. No more than 40% of the units may be 2-bedroom units and no 3-bedroom units shall be allowed. 'For-Rent' units shall be constructed concurrently with music venue, service retail and minimum 65,000 square feet of office space. A CO shall not be issued for rental units until 65,000 square feet of office is under construction. The units shall be part of a mixed-use project containing 16.64 acres and incorporating office, retail, restaurant, neighborhood grocery and music venue. 'For-Rent' units shall have first class amenities, which shall include a private pool, fitness center, secure gated parking, resident's lounge, business center, on-site management office, concierge services and secure elevator access. The vesting of the density granted in this condition is contingent upon the applicant building an additional 65,000 square feet (minimum) of office space, which equates to 1 job per 200 square feet allowing for the possibility of on-site living for 325 additional jobs. If construction does not commence by August 6, 2020, uses shall revert to the previous approval.

- c. Retail – Maximum 24,000 square feet, of which no more than 6,000 square feet shall be located in a free-standing building. Remaining retail shall be service retail incidental to office use and located within an office building. Free-standing retail building shall be limited to restaurant use and shall have a building height of 2 stories or 20'. Restaurant uses shall include outdoor dining areas.
 - d. Theatre/Music Venue – Maximum 10,000 square feet, with building height of 2 stories or 20'.
 - e. Parking Decks – Maximum 3 levels, as depicted on the site plan prepared by AEC, dated 12/29/2017. Parking decks visible from Amber Park Drive and Northwinds Parkway shall be treated with comparable materials and finishes as the buildings they serve. Screening of parking decks with evergreen landscaping of sufficient size shall be required, as approved by Staff. Suitability of parking deck elevation, visibility and landscape screening shall be approved by the DRB.
6. Parkway 400 Pod C shall be limited to the following uses and further restricted by conditions of zoning:
- a. Office
 - b. Service Retail Incidental to Office
 - c. Free-standing Restaurant (no drive thru)
 - d. Theatre/Music Venue
7. Service retail uses shall be those customarily accessory to or amenities for office use, restricted to the following:
- a. Bakery
 - b. Barber Shop/Beauty Shop
 - c. Book Store
 - d. Brewery
 - e. Computer Supply Store
 - f. Copy Center/Print Shop
 - g. Drug Store (not to exceed 2,000 SF)
 - h. Dry Cleaning Pick-up Station
 - i. Fitness Studio
 - j. Florist, Retail without Greenhouse
 - k. Neighborhood Grocery (min. 3,000 SF)
 - l. Office Supply Store (not to exceed 2,000 SF)
 - m. Package Shipping Store
 - n. Restaurant (no drive-thru)
 - o. Retail Services Establishment
 - p. School, Commercial
8. Building setbacks shall be 50' on Amber Park Drive and 25' on Northwinds Parkway. Side and rear setbacks shall be 10' and shall be in addition to required buffers.

- Building setbacks along internal streets shall be 0' for the first 60' of building height. Above 60' in height, a 10' setback shall be provided from back of curb.
9. Sidewalks and street trees shall be incorporated throughout the development.
 10. Pedestrian bridges, stairs, elevators and escalators may encroach over and into public spaces provided that they don't impede pedestrian circulation or safety.
 11. Encroachment into 2.56-acre natural tree save area shall be kept to a minimum for construction of a parking deck, as shown on the site plan dated 8/1/2013, through the use of retaining walls as necessary and as approved by Staff.
 12. Specimen trees, tree groupings and trees of quality shall be given special design consideration to incorporate them into the site plan shall be made as stipulated in the Tree Protection Ord, as approved by Staff.
 13. Existing landscape trees, determined to be in good condition and depicted to be removed, shall be spaded and relocated on-site, as approved by Staff.
 14. Minimum 1.7 acres of open space and minimum 5 acres of greenspace shall be provided.
 15. Developer shall provide a connection to the Alpha Loop with a multi-use crossing across Northwinds Parkway and shall be designed and constructed as approved by Staff. A trail entrance gateway/arch, wayfinding signage and a bike share station shall be provided, as approved by Staff.
 16. At-grade pedestrian and bicycle connections shall be provided throughout the site, including between buildings and recreational facilities within the development and across Northwinds Parkway. Pedestrian crossings throughout development shall be ramped and the surface materials shall be brick pavers, cobblestones or architecturally treated concrete products as approved by Staff. Bicycle facilities shall be provided throughout the development, including a bicycle-share station.
 17. Detention facilities shall not be visible from a public right-of-way, except as a decorative water feature approved by Staff.
 18. Entrances off Northwinds Parkway and Amber Park Drive shall include minimum 2,500 square foot green spaces and shall incorporate a water feature, sculpture or similar focal point feature, as approved by Staff and installed prior to 1st CO.
 19. Parking decks and retaining walls shall receive architectural façade treatment or be heavily landscaped. Retaining walls visible from developed areas exceeding 16' in height shall be terraced. In areas where the parking decks are visible to the public, the decks will be screened by over-sized landscaping (18' – 20' trees) or materials approved by DRB or other materials as approved by Staff.
 20. The developer shall provide bicycle racks, benches, trash receptacles, decorative crosswalks, planters, kiosks and other street furniture, where appropriate, throughout the development. A bus drop-off area with shelter and dedicated lane shall be incorporated into the plan design along Northwinds Parkway or at an alternative location acceptable to MARTA. Developer shall work in good faith with MARTA to

add the development to city bus routes in order to assist with transportation service for employees.

21. Prior to LDP, the applicant shall submit for approval a document to be entitled 'Greenstone Parkway 400 Design Standards'. This document shall include elevations or architectural themes of buildings, specifications for street furniture including benches, trash receptacles, lighting, fountains, bicycle racks, bus shelter, signage, landscaping themes, entrance treatments, and focal point features and shall be substantially similar to the renderings filed with the 2018 application, as amended. Design standards will be presented to Staff and the DRB for review and approval.
22. Plans for buildings, landscaping and signage (in the form of a 'sign package') shall be subject to review and approval by the DRB.
23. Backside of buildings or 'back of house' functions (such as loading or dumpster area) shall not be visible from those streets. Parapet walls shall be used as needed to screen roof-top mechanical equipment and views.
24. At least 1 roof-top amenity shall be required within the development. Restaurant use shall include an outdoor dining area, which will not count against the 24,000 SF of retail/restaurant use.
25. Streets within the development shall be private and shall include a planted median with sufficient space for tree plantings. Developer shall be responsible for the maintenance of medians within the development site. Planting and maintenance shall be in accordance with a plan approved by Staff.
26. Prior to the first LDP, applicant shall submit a revised master plan for the entire parcel to the City, which shall incorporate the approved conditions, as well as the following:
 - a. Approved specifications and standards identified for each use within the total development.
 - b. Pedestrian/bicycle network.
 - c. Overall planned green space areas.
27. Every plan submitted for an LDP shall include an on-going density, open space and acreage tabulation.
28. All site plans and civil design plans hereafter submitted to the City of Alpharetta shall state as the first note: "This plan reflects conditions stipulated through public hearing regarding case CLUP-17-07/MP-17-06/Z-17-20/CU-17-18/V-17-44 Greenstone Parkway 400"
29. A 20' landscape strip with trees and shrubs shall be provided along Northwinds Parkway and a 10' landscape strip with trees and shrubs shall be provided along Amber Park Drive. All new utilities shall be located underground.
30. Landscaping areas shall not contain any parking, water detention area, buildings or utilities, or portion thereof, except that a detention pond or ponds may be located within the landscaping area if decorative and will provide an amenity.
31. Provide detailed street planting for Northwinds Parkway, Amber Park Drive and new private road. Landscape plan shall be approved prior to issuance of a LDP

and shall retain the current mature street trees, except at curb cuts along Northwinds Parkway and Amber Park Drive with final approval by Staff.

32. Parking lot islands shall be planted with trees, shrubs and ground covers. Provide sufficient green space to screen parking decks. Investigate, as directed by Staff, the possibility of adding shade structures on the top floor of parking decks to cover a minimum 15% of this surface.

GRTA Condition:

33. SR 120 (Old Milton Parkway) @ Northwinds Parkway/2nd Street
- a. Install a second westbound left turn lane with protected signal phasing on SR 120 (Old Milton Parkway), as approved by GDOT.

There was discussion from the Board:

- Schools
- Infrastructure
- DRI
- Extensive Traffic Study
- Occupancy Rate "For Rental"
- Approved Current Plan
- Requirement for Open Space
- Elevations
- Multi-Family
- Comp Plan goal of 68% For Sale, 32% For Rental
- City is currently at 36% For Rental
- Traffic

Doug Dillard and De Little presented for the Applicants:

- History of property
- Individual property rights
- Balance equities
- Traffic is a non-issue with current vs. proposed plan
- Fulton County School Board responsibility to provide schools/ Applicant does not agree with School Impact
- Comp Plan Amendment
- Owner occupied vs. Rental
- Aerial View of Site

- Parkway 400 MP
- Proposed Site Plan
- Conceptual Renderings
- Applicant's Rental Study
- "Choice Renter"
- Jobs to Housing Ratio
- Fiscal Impact
- Tree Save area approved vs. proposed
- Residential Density
- Parking Variance
- Proximity to Avalon
- Alpha Loop
- Walkability
- Office Viability
- Supply of Institutional Office Buildings in Alpharetta

There was discussion:

- \$85 million development
- Applicant stated 2013 plan no longer feasible
 - Not able to secure NCR
 - Financing for Office Buildings is difficult
 - Construction Costs
- Basis for mix for proposed development
- How does multi-family feature enhance development?
- Applicant stated availability of retail is attractive to office tenant

Public Comment:

In Opposition:

1. Bryan Smith, 340 Braeden Way
2. Christine, Kujawski, 151 Arrowood Ct
3. Chris Miller, 11800 Amber Park Dr.
4. Lisa Shippel, 400 Braeden Way
5. Douglas Derito, 370 Braeden Way
6. Maurice Contereras, 360 Braeden Way
7. Warren Foster, 300 Braeden Way
8. Greg Ashford, 232 Braeden Way

Concerns:

1. Intent was for Office not MU
2. Inconsistent with Comprehensive Land Use Plan
3. Desire for 50' buffer
4. Lower property values
5. Lower Quality of Life
6. City's Comp Plan just as valid as individual property rights
7. Viability of single family detached
8. Northpoint LCI
9. Removal of tree save area
10. Need for expanded tree save area
11. Height and placement of Office building with regard to Alpha Loop
12. Limit to 6 stories
13. Locate Parking Deck as far south as possible
14. Individual property rights
15. Road system between parking deck, multi-family
16. Concerned with rental units and buffer
17. Sets a precedent
18. Location and Height of apartments

Applicant Rebuttal:

1. Trip chart in Staff Report- net trip difference is 47 trips
2. Willing to work with neighbors

Discussion from the Board:

1. No compelling reason to change Comp Plan
2. Developer did not meet with residents of Braeden Walk
3. Encouraged that developer and residents are willing to work with each other to bring different plan forward
4. Would like to know basis for reduction of bicycle and charging stations
5. Tree Save Area
6. Useful Greenspace
7. Concern of cut through with road abutting residential
8. Concern for neighbors

- ❖ Commissioner Brady offered a motion to deny
- Commissioner Zurinkas seconded the motion
- The motion was approved (7-0)

b. Z-18-08/CU-18-07/V-18-13/E-18-06 The Porch Special Events Facility/Matilda's Outdoor Music Venue

Michael Woodman presented consideration of a request to rezone approximately 1.87 acres from C-1 (Neighborhood Commercial) to DT-MU (Downtown Mixed-Use) to allow for 'Recreation Facilities, Indoor & Outdoor' for an event facility for The Porch and an 'Amphitheatre' for an outdoor music venue for Matilda's. A conditional use is requested to allow both uses. A parking exception is requested to allow off-site parking and a variance is requested to allow parking on grassed areas. The property is located at 531 South Main Street and is legally described as being located in Land Lot 645, 1st District, 2nd Section, Fulton County, Georgia.

Staff's recommendation is to approve Z-18-08/CU-18-07/V-18-13 The Porch Special Events Facility/Matilda's Outdoor Music Venue, subject to the following conditions:

1. The site, consisting of approximately 2.22 acres, shall be zoned DT-MU.
2. 'Amphitheater' and 'Recreation Facilities, Indoor & Outdoor' shall be added as a conditional use at 531 South Main Street and limited to a maximum capacity of 200 people at any one time.
3. Conditional use approval shall be limited to Matilda's outdoor music venue; no additional 'Amphitheater' businesses or subleasing shall be permitted in the approved outdoor area depicted on the submitted plan.
4. Conditional use approval shall be limited to The Porch; no additional 'Recreation Facilities, Indoor and Outdoor' businesses or subleasing shall be permitted within the approved space.
5. Exterior modifications to existing buildings and new permanent structures, visible from South Main Street or Wills Park, shall require approval by DRB.
6. Special events facility and outdoor music venue operations shall not overlap.

7. Hours of operation for Matilda's music venue shall be limited to Friday & Saturday, 5:00 PM – 11:00 PM from April to November.
8. The Porch special event facility shall cease operations no later than 11:00 PM.
9. Building permits and sign permits shall be secured for all associated improvements on the property, except that portable restrooms and tents under 400 SF (with no cooking or heating) shall not require a permit.
10. Property owner shall provide a dumpster within an enclosure prior to issuance of a Certificate of Occupancy for the barn.
11. Parking attendant shall be provided for all special events associated with Matilda's and The Porch.
12. Grass area around the existing parking lot may be used for parking, as depicted on the parking plan. There shall be no parking underneath trees.
13. Property owner shall provide for the regular maintenance of grass areas used for parking. Thinning or bare areas shall be sodded within 14 days. If in the future the City finds the grass parking areas are not being maintained, all required parking shall be paved.
14. There shall be no outside storage on the property. Equipment associated with the special event facility and outdoor music venue shall be removed from the property within 24 hours of completion of an event.
15. Property owner shall install required parking lot screening shrubs and landscape strip along South Main Street, as approved by Staff. Wooded area, along South Main Street and near the barn, shall be supplemented with evergreens to provide an opaque screen, as approved by Staff. Landscaping shall be installed within 90 days from approval of the conditional use.
16. An accessible route from the parking area to the venue shall be provided in compliance with 2010 ADA Standards/2012 NFPA-101

There was discussion of:

- Site Plan
- Parking Plan
- Current C1 Zoning vs. Proposed DT-MU
- Consistent with Future Land use Plan
- Decibel requirements for sound
- Safety & Structure of Barn
- Alcohol sales (there will not be sales).
- No issues with temporary permit
- History of property
- History of Matilda's
- Occupancy of 75 in Special Events Facility
- Stage
- Traffic

- Parking management
- Road improvements
- Wills Park Master Plan

Public Comment:

In Favor:

1. Christine Kujawski, 151 Arrowood Ct

- ❖ Commissioner Perkins offered a motion to approve with Staff recommended conditions
- Commissioner Attig seconded the motion
- The motion was approved (7-0)

c. Z-18-05/E-18-07 Kairos Old Milton LLC/DT-LW

Michael Woodman, Senior planner presented consideration of a request to rezone approximately 2.16 acres from O-I (Office-Institutional) and R-12 (Dwelling, 'For-Sale', Residential) to DT-LW (Downtown Live-Work) to allow for a 30,000 square foot office building and a 28,500 square foot office building wrapping a parking deck. An exception is requested to increase the maximum building height of the 30,000 square foot office building from 3 stories and 40' to 3 stories and 48'. An exception is requested to increase the maximum building height of the 28,500 square foot office building from 3 stories and 40' to 4 stories and 56' to allow for a 3,500 square foot covered, open air restaurant use. The property is located at 2260, 2270 & 2300 Old Milton Parkway and is legally described as being located in Land Lot 748, 1st District, 2nd Section, Fulton County, Georgia.

Staff's recommendation is to approve Z-18-05/E-18-07 Kairos/Old Milton Parkway,

Approve Z-18-05/E-18-07 Kairos/Old Milton Parkway, subject to the following conditions:

1. The site, consisting of approximately 2.163 acres, shall be zoned DT-LW and developed substantially similar to site plan submitted by Paradigm Engineering Services, Inc., revised 8/20/2018, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. Maximum building height shall be 3 stories and 48' for both buildings.
3. Minimum building setbacks shall be:
 - a. Front – 20'
 - b. Side – 0' (min. 10' between structures)
 - c. Rear – 3'
4. Architecture and materials shall be developed similar to the submitted renderings, except for modifications required to comply with these conditions and Downtown Consultant comments, and in compliance with the Alpharetta Downtown Code, subject to approval by the DRB.
5. Final streetscape shall match the approved Downtown streetscape standards and include decorative pedestrian lighting as approved by Staff.
6. Street trees shall be required along Old Milton Parkway within the beauty strip (as approved by GDOT), as well as behind the sidewalks as a continuation of what has been previously planted or designed in the Downtown and outside of any utility easements, as approved by Staff. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs.
7. Amenity spaces shall be developed with a park-like setting with heavy decorative landscape, hardscape, walls and seating. The landscape shall include plant selections promoting the historic district. Developer shall remove exotic and invasive trees and shrubs within the area called out as amenity space at the rear of the property, as approved by Staff.
8. Planting beds shall be required in front of buildings to accommodate shrubs and vines.
9. The project entrance shall include a decorative knee wall and shall be heavily landscaped with ornamental plantings as approved by Staff. Landscape, hardscape, fences and walls shall complement materials used in the Downtown, as approved by Staff. Creeping fig or another creeping vine shall be planted to cover decorative and retaining walls as approved by Staff.
10. Developer shall save trees as depicted on the plan prepared by Paradigm Engineering

Services, Inc., revised 8/20/2018. In addition, developer shall save the following trees: #21 (37" Water Oak), #31 (38" Water Oak) and 20" Black Walnut. City Arborist may approve up to a 20% encroachment into the CRZ with additional tree care to offset the encroachment, as approved by Staff.

11. Developer shall plant 6" (min.) caliper Willow Oaks, or other species approved by Staff, for every 50' of frontage along Old Milton Parkway.

12. Off-site tree encroachment shall be limited to no more than 20% on the CRZ and shall require notification/approval by property owner, as approved by administrative variance.

13. Decorative paver aprons shall be required at project driveway(s), as approved by Staff.

14. Overhead utilities shall be placed underground.

15. Traffic study shall be required at LDP evaluating SR120/Haynes Bridge, SR120/Kingry and SR120/site driveway to determine if signal control changes are necessary, as well as appropriate driveway configuration.

There was discussion on:

- Restaurant details
- Pervious Pavers above detention pond
- Condition # 4
- Condition #14
- Traffic Operations
- I Entrance into development
- Interparcel Access

The Applicant discussed:

- Rooftop Restaurant
- Amount of indoor space
- Utilities
- Street elevation in reference to State Bank

Public Comment:

1. Christine Kujawski, 151 Arrowood Ct.

Concerns:

1. Is this appropriate zoning district
2. Height Exception

There was more discussion:

- Not a good location for R-12 Zoning
- Precedent with height exception
- Like Rooftop Restaurant Zoning
- Height Exception

❖ Commissioner Brady offered a motion to approve with Staff recommended conditions with a change to Condition #14 to strike "overhead" and replace with "all new"

- Commissioner Zurinkas seconded the motion
- The motion was approved (7-0)

❖ Commissioner Attig offered a Friendly Amendment to change Condition #2 to: Maximum building height shall be 3 stories and 48' for Building 'A'. Maximum building height shall be 4 stories and 56' for Building 'B' And Condition #14 to: All new utilities shall be placed underground

Commissioner Zurinkas offered a Friendly Amendment to add to Condition #2 adding "with 4th story limited to no more than a 3,000 SF restaurant, setback to the rear of the 4th story."

- Commissioner Brady accepted both amendments
- The motion with the Friendly Amendment was approved (6-1)(Bendall)

There was discussion during the motion that the Applicant should bring more details about the Rooftop Restaurant and to show what the buildings are going to look like from the road.

Staff offered to discuss preserving access to public parking for the future prior to the Council Meeting.

Approve Z-18-05/E-18-07 Kairos/Old Milton Parkway, with changes to Conditions #2 and #14.

1. The site, consisting of approximately 2.163 acres, shall be zoned DT-LW and developed substantially similar to site plan submitted by Paradigm Engineering Services, Inc., revised 8/20/2018, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. Maximum building height shall be 3 stories and 48' for Building 'A'. Maximum building height shall be 4 stories and 56' for Building 'B' with 4th story limited to no more than a 3,000 SF restaurant, setback to the rear of the 4th story.
3. Minimum building setbacks shall be:
 - a. Front – 20'
 - b. Side – 0' (min. 10' between structures)
 - c. Rear – 3'
4. Architecture and materials shall be developed similar to the submitted renderings, except for modifications required to comply with these conditions and Downtown Consultant comments, and in compliance with the Alpharetta Downtown Code, subject to approval by the DRB.
5. Final streetscape shall match the approved Downtown streetscape standards and include decorative pedestrian lighting as approved by Staff.
6. Street trees shall be required along Old Milton Parkway within the beauty strip (as approved by GDOT), as well as behind the sidewalks as a continuation of what has been previously planted or designed in the Downtown and outside of any utility easements, as approved by Staff. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs.
7. Amenity spaces shall be developed with a park-like setting with heavy

- decorative landscape, hardscape, walls and seating. The landscape shall include plant selections promoting the historic district. Developer shall remove exotic and invasive trees and shrubs within the area called out as amenity space at the rear of the property, as approved by Staff.
8. Planting beds shall be required in front of buildings to accommodate shrubs and vines.
 9. The project entrance shall include a decorative knee wall and shall be heavily landscaped with ornamental plantings as approved by Staff. Landscape, hardscape, fences and walls shall complement materials used in the Downtown, as approved by Staff. Creeping fig or another creeping vine shall be planted to cover decorative and retaining walls as approved by Staff.
 10. Developer shall save trees as depicted on the plan prepared by Paradigm Engineering Services, Inc., revised 8/20/2018. In addition, developer shall save the following trees: #21 (37" Water Oak), #31 (38" Water Oak) and 20" Black Walnut. City Arborist may approve up to a 20% encroachment into the CRZ with additional tree care to offset the encroachment, as approved by Staff.
 11. Developer shall plant 6" (min.) caliper Willow Oaks, or other species approved by Staff, for every 50' of frontage along Old Milton Parkway.
 12. Off-site tree encroachment shall be limited to no more than 20% on the CRZ and shall require notification/approval by property owner, as approved by administrative variance.
 13. Decorative paver aprons shall be required at project driveway(s), as approved by Staff.
 14. All new utilities shall be placed underground.
 15. Traffic study shall be required at LDP evaluating SR120/Haynes Bridge, SR120/Kingry and SR120/site driveway to determine if signal control changes are necessary, as well as appropriate driveway configuration.

vii. ADJOURNMENT