



MAY 23, 2016

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

I. CALL TO ORDER

II. ROLL CALL

III. PLEDGE TO THE FLAG

IV. PROJECT UPDATES

A. Convention Center

B. City Center

1. Public Components
2. Private Components

V. PUBLIC HEARING

A. 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.

B. MP-15-07/CLUP-15-08/V-15-21 Duke Realty Webb Bridge Rd/Windward

Consideration of a request to amend approximately 16 acres of the Windward Master Plan in order to permit 15 single-family “for sale” detached homes as well as a request to change the Comprehensive Land Use Plan from “Corporate Campus Office” to “Low Density” Residential. A variance for the required buffer from 50’ to allow 0’ adjacent to commercial property is also requested. The property is located on the north side of Webb Bridge just east of North Point Parkway. The property is legally described as being located within Land Lots 1178, 1243, 2nd District, 1st Section, Fulton County, Georgia.

C. V-16-11 Bentley Atlanta Sign Variance

Consideration of a variance from the Unified Development Code, Article II, Section 2.6.12 in order to allow the two signs permitted by Code on one building face. The property is legally described as Land Lot 560, 1st District, 2nd Section, Fulton County, Georgia.

D. V-16-12 United BMW Sign Variance

Consideration of a variance from the Unified Development Code, Article II, Section 2.6.12 in order to allow the two signs permitted by Code on one building face. The property is legally described as Land Lots 597, 600 1st District, 2nd Section, Fulton County, Georgia.

VI. OLD BUSINESS

**A. Ordinance Amending Chapter 13, Section 13.6 Of The City Code
(Second Reading)**

VII. NEW BUSINESS

A. Resolution Supporting Renovation Of Dogwood Square Senior Housing Facility

VIII. WORKSHOP

A. PH-15-25 CLUP Update

B. Retail Parking At City Center

C. Presentation and Discussion of the Recommended Fiscal Year 2017 Budget

IX. PUBLIC COMMENT

X. REPORTS

XI. ADJOURNMENT



STAFF REPORT

Submitting Department: Community Development

Submitted By:

Meeting Date: May 23, 2016

I. AGENDA ITEM TITLE: CONVENTION CENTER

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:



STAFF REPORT

Submitting Department: Administration

Submitted By:

Meeting Date: May 23, 2016

I. AGENDA ITEM TITLE: PUBLIC COMPONENTS

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

IV. REPORT IN BRIEF:

The City Administrator will provide a progress report and other updates on development of the public components of the City Center Project.

V. ALTERNATIVES:

VI. ATTACHMENTS:



STAFF REPORT

Submitting Department: Administration

Submitted By:

Meeting Date: May 23, 2016

I. AGENDA ITEM TITLE: PRIVATE COMPONENTS

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

IV. REPORT IN BRIEF:

The City Administrator will provide a progress report and other updates on development of the private sector components of the City Center Project.

V. ALTERNATIVES:

VI. ATTACHMENTS:



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 23, 2016

CITY COUNCIL: May 23, 2016

RECOMMENDATION:

REPORT-IN-BRIEF

DISCUSSION

CONCLUSION

Attachments

Council Agenda Report, Map: Providence Group Connection, 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

CITY COUNCIL: May 23, 2016

PLANNING COMMISSION:

This item was heard at the May 5 Planning Commission meeting. One person spoke with concerns of the number of stories proposed, location of porches, and the amount of landscape buffer facing Haynes Park. One person commended the Applicant on addressing concerns with the revised Site Plan. After discussion, the Planning Commission voted 5-0-0 to recommend approval of the request.

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 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 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. 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.**
- 21. A 15' concrete multiuse trail and easement shall be provided along the eastern property line. Path shall be constructed in order to connect to existing path located within Northwinds. Impact fee credits will be provided for construction of path. In order to accommodate path, site plan may be adjusted 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
<i>Mixed-Use Reduction</i>		-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-1 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

0

0.25

0.5
Miles



Providence Group Connection

- Existing Paved Path
- Possible Route
- Thompson Street Trail

**This map is to be used for conceptual purposes only

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 single 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.

Old Milton Parkway (aka Georgia State Route No. 120)
(variable width R/W)

SITE PLAN

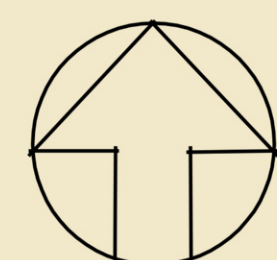
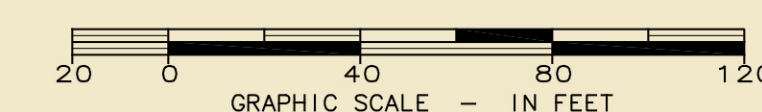
Old Milton Parkway Tract



thePROVIDENCEgroup



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Norcross, Georgia 30093
Phone: (770)416-7511
Fax: (770)416-6759
www.travispruitt.com



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, 2014, 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).

9. Right of Way Deed to the Department of Transportation recorded in Deed Book 18324, page 206, Fulton County records. (affects subject property - the R/W described in this deed is the current R/W line shown for Old Milton Parkway).

10. Right of Way Easement to Southern Bell Telephone and Telegraph Company recorded in Deed Book 7178, page 315, Fulton County records. (May affect subject property - portions of this deed are illegible, therefore easement is not plottable).

Tract 3

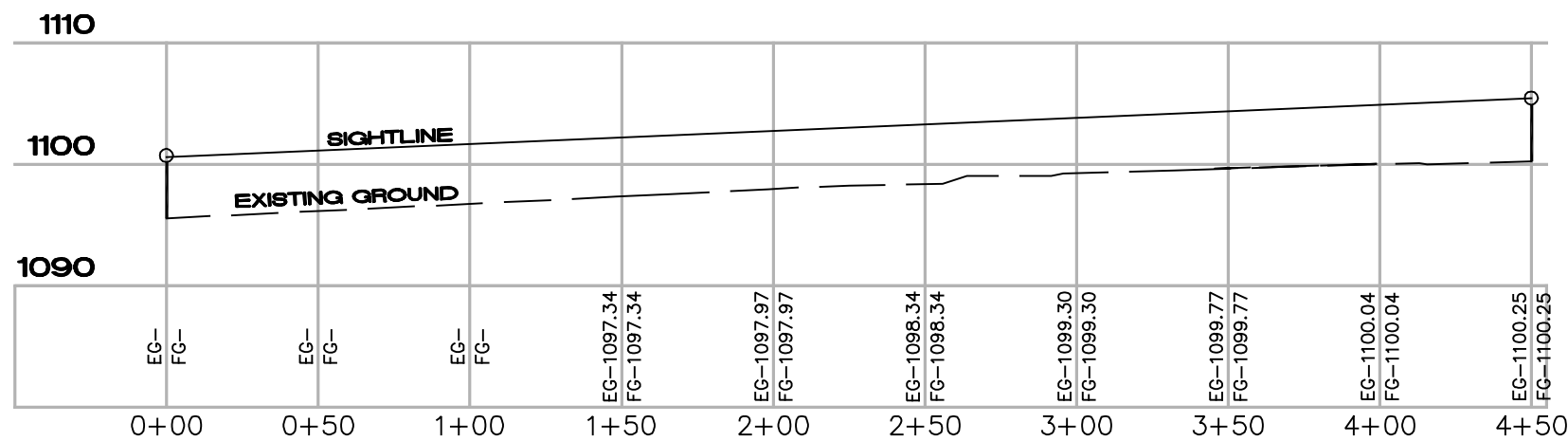
Dogwood Title & Abstract Company
File No. A4441B
Effective Date: July 10, 2014 at 8:00 AM

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

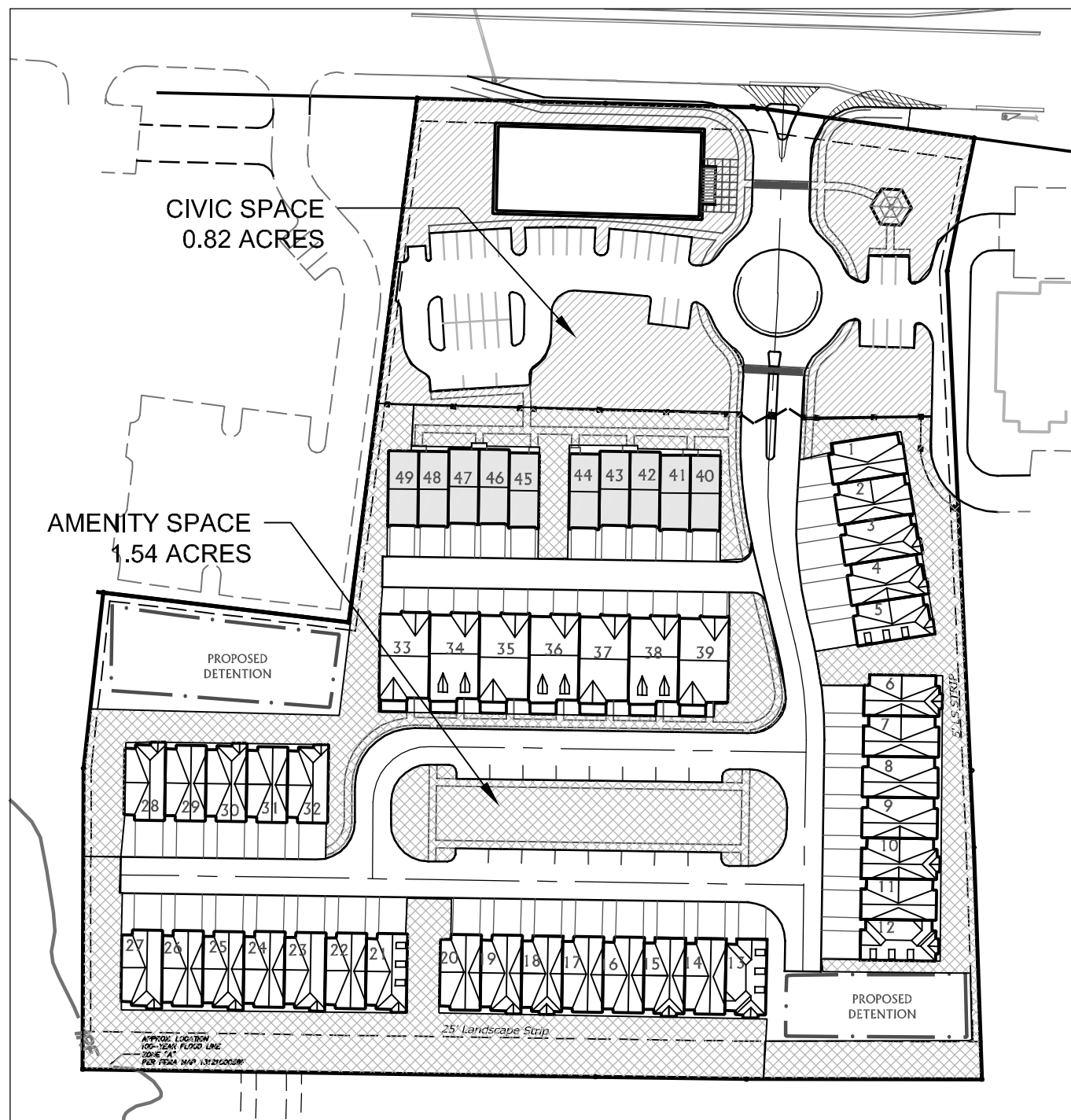
Tract 4

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

7. Easement to Southern Bell Telephone and Telegraph Company recorded in Deed Book 7178, page 311, Fulton County records. (May affect subject property - portions of this deed are illegible, therefore easement is not plottable).



ENTRANCE SIGHT DISTANCE PROFILE



OPEN SPACE PLAN
SCALE 1" = 100'

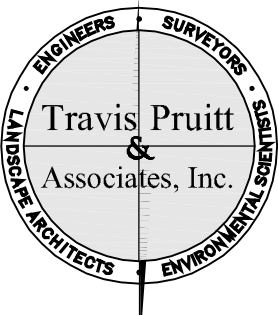
OWNER/DEVELOPER

thePROVIDENCEgroup

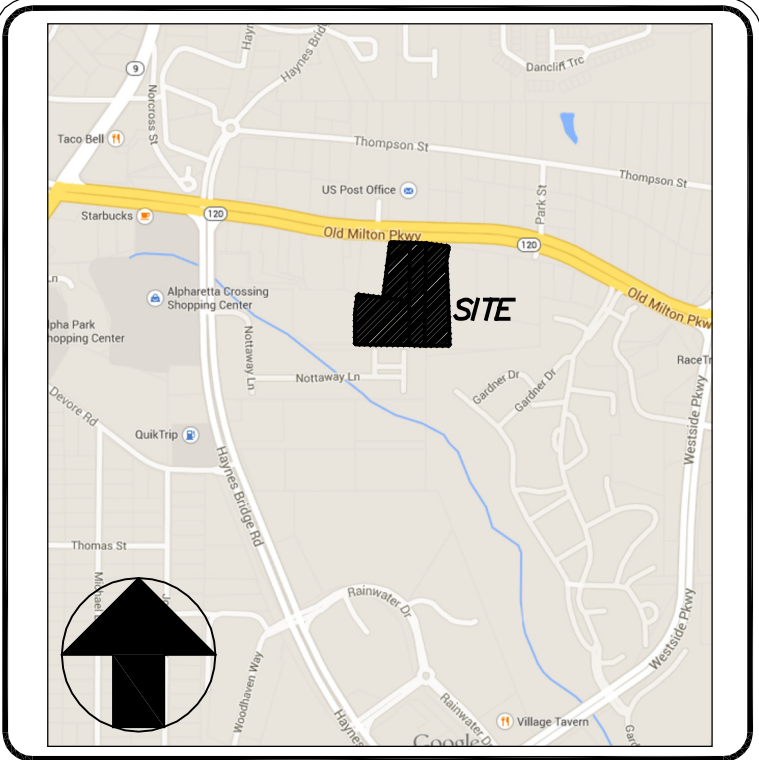
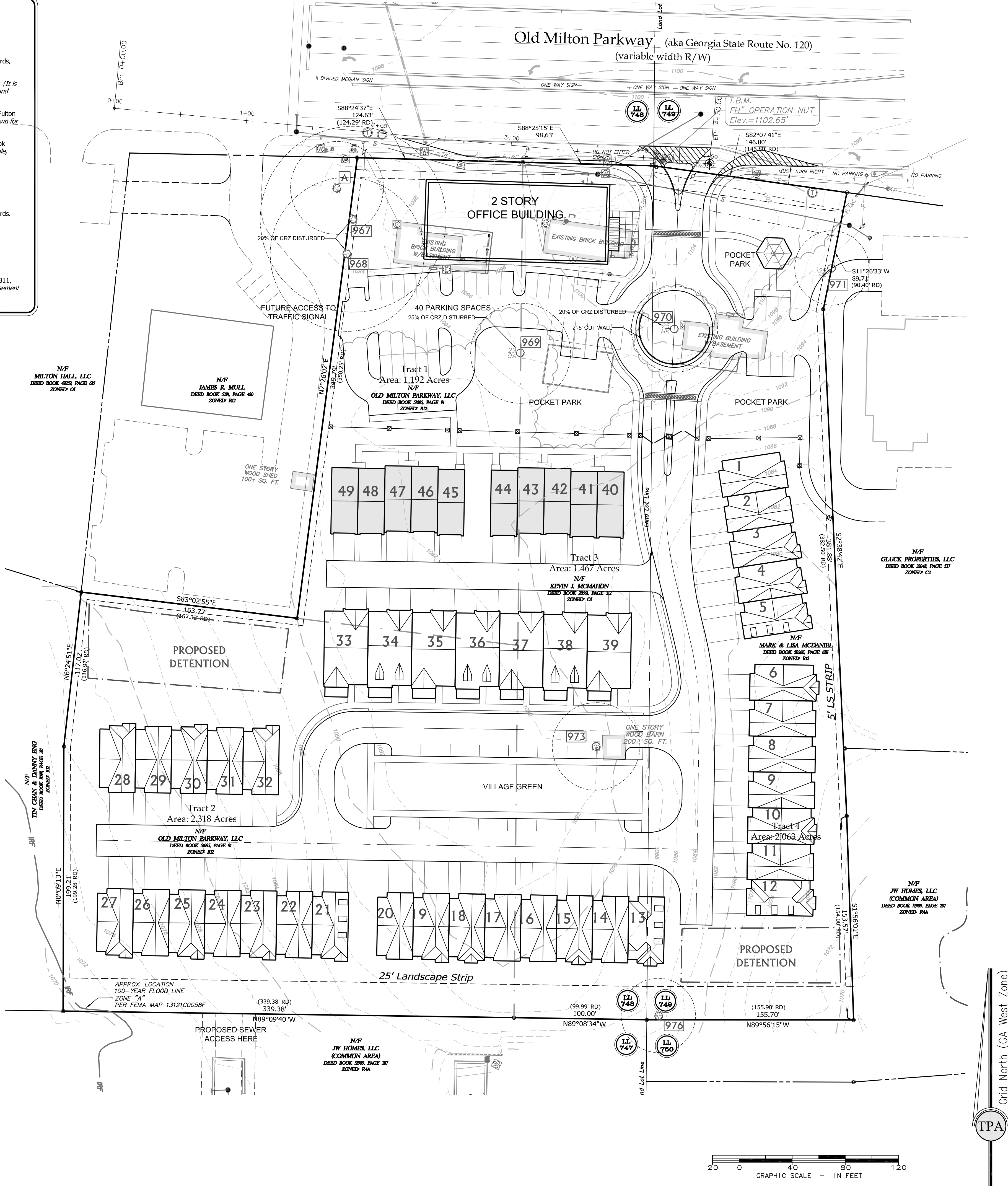
Warren Jolly

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Norcross, Georgia 30093
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Fax: (770)416-6759
www.travispruitt.com



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 4 = 2.063 acres
Total = 7.040 acres

REFERENCE PLATS:

- 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.
- Exhibit Plat for Dr. Brett D. Gluck & Ralph Bowen prepared by Hayes, James & Associates, dated February 20, 2004.

SITE NOTES

- Site area: 7.04 acres Overall
- Total Number of Lots/Units: 49
10 - 20' Rear Entry
7 - Master Down Rear Entry
32 - 27' Front Entry
2 Story Office Building
- Density: 6.9 Lot/Units per acre.
- Existing Zoning: R-12 & OI
- Proposed Zoning: DT-LW
- Proposed land use : Townhomes and Office
- Lot Coverage: 60%
- Amenity Space: 1.54 acres (0.71 acres-10% Req.) Meets min. required
- Civic Space: 0.82 acres (0.71 acres-10% Req.) Meets min. required
- Minimum distance between buildings will be 15'.
- 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

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

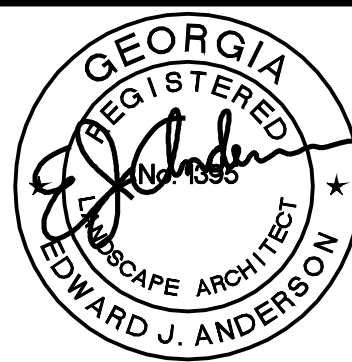
ZONING PLAN

Old Milton Parkway Tract

2405 Old Milton Parkway

City of Alpharetta

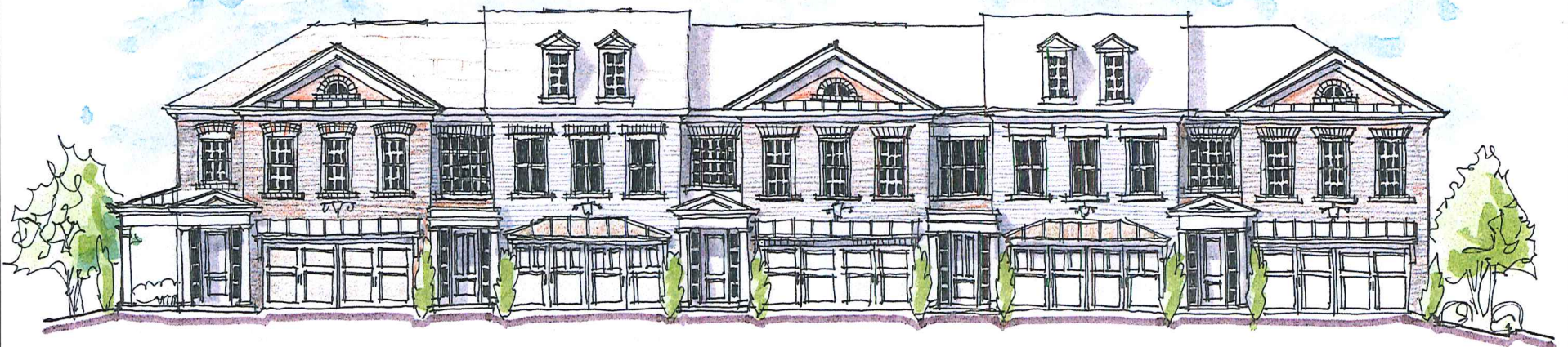
Georgia



For The Firm
Travis Pruitt
&
Associates, Inc.

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

5/4/16



Townhomes at Old Milton Parkway Tract



BDI Architects, Inc.

5/4/16

Townhomes at Old Milton Parkway Tract



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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 to 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.

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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 requirements. 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

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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

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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-1 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.

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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.

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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.

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- (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.

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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, #967 and #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:

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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

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- ❖ 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, 2014, 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).

9. Right of Way Deed to the Department of Transportation recorded in Deed Book 18324, page 206, Fulton County records. (affects subject property - the R/W described in this deed is the current R/W line shown for Old Milton Parkway).

10. Right of Way Easement to Southern Bell Telephone and Telegraph Company recorded in Deed Book 7178, page 315, Fulton County records. (May affect subject property - portions of this deed are illegible, therefore easement is not plottable).

Tract 3

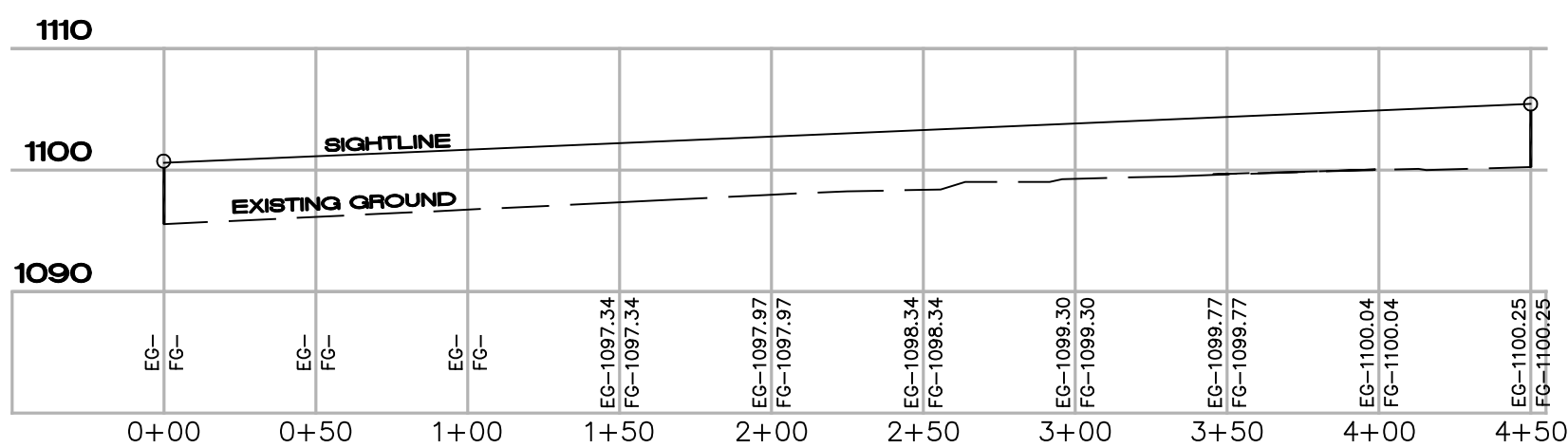
Dogwood Title & Abstract Company
File No. A4441B
Effective Date: July 10, 2014 at 8:00 AM

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

Tract 4

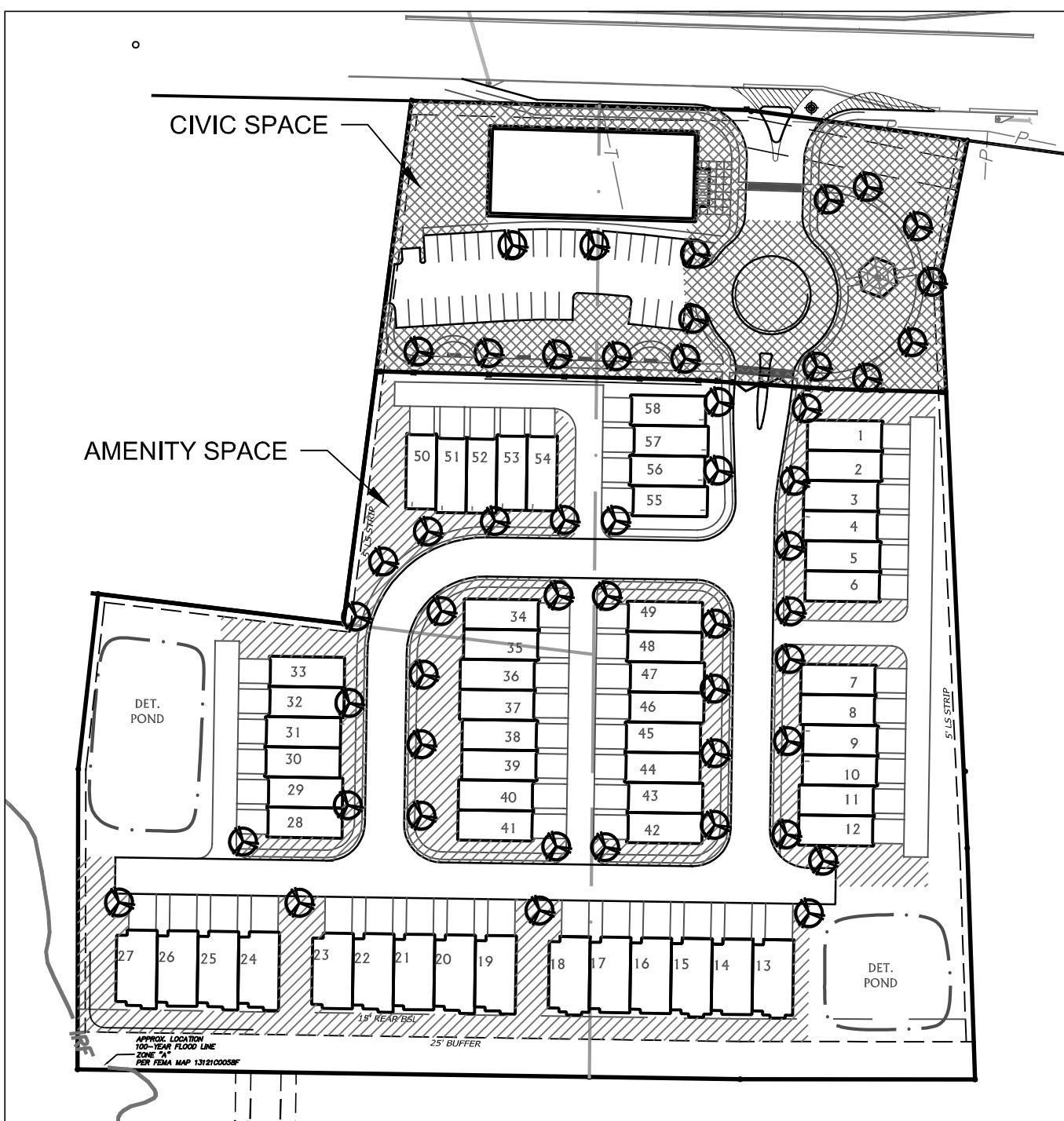
Dogwood Title & Abstract Company
File No. A4441A
Effective Date: July 10, 2014 at 8:00 AM

7. Easement to Southern Bell Telephone and Telegraph Company recorded in Deed Book 7178, page 311, Fulton County records. (May affect subject property - portions of this deed are illegible, therefore easement is not plottable).



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

ENTRANCE SIGHT DISTANCE PROFILE



OPEN SPACE PLAN
SCALE 1" = 100'

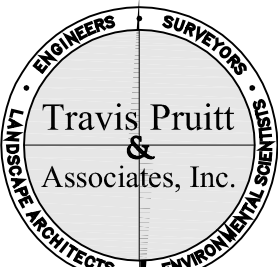
OWNER/DEVELOPER

thePROVIDENCEgroup

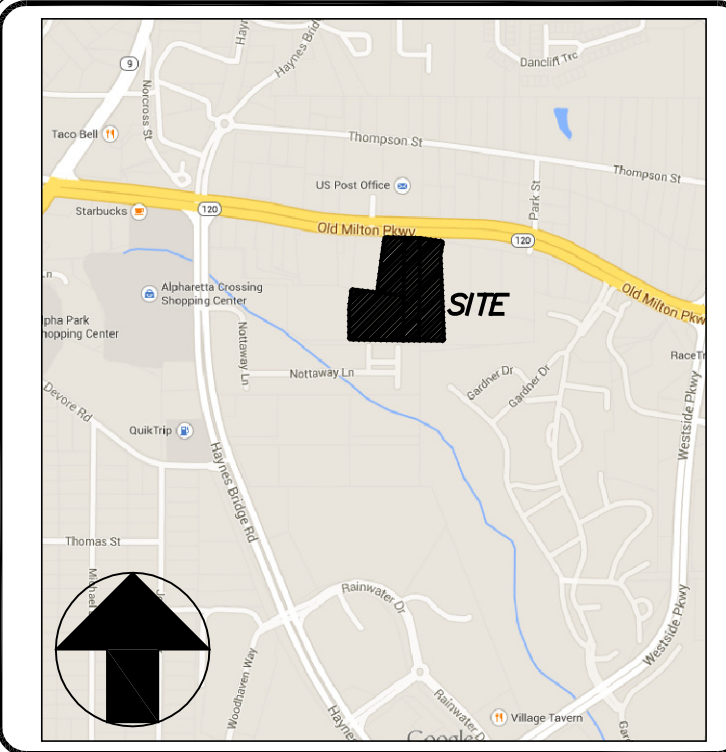
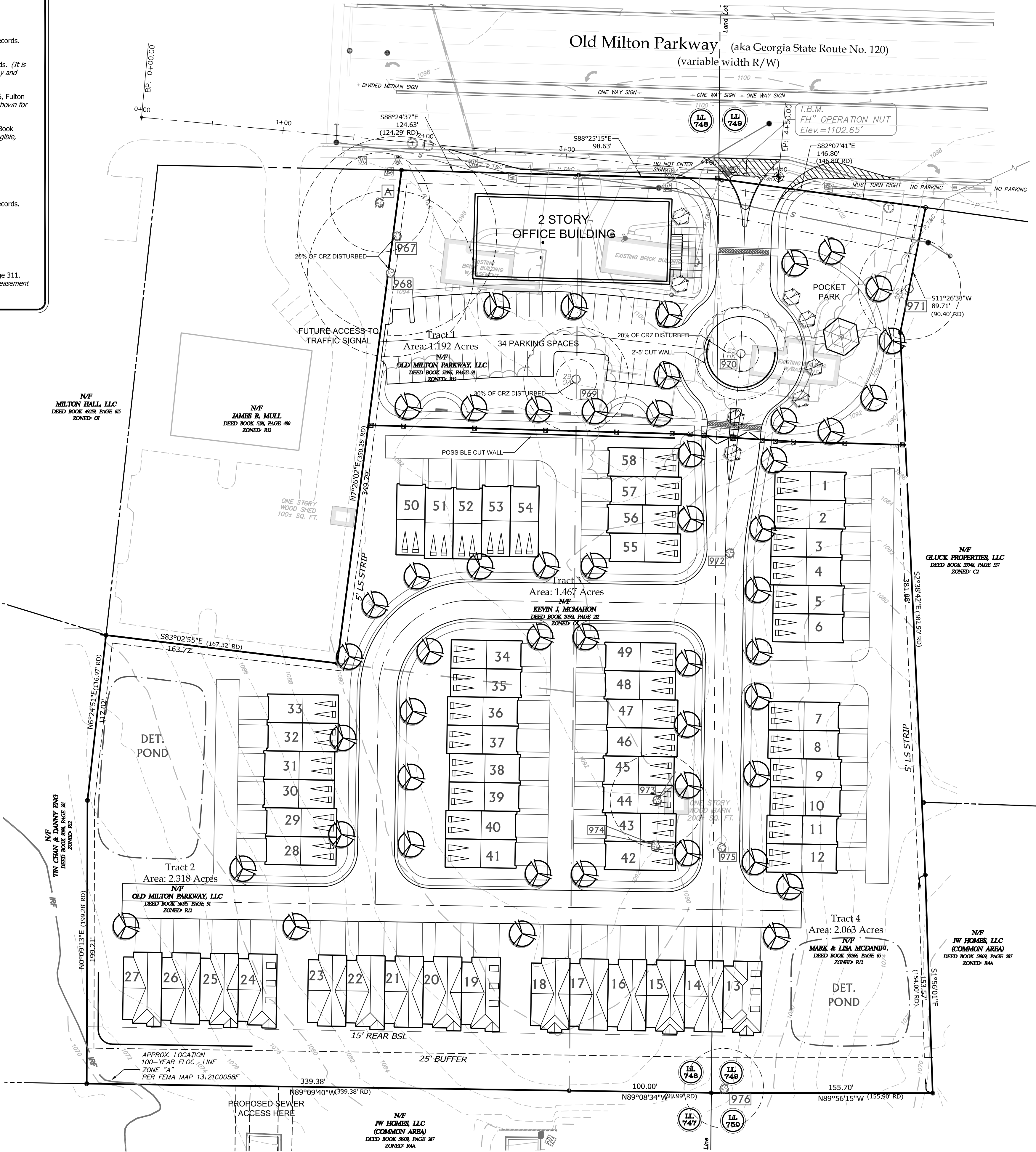
Warren Jolly

11340 Lakeland Drive
Building II, Suite 200

Johns Creek, Georgia 30097
Tele: (678) 475-1800



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



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 4 = 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 Altabelli 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: 58
43 - 20' Rear Entry
15 - 27' Front Entry
2 Story Office Building

3. Density: 7.7 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: 0.71 acres (10%) Meets min. required
9. Civic Space: 0.71 acres (10%) Meets min. required
10. Six of the seven specimen trees on site will be saved.
-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 13-27.

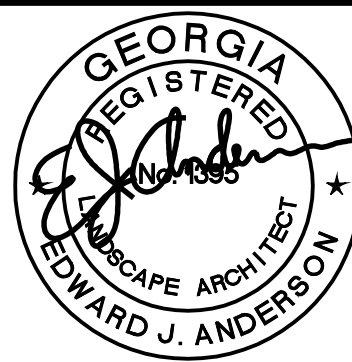
ZONING PLAN

Old Milton Parkway Tract

2405 Old Milton Parkway

City of Alpharetta

Georgia



For The Firm
Travis Pruitt
&
Associates, Inc.

DATE 10/19/15
SCALE 1" = 40'
CN
LSV 2-140041CP-10
JUN
FN 159-D-150

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

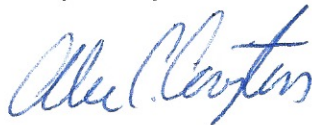
members of HPNA viewed this development as much preferred when compared to other potential uses of the adjacent property. Therefore, with this and other related issues resolved to the satisfaction of the parties, we became comfortable with the proposed plan.

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,



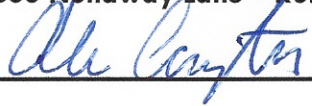
Alec C Covington

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

508 Nottaway Lane – Don Sparkman

John Weidener

600 Nottaway Lane – Robin Weidener

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Haynes Park Neighborhood Association, Inc.

Alec C Covington

President – Alec C Covington

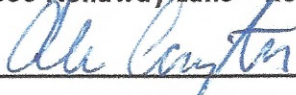
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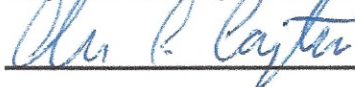
604 Nottaway Lane – Kevin Sheldon

606 Nottaway Lane – James Dunlap

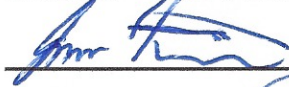
608 Nottaway Lane – Sathy Gupta

704 Nottaway Lane – John Moore

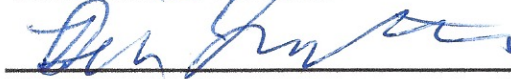
Haynes Park Neighborhood Association, Inc.



President – Alec C Covington



Vice President – Jim Fineis



Secretary/Treasurer – Bill Quintrell

Impacted Residents

508 Nottaway Lane – Don Sparkman

600 Nottaway Lane – Robin Weidener

Alec Covington

602 Nottaway Lane – Alec Covington

Kevin D. Sheldon

604 Nottaway Lane – Kevin Sheldon

606 Nottaway Lane – James Dunlap

608 Nottaway Lane – Sathy Gupta

704 Nottaway Lane – John Moore

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Alec Covington

602 Nottaway Lane – Alec Covington

[Signature]

604 Nottaway Lane – Kevin Sheldon

606 Nottaway Lane – James Dunlap

608 Nottaway Lane – Sathy Gupta

704 Nottaway Lane – John Moore

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604 Nottaway Lane – Kevin Sheldon

James E Dunlap (initials)

606 Nottaway Lane – James Dunlap

608 Nottaway Lane – Sathy Gupta

704 Nottaway Lane – John Moore

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606 Nottaway Lane – James Dunlap

608 Nottaway Lane – Sathy Gupta

John B. Moore (M)

704 Nottaway Lane – John Moore

Haynes Park Neighborhood Association, Inc.

Alec C. Covington

President – Alec C Covington

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,

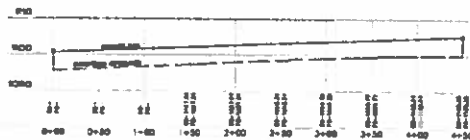


Dave Boccolucci for
The Providence Group of Georgia, LLC
Dbocco@theprovidencigroup.com
678 990-8572

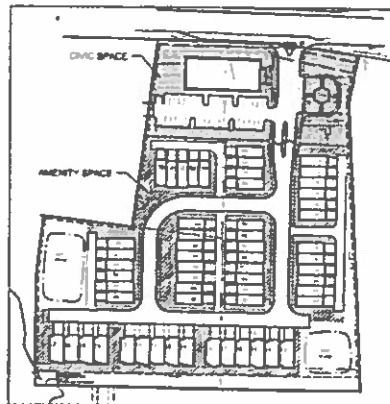
1. This survey is a preliminary survey of an existing tract or subdivision of land, and is not intended to create any new lots or change existing boundaries. This survey is not a subdivision map and shall not be used for that purpose.
2. This survey is prepared for the purpose of showing the location, extent, and nature of the improvements to be made on the land shown, and is not intended to create any new lots or change existing boundaries. This survey is not a subdivision map and shall not be used for that purpose.
3. This survey is prepared for the purpose of showing the location, extent, and nature of the improvements to be made on the land shown, and is not intended to create any new lots or change existing boundaries. This survey is not a subdivision map and shall not be used for that purpose.
4. This survey is prepared for the purpose of showing the location, extent, and nature of the improvements to be made on the land shown, and is not intended to create any new lots or change existing boundaries. This survey is not a subdivision map and shall not be used for that purpose.
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6. This survey is prepared for the purpose of showing the location, extent, and nature of the improvements to be made on the land shown, and is not intended to create any new lots or change existing boundaries. This survey is not a subdivision map and shall not be used for that purpose.

TITLE REFERENCES

- Volume 1 & 2
Deed Book 100, Deed 100-1000
Volume 100, Deed 100-1000
Volume 100, Deed 100-1000
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ENTRANCE SIGHT DISTANCE PROFILE



OPEN SPACE PLAN

thePROVIDENCEgroup

Warren Jolly

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 441-7511
Fax: (770) 441-7511
www.providencegroup.com

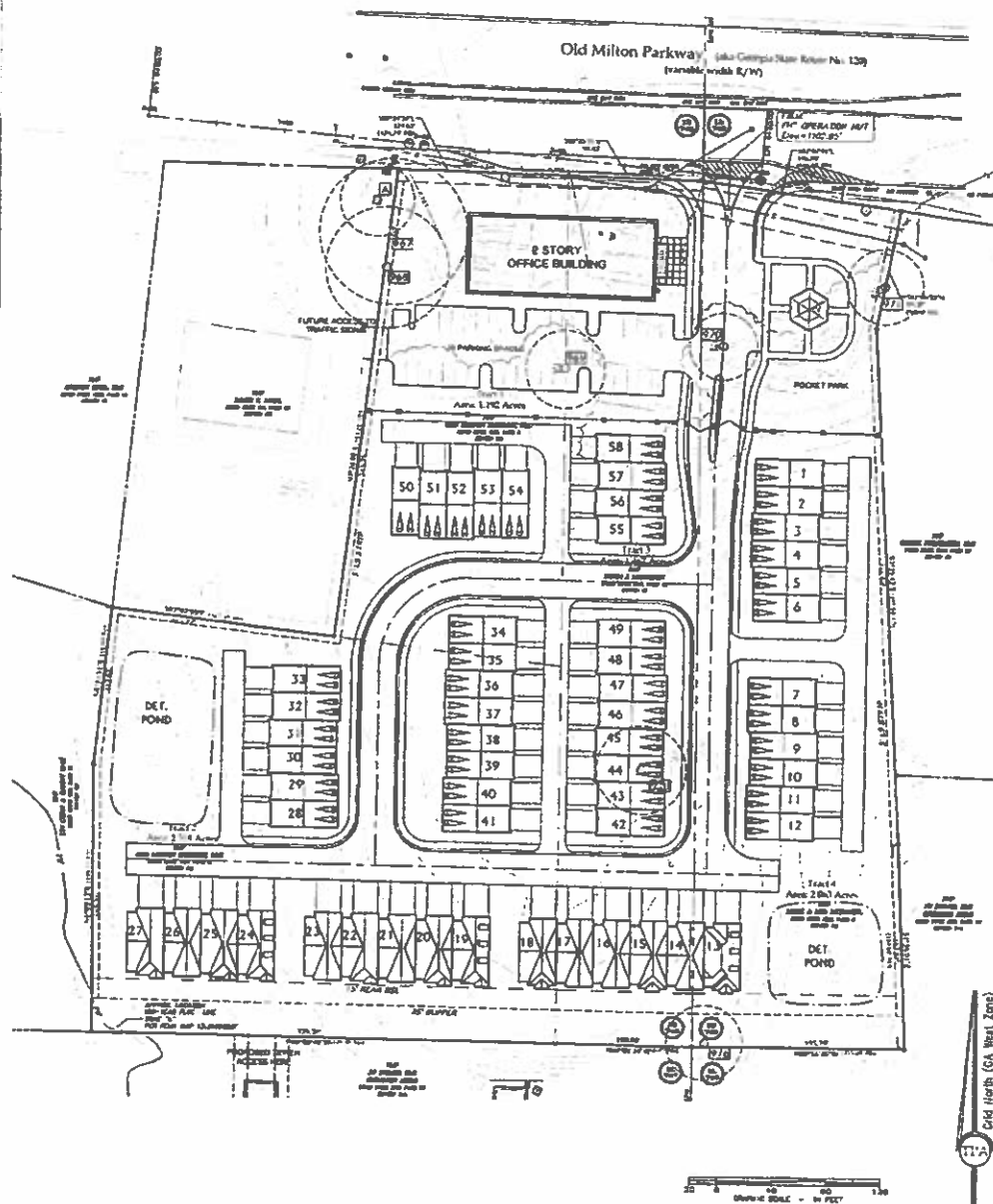


ZONING PLAN
Old Milton Parkway
Tract

Join Old Milton Parkway
City of Alpharetta
Georgia



DATE: 12/15/13
SCALE: 1" = 40'
BY: [Signature]
FOR: [Signature]
1 of 1



SITE NOTES

1. Site Area: 7.98 acres Overall
2. Total Building Footprint: 50,000 sq. ft.
3. Density: 7.7 UNITS/ACRE
4. Building Height: 2-3 stories
5. Proposed Land Use: Townhomes and Office
6. Proposed Land Use: Townhomes and Office
7. Lot Coverage: 80%
8. Amenity Space: 0.71 acres (includes pool, required)
9. Civic Space: 0.71 acres (includes pool, required)
10. Hour of the seven (seven) hours on site will be saved.

Variances

1. Variance to allow for a gated entrance to the residential development.
2. Variance to allow the use of front entry product on units 13-27.

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



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

City of Alpharetta
October 19, 2015
Page Two

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**.

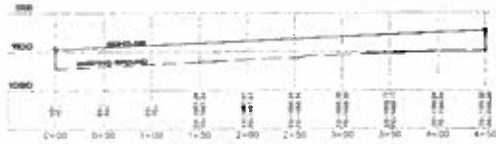
Said tract contains 7.040 acres.

Revised Site Plan 10.19.15

This survey is a subdivision of an existing property and is not intended to create new lots of land or change existing lot lines. The survey is a subdivision of an existing property and is not intended to create new lots of land or change existing lot lines. The survey is a subdivision of an existing property and is not intended to create new lots of land or change existing lot lines.

TITLE REFERENCES

- Tracts 3 & 4**
 Replat of 2005 Old Milton Parkway
 File No. 1000
 Effective Date: July 16, 2004 at 3:40 PM
- Tract 1**
 Replat of 2005 Old Milton Parkway
 File No. 1000
 Effective Date: July 16, 2004 at 3:40 PM
- Tract 2**
 Replat of 2005 Old Milton Parkway
 File No. 1000
 Effective Date: July 16, 2004 at 3:40 PM
- Tract 3**
 Replat of 2005 Old Milton Parkway
 File No. 1000
 Effective Date: July 16, 2004 at 3:40 PM
- Tract 4**
 Replat of 2005 Old Milton Parkway
 File No. 1000
 Effective Date: July 16, 2004 at 3:40 PM



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

ENTRANCE SIGHT DISTANCE PROFILE



OPEN SPACE PLAN
 SCALE: 1"=10'

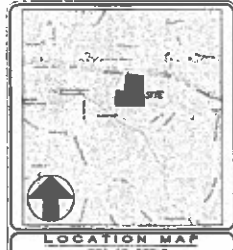
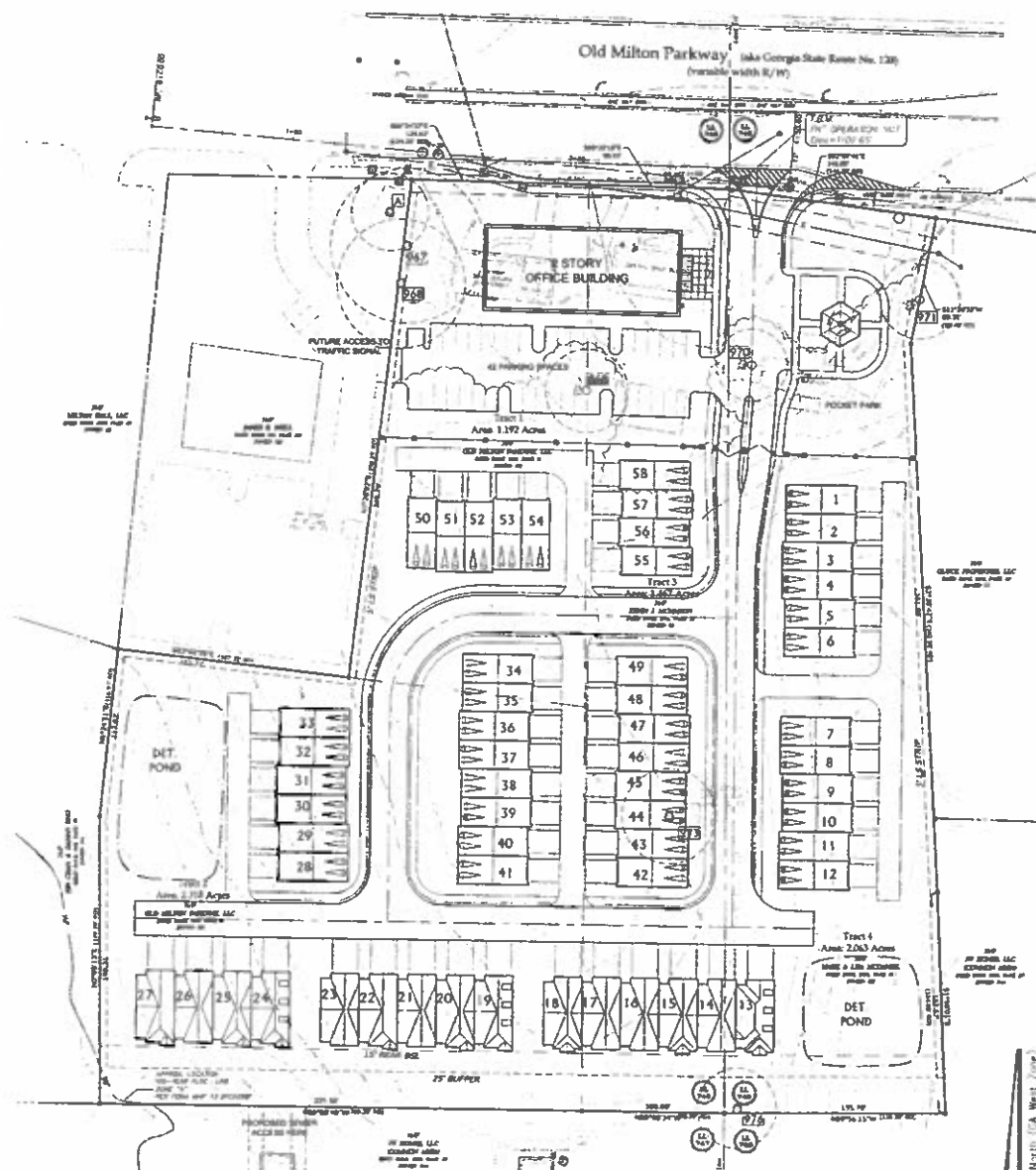
thePROVIDENCEgroup

Warren Jolly

11440 Lonsdale Drive Building 1 Suite 200 Atlanta, Georgia 30349 Phone: (770) 416-7511 Fax: (770) 416-6759 www.theprovidencegroup.com



4317 Park Drive, Suite 400 Norcross, Georgia 30092 Phone: (770) 416-7511 Fax: (770) 416-6759 www.theprovidencegroup.com



LOCATION MAP

SITE ADDRESS

2005 Old Milton Parkway
 Atlanta, Georgia 30349

SITE AREA

Tract 1 = 1.182 acres, Tract 2 = 2.018 acres
 Tract 3 = 1.467 acres, Tract 4 = 2.043 acres
 Total = 7.040 acres

REFERENCE PLATS

Department of Transportation, State of Georgia, dated 10-12-83, last revised 7-2-90
 2. Land Plat for Dr. Brett D. Owen & Paula Owen prepared by Hays, James & Associates, dated February 20, 2004

SITE NOTES

1. Sub area 7.04 acres overall
2. Total number of lots: 58
3. 43 20' Rear Entry
4. 15 27' Front Entry
5. 2-story Office Building
6. Density: 7.7 Lots/Acre per acre
7. Existing Zoning: R-12 & O
8. Proposed Zoning: DT-4W
9. Proposed Land Use: Townhomes and Office
10. Lot Coverage: 60%
11. Amenity Space: 0.71 acres (1000 sq. ft. min. required)
12. Civic Space: 0.71 acres (1000 sq. ft. min. required)
13. 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 lots 15-27

ZONING PLAN

Old Milton Parkway Tract

2005 Old Milton Parkway

City of Atlanta

Georgia

DATE 10/19/15
 SCALE 1"=40'

CH

LRV 2-140591CP-30

150-D-130

1 of 1



For The Project
 Towns Project
 Hays, James & Associates, Inc.

CITY OF ALPHARETTA

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

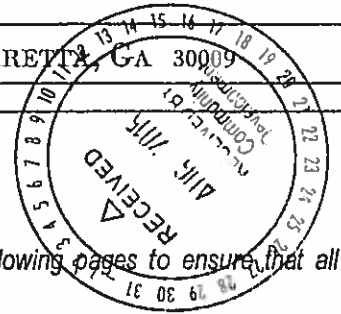
PUBLIC HEARING APPLICATION

☐ 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 & 12-2704-0749-042-8

Proposed Zoning: DT-LW

Current Use: single family homes / day care

This Application For (Check All That Apply):

☐ Conditional Use

☐ Master Plan Amendment

☒ Rezoning

☐ Master Plan Review

☐ Variance

☐ Public Hearing

☐ Comprehensive Plan Amendment

☐ Other (Specify): _____

APPLICANT REQUEST AND INTENT

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

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 Old Milton Parkway, LLC

Contact Name: GARY SHIRLEY

Telephone: 404 308-5359

Address: 2533 RIVERS F.D

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

☐ Special Use

☒ Rezoning

☐ Conditional Use

☐ Variance

☐ 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

Notary:

Notary Signature: [Signature]

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.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

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

Identify Authorized Applicant:

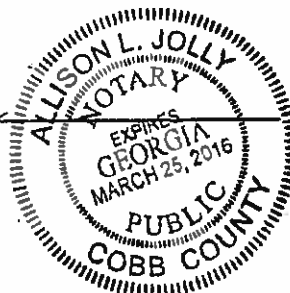
Name of Authorized Applicant: The Providence Group of Georgia LLC Telephone: 678-475-9400
Address: 11340 Lakefield Drive Suite: 250
City: Johns Creek State: GA Zip: 30097

So Sworn and Attested:

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

Notary:

Notary Signature: Allison L. Jolly



Date: 07/25/15

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.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

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

Identify Authorized Applicant:

Name of Authorized Applicant: The Providence Group of Georgia LLC Telephone: 678-475-9400
Address: 11340 Lakefield Drive Suite: 250
City: Johns Creek State: GA Zip: 30097

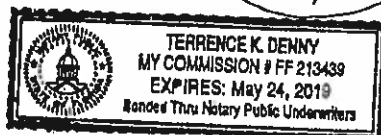
So Sworn and Attested:

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

STATE OF FLORIDA, ESCROW COUNTY
Notary:

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

Signed this 27th day of July, 2015, in my presence by Mark F. McDaniel, Presumably Known.



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 has been made.

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

Name of Official: _____ Position: _____

Description of Contribution: 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: Wm J. R. Rn

Date: 9/23/15

DISCLOSURE FORM

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Name of Applicant or Opponent: _____

Subject Public Hearing Case: _____

Campaign Contribution Information:

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Name of Official: _____

Position: _____

Description of Contribution: N/A

Value: _____

Description of Contribution: N/A

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Description of Contribution: N/A

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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).

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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 has been made.

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

Name of Official:

Position:

Description of Contribution: N/A

Value:

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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 Group 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 has been made.

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

Name of Official:

Position:

Description of Contribution: N/A

Value:

Description of Contribution: N/A

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Description of Contribution: N/A

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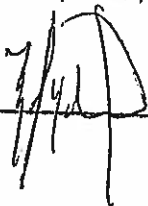
Description of Contribution: N/A

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.

☒

Letter

☐

Personal Visits

☐

Telephone

☐

Group Meeting

☐

Email

☐

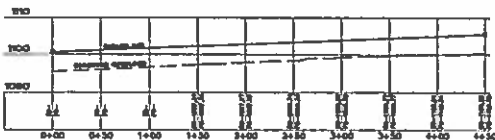
Other (Please Specify) _____

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 Gin.	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.
Guen	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



Scale: 1"=40' Horizontal
1"=10' Vertical
ENTRANCE SIGHT DISTANCE PROFILE

- This survey is a preliminary survey of an existing road or construction of existing roads. This survey is not intended to create any boundary or other evidence of title. This survey is not a subdivision and does not show any approved or proposed subdivision.
- The plot was prepared for the purpose of showing the location of the proposed road, or other proposed road, and is not intended to show any other proposed road or other proposed road.
- The survey shows the location of the proposed road, or other proposed road, and is not intended to show any other proposed road or other proposed road.
- The survey shows the location of the proposed road, or other proposed road, and is not intended to show any other proposed road or other proposed road.
- The survey shows the location of the proposed road, or other proposed road, and is not intended to show any other proposed road or other proposed road.
- The survey shows the location of the proposed road, or other proposed road, and is not intended to show any other proposed road or other proposed road.

TITLE REFERENCES

- Tract 1 & 2
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OWNER/DEVELOPER
thePROVIDENCEgroup

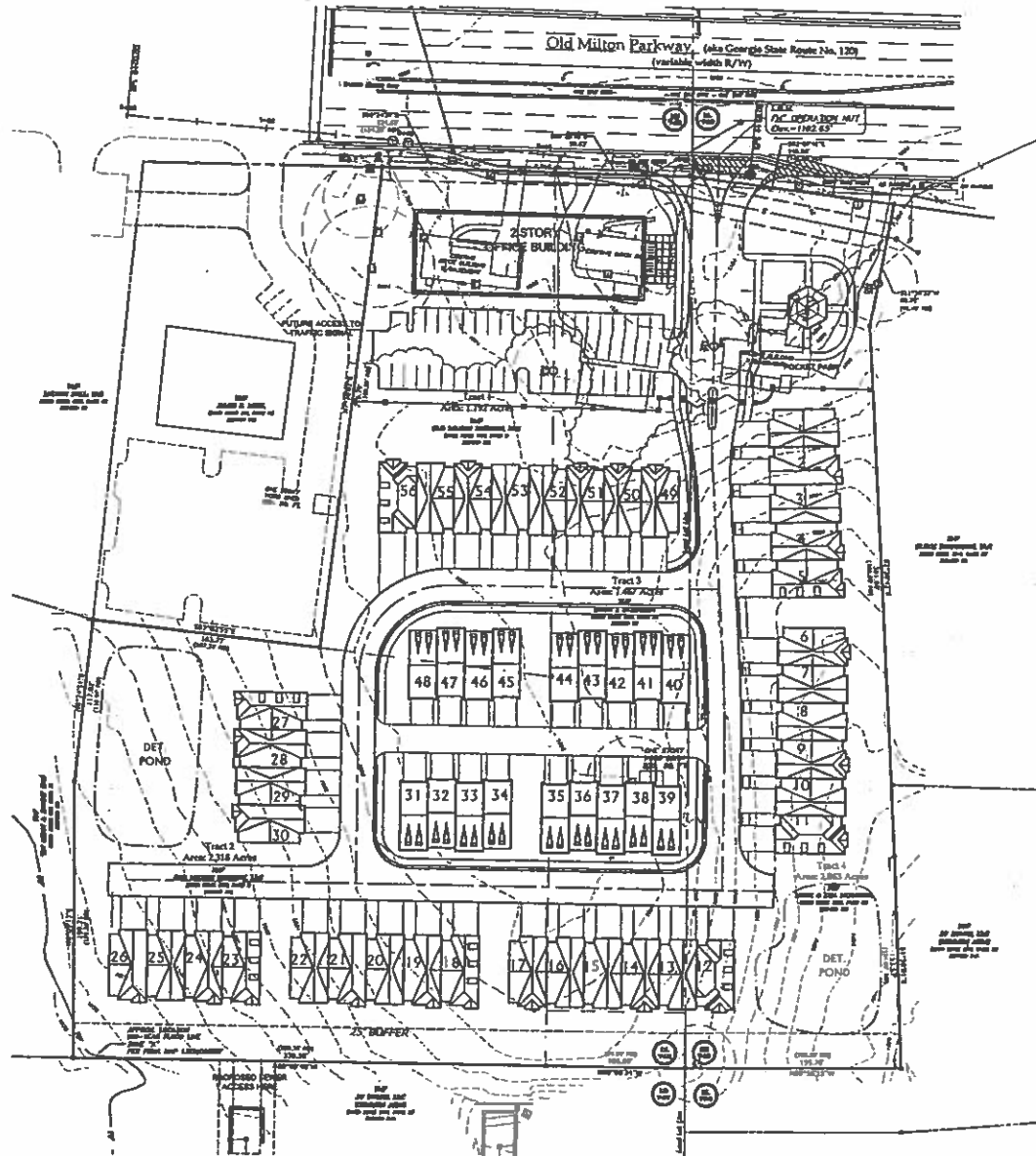
Warren Jolly

11400 Leland Drive
Building 5, Suite 300

Johns Creek, Georgia 30099
Tel: 770-416-6799



4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-6799
Fax: (770) 416-6799
www.travispruitt.com



GRAPHIC SCALE - IN FEET
0 20 40 60 80 100 120



SITE ADDRESS:

Tract 1 - 2.483 Old Milton Parkway
Tract 2 - 2.483 Old Milton Parkway
Tract 3 - 2.483 Old Milton Parkway

SITE AREA:

Tract 1 = 2.483 acres, Tract 2 = 2.483 acres
Tract 3 = 2.483 acres, Tract 4 = 2.483 acres
Total = 9.936 acres

REFERENCE PLATS:

- Survey of the State of Georgia, dated July 10, 2001, prepared by the Georgia Department of Transportation, dated July 10, 2001.
- Survey of the State of Georgia, dated July 10, 2001, prepared by the Georgia Department of Transportation, dated July 10, 2001.

SITE NOTES

- Site area: 7.1 acres Overall
- Total Number of Lots/Units: 56
58 - 27' Front Entry
18 - 20' Rear Entry
2 Story Office Building
- Density: 7.88 Lots/Units per acre.
- Existing Zoning: R-12 & C1
- Proposed Zoning: DT-LW
- Proposed land use: Townhomes and Office

ZONING PLAN

Old Milton Parkway Tract

2485 Old Milton Parkway
City of Alpharetta
Georgia



DATE: 08/01/05
SCALE: 1"=80'
CITY: ALPHARETTA
LEV: 3160CHOP-03
APP: JWS
FOR THE CITY OF ALPHARETTA
BY: [Signature]

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 746 OF THE 1ST DISTRICT, 2ND SECTION OF FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION COMMON TO LAND LOTS 743, 748, 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 844.18 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 25 MINUTES 23 SECONDS EAST A DISTANCE OF 18.88 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 33.71 FEET TO AN IRON PIN FOUND; THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 00 DEGREES 23 MINUTES 55 SECONDS WEST A DISTANCE OF 442.30 FEET TO THE INTERSECTION COMMON TO LAND LOTS 743, 748, 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.

WEL 261417200

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.

City of Alpharetta

August 3, 2015

Page Two

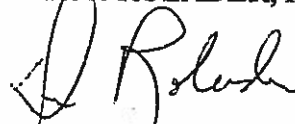
The office building will be an approximately 20,000 square foot two story building with the building located along the street and parking in the rear of the building, as provided for under the new Downtown Live Work zoning guidelines. The two story building will provide suites which can be sized to meet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

A handwritten signature in black ink, appearing to read "D Rolader", is written over the printed name.

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,



STAFF REPORT

Submitting Department: Community Development

Submitted By:

Meeting Date: May 23, 2016

I. AGENDA ITEM TITLE: MP-15-07/CLUP-15-08/V-15-21 DUKE REALTY WEBB BRIDGE RD/WINDWARD CONSIDERATION OF A REQUEST TO AMEND APPROXIMATELY 16 ACRES OF THE WINDWARD MASTER PLAN IN ORDER TO PERMIT 15 SINGLE-FAMILY "FOR SALE" DETACHED HOMES AS WELL AS A REQUEST TO CHANGE THE COMPREHENSIVE LAND USE PLAN FROM "CORPORATE CAMPUS OFFICE" TO "LOW DENSITY" RESIDENTIAL. A VARIANCE FOR THE REQUIRED BUFFER FROM 50' TO ALLOW 0' ADJACENT TO COMMERCIAL PROPERTY IS ALSO REQUESTED. THE PROPERTY IS LOCATED ON THE NORTH SIDE OF WEBB BRIDGE JUST EAST OF NORTH POINT PARKWAY. THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOCATED WITHIN LAND LOTS 1178, 1243, 2ND DISTRICT, 1ST SECTION, FULTON COUNTY, GEORGIA.

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

Council Agenda Report, Future Land Use Map, Aerial Map, Zoning Map, Location Map, Revised Application 5.5.16, Windward Approved Rezoning Plan, Windward HOA Approval Letter, Amended Application November 2015, Original Application July 2015, Citizen Part B Report September 2015, Citizen Part B November 2015



COUNCIL AGENDA REPORT

FROM: Kathi Cook, Community Development Director

SUBJECT: MP-15-07/CLUP-15-08/V-15-21 Duke Realty Webb Bridge Road/Windward

CITY COUNCIL: May 23, 2016

UPDATE:

After the Planning Commission meeting the applicant revised the site plan and reduced the number of lots from 24 to 15. After reviewing the new plan, the Windward Community Association voted to support the change to the Comprehensive Land Use Plan due to the reduced number of homes, the minimum density and low traffic impact.

PLANNING COMMISSION:

This item was heard at the December 3 Planning Commission meeting. Three people spoke against the request. Two people spoke on the need for the property to remain office as shown on the Future Land Use Plan. Another spoke on traffic and safety concerns. After discussion, the Commission unanimously recommended denial of the request.

RECOMMENDATION

Deny MP-15-07/CLUP-15-08/V-15-21 Duke Realty Webb Bridge Road/Windward request for a Master Plan amendment, CLUP changes and the Variance.

If project is approved, Staff recommends the following conditions:

1. **“For Sale” single-family detached residential shall be permitted in Pod 66 and shall be developed in substantial conformity to the Zoning Site Plan by CP&E dated 3-30-2016.**
2. **Residential structures shall be similar to elevations submitted with application and marked as Exhibit A. Final approval by Staff.**
3. **The minimum lot size within the development shall be 9,000 square feet.**
4. **A pedestrian connection shall be provided to Webb Bridge Road.**
5. **If a building permit is not issued by 5-23-18, the uses permitted for Pod 66 shall revert to the original approvals.**
6. **The park area depicted as approximately 7 acres of land, as shown on the site plan shall remain significantly undisturbed. Area shall remain undeveloped and recorded as such on the final plat. Applicant shall work with the Department of Recreation and Parks to determine usability of open space for park facility. Park plan details shall require Staff approval and shall be developed with walking trials with final approval by Staff.**
7. **Applicant shall provide pedestrian connection to Private Drive along the North property line (access to North Point & Windward)**
8. **Internal sidewalks shall require 5’ minimum sidewalk, 4’ minimum planting area with street trees, and pedestrian scale lighting.**
9. **Driveways shall provide 18 feet between the sidewalk and garage.**
10. **Applicant shall save tree numbered # 993, an excellent condition White Oak and shall save tree #384, #386, #387, and #388 all of which are in the 7 acre park.**
11. **A 20’ heavy landscape strip/streetscape shall be provided along Webb Bridge Road. Existing trees shall be preserved where feasible. Detention Pond 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.**
12. **Detention ponds shall be heavily screened from Webb Bridge Road and a minimum of 20’ behind the right of way. Screening shall include a minimum double row of evergreen plantings.**
13. **There shall be no unfinished wood decks visible from Webb Bridge Road.**
14. **Where feasible, trees within the 25’ landscape strip to the west shall remain with additional plantings added where sparse.**

REPORT-IN-BRIEF

The applicant, Duke Realty, is requesting to amend the Windward Master Plan in order to permit single family residential on 16 acres within Pod 66 for the construction of 15 single family detached homes with minimum 9,000 square foot lots. The property is zoned CUP and limited to research and development companies.

The applicant also requests a change to the Comprehensive Land Use Plan from “Corporate Campus Office” to “Low Density Residential”. The density meets the definition of “Low Density” however the proposed lot sizes do not. A variance to the 50’ undisturbed buffer required adjacent to commercial property is also requested.

DISCUSSION

The applicant is requesting to amend the Windward Master Plan in order to permit single family residential on 16 acres for the construction of 15 single family homes located on the north side of Webb Bridge Road, west of Big Creek and surrounded by office development within Pod 66 of the Windward Master Plan. Eastgate neighborhood is adjacent to the east.

The homes will be from 2,500 square feet to 3,800 square feet. The applicant states that the residential community will have prices ranging from the high \$400,000’s to \$600,000. The density proposed is low less than one unit per acre.

The applicant is requesting lots a minimum of 9,000 sq. ft. in size. The smallest lot size permitted in residential pods within the Windward Master Plan without a variance is 9,000 square feet. Condition 47 of the original Windward Master Plan states that “no residential lot shall be less than 9,000 square feet in size”. However, lots within Harbour Ridge and Harbour Walk are permitted minimum lot sizes of 4,000 square feet which was granted by variance in 1980’s. Eastgate was also permitted with 6,000 square feet minimum lot size.

The required 50’ undisturbed buffer has not been provided adjacent to property developed and zoned for office. A planted or natural buffer should remain in place to provide screening from possible office noise at existing office and data center buildings.

The plan reviewed provided one access into the residential development from Webb Bridge Road and should provide a connection to the private drive to the north which has an entrance/exit on North Point Parkway.

The site plan includes 7 acres of park space along with a small open space area. The majority of the open space/park area is unusable space due to the steep topography. Mass grading is planned due to steep topography with the exception of a 7 acre of park area and open space save area. This 7 acre park area should be saved from future residential development.

TRAFFIC

The applicant has submitted traffic figures for the project. The proposed use will significantly decrease traffic in the area compared to the property being developed under the site’s existing office density. However, site constraints and prevailing development patterns strongly suggest that office development on this property would not reach the maximum allowed.

The volume of traffic that will be generated by the proposed development was calculated using the equations in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 9th Edition. This document is the traffic engineering industry standard to determine the volume of traffic that a development will generate. Its data is based on traffic counts collected at similar facilities nationwide. The trip generation for the Webb Bridge subdivision was calculated using ITE Land Use 210 – Single-Family Detached Housing and is shown in Table 1.

Preliminary Trip Generation Report

Applicant: Duke Realty Limited Partnership

Location: 15.73 acres on Webb Bridge Road, Alpharetta, Georgia

<u>ITE Code</u>	<u>Anticipated Land Use</u>	<u>Acres</u>	<u>GFA</u>	<u># of Units</u>	<u>AM Peak Hour Trips</u>	<u>PM Peak Hour Trips</u>
210	Single-Family Detached	15.73	N/A	24	23	28

School Enrollment

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 # 24

Creek View Elementary School	3 - 9
Webb Bridge Middle School	1 - 5
Alpharetta High School	2 - 8

Based on the total figure for all three-school levels, it can be assumed that the proposed development could house approximately 6 - 22 school age children. Creek View Elementary and Webb Bridge Middle can meet demand however; Alpharetta High is shown to be over capacity.

Comprehensive Land Use Plan Amendment

Section 4.1.3, Standards for CLUP Amendment Approval states the following:

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

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

The area is designated as "Corporate Campus Office" described as a business 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. Office or a data center is still a valid development opportunity. However a Master Plan amendment was approved for the property to the east and this parcel would connect to the development and limit additional curb cuts on Webb Bridge Road.

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

The City's Comprehensive Plan outlines the future land use needs in terms of acreage that will be required to insure that there is sufficient land area to accommodate the needs of the community. The Comprehensive Plan states goals of supporting the success and expansion of employment centers and promoting pedestrian mobility. However, the applicant's plan is a low impact residential plan with less than one unit per acre with a significant undeveloped park area reducing traffic impacts significantly.

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

Residential development will require a greater demand on public facilities such as recreational programs, fire and police as well as schools. The report from the study entitled "Fiscal Impact of Current Zoning of Undeveloped Alpharetta City Land" indicates that allowing rezoning of commercially zoned tracts for residential use could negatively influence the City's fiscal position. The study indicates that research into the cost of servicing residential and non-residential properties has shown that, on average, households generate less revenue than they require in government services with commercial and industrial properties doing just the opposite. The reduction from 24 to 15 will reduce the demand on public facilities.

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

A need for additional residential development has not been shown.

- f. *The extent to which area demographics or projections are not occurring as projected.*

Not applicable.

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 not create a hardship for the property owner. The lots could be configured differently or perhaps lose a few lots to make room for the buffer.

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

The application of the ordinance does not create a hardship. The lots could be shifted or dropped to create a buffer to protect the future homeowners.

- (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.

CONCLUSION

City Staff has reviewed the applicant's proposal and has the following observations.

The property has a viable economic value as currently zoned. The property is developable under the current zoning, for office development as well as other uses which may be in greater demand in the near future. However the topography does present challenges for development.

The application states that the single-family community will provide homes in order to create a mixed use and infill development. Due to the distance between the property and significant retail, the location of the proposed development does not promote a live, work, play environment. Although there is an opportunity to locate

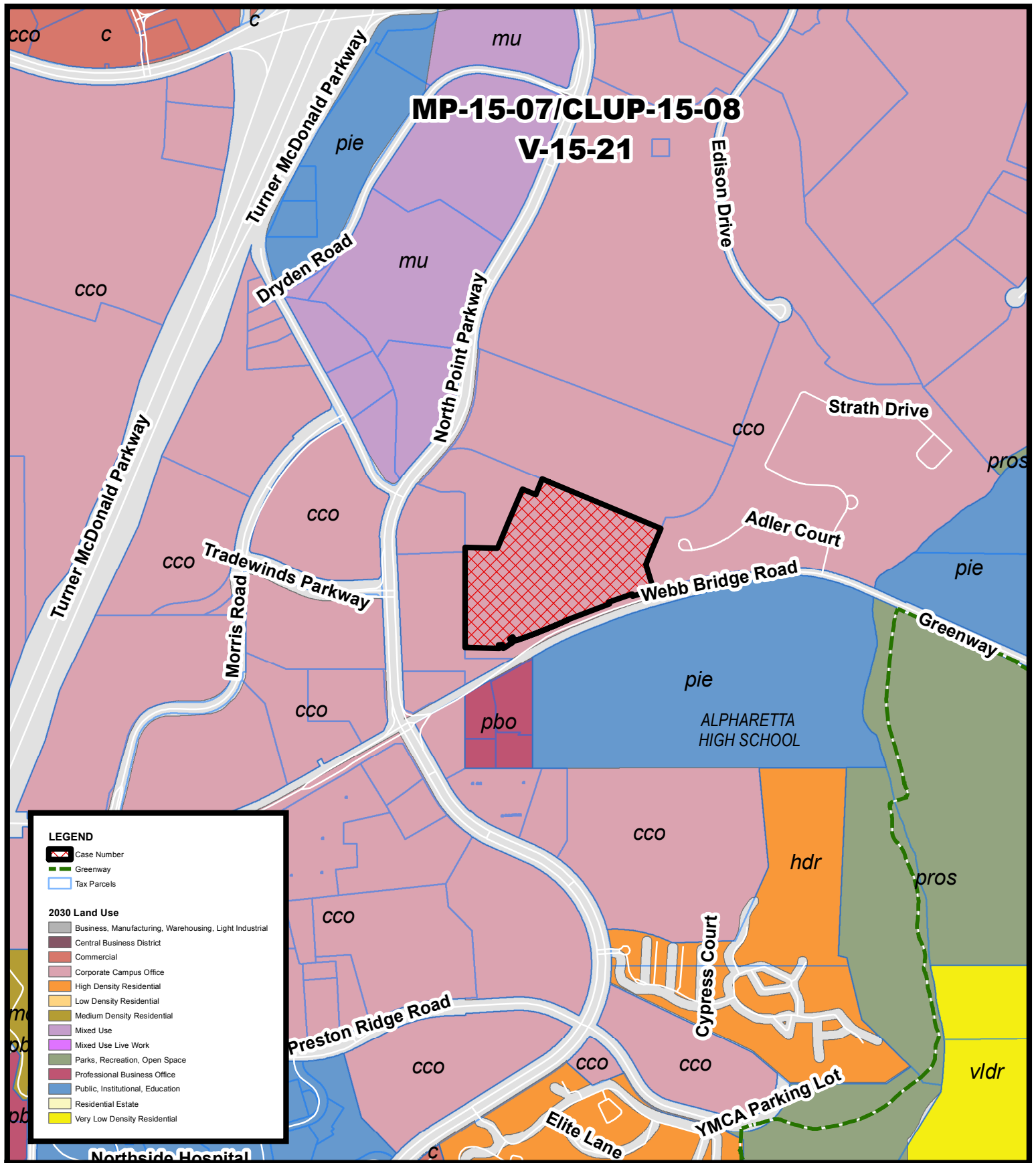
close to work, it is unlikely that residents would walk or bike the distance and they would be dependent on vehicles due to the spatial relationships to other developments.

Changing the land use could be inconsistent with commercial activities on adjacent tracts. Of particular note is the low-decibel, low-frequency noise emitted from generators utilized by several near-by businesses. Buffers should be required to be heavily planted to avoid noise intrusion.

The reduced density to 15 lots provides lower impacts to schools and services. The traffic reduction for a residential development will provide less of an impact on the City's infrastructure.

CITIZEN PARTICIPATION PLAN

The applicant notified surrounding property owners of their intent for the property. Staff received one letter of opposition from surrounding Windward Community Services Association. The applicant met with the Association with a site plan that reduced the lots from 24 homes to 15 and provided a minimum lot size of 9,000 square feet. The new plan was supported by the Windward Community Services Association.



2030 Land Use

Duke Realty

Webb Bridge Rd/Windward

Case:MP-15-07/CLUP-15-08

V-15-21

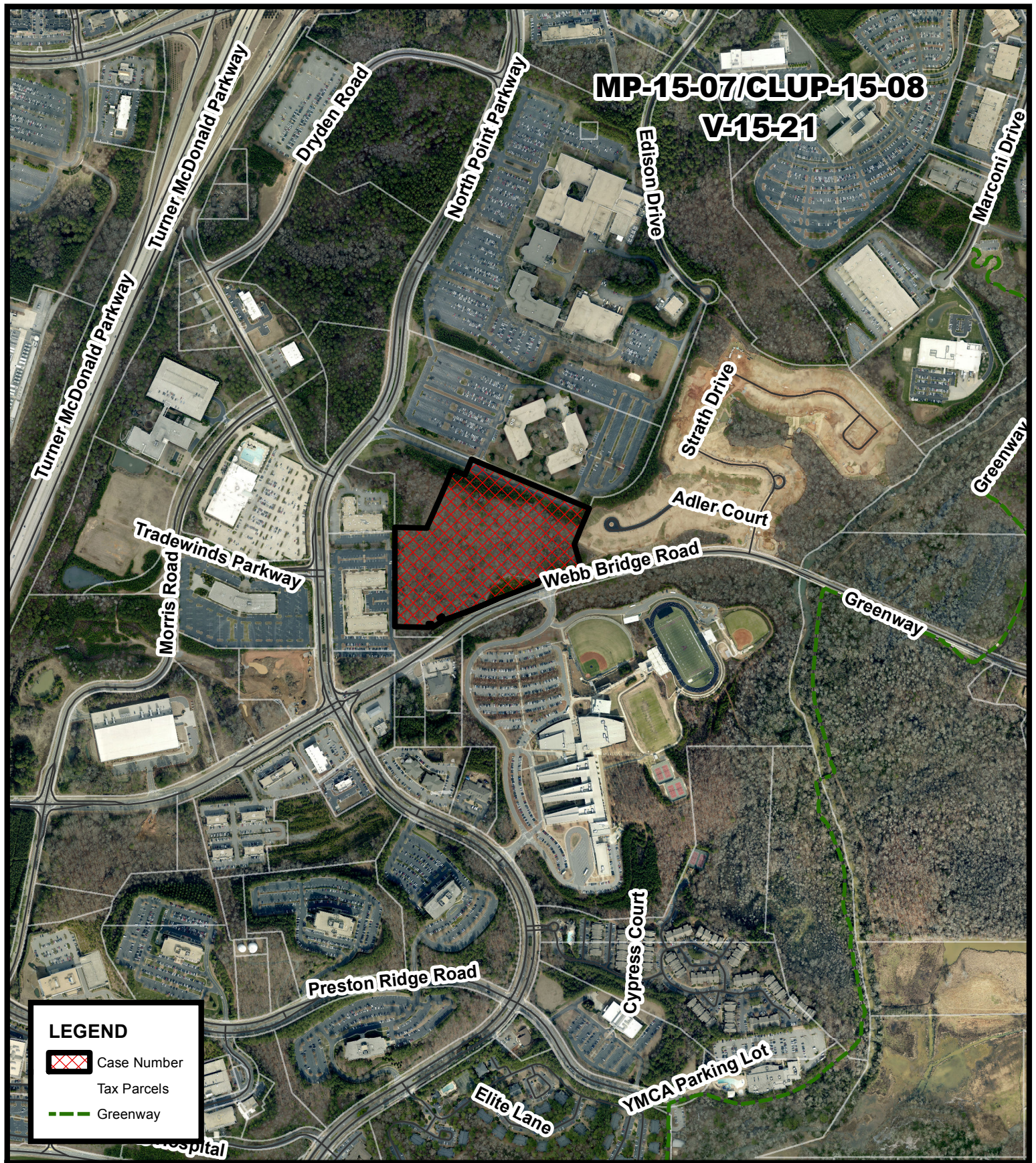
D/LL: 2/1/1178, 1243

PC Date: 12/03/2015

CC Date: 05/23/2016



**Location Map Provided by:
Community Development - GIS**

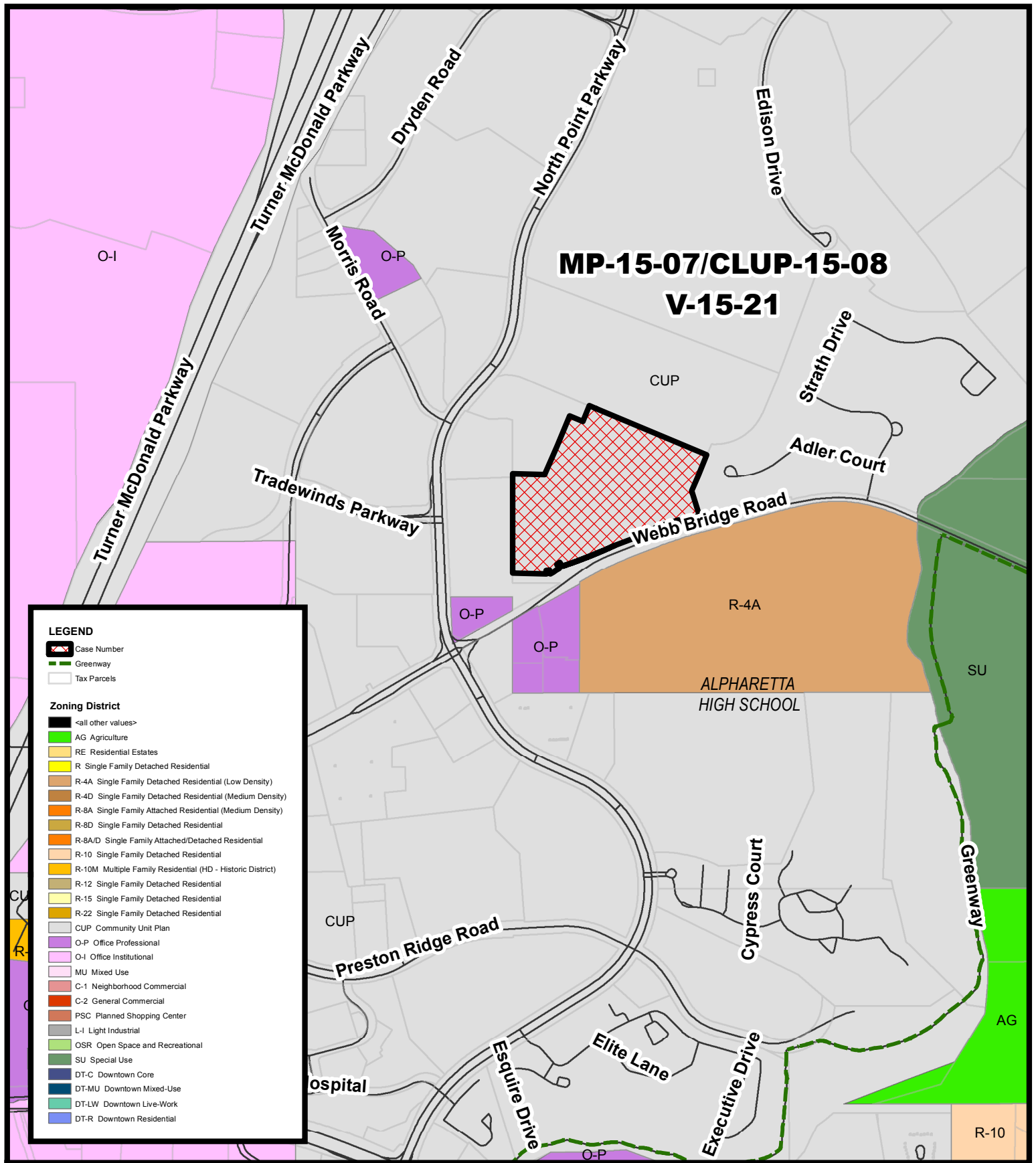


Aerial Map **Duke Realty** **Webb Bridge Rd/Windward**

**Case:MP-15-07/CLUP-15-08
V-15-21**

**D/LL: 2/1/1178, 1243
PC Date: 12/03/2015
CC Date: 06/20/2016**

**Location Map Provided by:
Community Development - GIS**



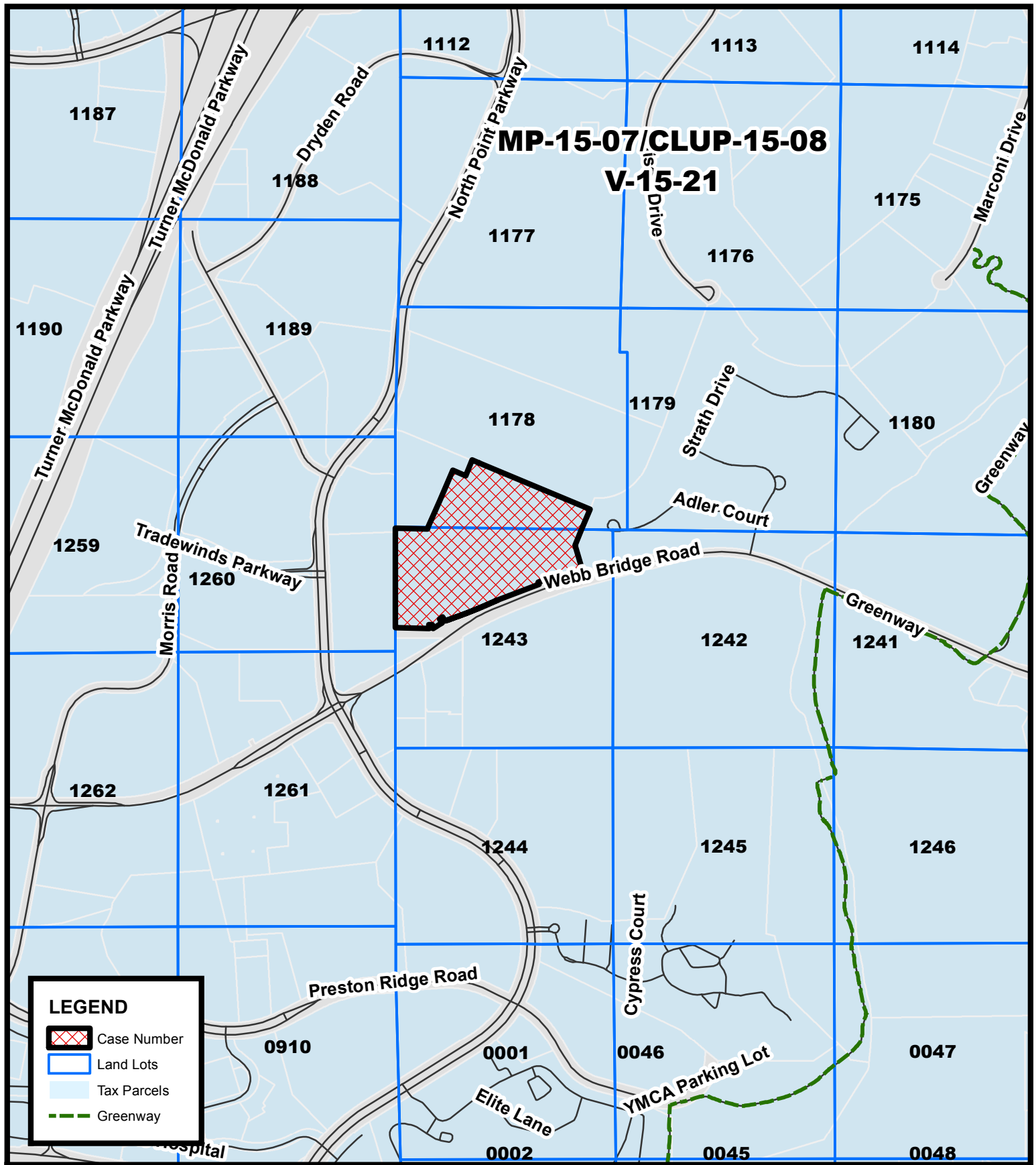
Zoning Map **Duke Realty** **Webb Bridge Rd/Windward**

**Case:MP-15-07/CLUP-15-08
V-15-21**

**D/LL: 2/1/1178, 1243
PC Date: 12/03/2015
CC Date: 05/23/2016**



**Location Map Provided by:
Community Development - GIS**



Location Map

Duke Realty

Webb Bridge Rd/Windward

Case:MP-15-07/CLUP-15-08

V-15-21

D/LL: 2/1/1178, 1243

PC Date: 12/03/2015

CC Date: 05/23/2016



Location Map Provided by:
Community Development - GIS

SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

GARVIS L. SAMS, JR.

JOEL L. LARKIN

PARKS F. HUFF

JAMES A. BALLI

SUITE 100

376 POWDER SPRINGS STREET

MARIETTA, GEORGIA 30064-3448

770•422•7016

TELEPHONE

770•426•6583

FACSIMILE

ADAM J. ROZEN

WWW.SLHB-LAW.COM

May 5, 2016

VIA HAND DELIVERY

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

Re: Public Hearing Application of Duke Realty Limited Partnership to amend the
Windward Master Plan for 15.73 acres on Webb Bridge Road.

Dear Ms. Cook:

Enclosed please find forty (40) revised zoning packets for distribution. The revised information includes a site plan showing the proposed 15 lots and a lot matrix with the lot sizes. I have also included a tree survey and the Citizen Participation Form – Part B. The main features of the revised site plan and proposal is that the development will be an additional phase to the already successful Ashton Woods community known as Eastgate. By developing the property now, the property can be accessed via an internal street with no additional curb cut onto Webb Bridge Road. The site plan also includes the preservation of seven (7) acres as greenspace. Please let me know if you need any additional information.

Sincerely,

SAMS, LARKIN, HUFF & BALLI, LLP



Parks F. Huff
phuff@slhb-law.com

PFH/dvm
Enclosures

cc: Duke Realty Limited Partnership

CITIZEN PARTICIPATION FORM - PART B

This form must be completed and submitted to the City of Alpharetta Community Development Department a minimum of twenty (20) working days prior to the scheduled Public Hearing. Failure to do so will result in cancellation of the scheduled hearing.

Public Hearing or Project Name: Duke Realty Webb Bridge Road Subdivision

Contact Name: Parks F. Huff

Telephone: 770-422-7016

Please describe comments and concerns provided by any and all individuals contacted as part of the the Citizen Participation Program. If any individuals provided written correspondence, please attach copies of same to this report.

The applicant met personally with the President and Board of Directors with the Windward Community Services Association (WCSA) to discuss the project. The applicant initially shared the original proposal of 47 lots and then met with the entire Board to show them the proposed 15 lot subdivision. The Association seemed to agree that there must be significant development issues if the property owner was willing to sell the property for a relatively low density development and preserve approximately seven (7) acres of greenspace. The Association did want the assurance that the seven acres would remain greenspace and not become additional development in the future. Duke will request that the preservation of this greenspace be made a condition of zoning. Based upon the foregoing the WCSA supports the latest 15 lot plan.

Method by which these individuals were contacted. Please mark all that apply. Please provide samples of any and all written communications used to provide notification.

- | | |
|--|---|
| ☒ Letter | ☒ Personal Visits |
| ☐ Telephone | ☐ Group Meeting |
| ☒ Email | ☐ Other (Please Specify) _____ |

Attach a list of people who have been notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified.

I, the undersigned, as an authorized representative of the applicant and Public Hearing item identified above, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Citizen Participation Form - Part B and in any and all documents provided in support of this report are true and accurate. I further understand that any false statements provided by representatives of the applicant as part of this report may result in penalties up to and including denial of the subject application.

Signature of Authorized Agent: _____

Date: 5-5-2016

Print Form

SAMS, LARKIN, HUFF & BALLI
A LIMITED LIABILITY PARTNERSHIP

GARVIS L. SAMS, JR.
JOEL L. LARKIN
PARKS F. HUFF
JAMES A. BALLI

SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

770-422-7016
TELEPHONE
770-426-6583
FACSIMILE

ADAM J. ROZEN

WWW.SLHB-LAW.COM

July 1, 2015

VIA COURIER

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



Re: Public Hearing Application of Duke Realty Limited Partnership to amend the Windward Master Plan for 15.73 acres on Webb Bridge Road.

Dear Ms. Cook:

Enclosed please find the completed application for Duke Realty Limited Partnership to amend the Windward Master Plan for 15.73 acres on Webb Bridge Road to add Low Density Residential to the CUP for a forty seven (47) unit residential subdivision. Attached to the application please find the following documents:

1. Two (2) large site plans.
2. The site plan checklist.
3. Owner Authorization forms for the property owner, disclosure forms for the Applicant and the Applicant's Representative.
4. The legal description of the subject property.
5. A letter of intent describing in detail the proposal.
6. Forty-two (42) copies of the submitted application package with attached site plan.
7. A public participation plan.
8. A preliminary trip generation report.

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP

VIA COURIER

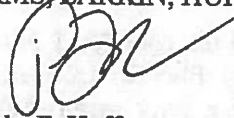
Ms. Kathi Cook, Boards Administrator
City of Alpharetta
July 1, 2015
Page 2

9. A check in the amount of \$1,825 for the master plan amendment, public hearing and change in future land use map fee.
10. A Constitutional Challenge.

Once you have had a chance to review the attached documents, please contact me if you have any questions regarding the application or need any additional information. Additionally, please return two (2) copies to my office stamped "received" in the enclosed self-addressed stamped envelope.

Sincerely,

SAMS, LARKIN, HUFF & BALLI, LLP


Parks F. Huff
phuff@slhb-law.com

PFH/dvm
Enclosures

cc: Duke Realty Limited Partnership

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: _____

☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT • 2 PARK PLAZA • ALPHARETTA, GA 30009

1. ***This page should be the first page in each of your completed application packets.***
2. It is preferred that all responses be typed. ***Illegible applications will not be accepted.***
3. ***Prior to signing and submitting your application, please check all information supplied on the following pages to ensure that all responses are complete and accurate. Incomplete applications will not be accepted.***
4. ***Payment of all applicable fees must be made at the time of application. Payment may be made via cash, credit card (American Express, Master Card or Visa), or check made payable to "City of Alpharetta."***
5. ***Applications will be accepted only on the designated submittal dates between the hours of 8:30 AM and 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: Parks F. Huff

Telephone: 770-422-7016

Address: 376 Powder Springs Street

Suite: 100

City Marietta

State: GA

Zip: 30064

Fax: 770-426-6583

Mobile Tel: 404-975-8859

Email: phuff@slhb-law.com

Subject Property Information:

Address: 0 Webb Bridge Road

Current Zoning: CUP

District: 2

Section: 1

Land Lot: 1178 & 1243

Parcel ID: 21 550011780210

Proposed Zoning: CUP

Current Use: Undeveloped

This Application For (Check All That Apply):

☐ Conditional Use

☒ Master Plan Amendment

☐ Rezoning

☐ Master Plan Review

☒ Variance

☒ Public Hearing

☒ Comprehensive Plan Amendment

☐ Other (Specify): _____

APPLICANT REQUEST AND INTENT

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

The applicant proposes to amend the Windward Master Plan to develop the subject property into a 15 lot low-density, single-family subdivision. This development will be a Phase 2 to Ashton Woods very successful Eastgate community. The phase will be accessed via an already existing internal road with no additional curb cut onto Webb Bridge Road. By accessing the property from the internal road of Eastgate, Ashton can save on development expenses and this savings allows Ashton to set off seven (7) acres of the property as greenspace. The homes will range from 2,500 to 3,800 square feet and be marketed from the mid \$400's to \$600,000 based upon recent home sales in Eastgate.

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

- 1) The Windward Master Plan called for the subject property to be developed into offices or a business park. The Applicant proposes to amend the Master Plan to allow for a low density, single-family detached subdivision.
- 2) The City of Alpharetta 2030 Comprehensive Plan places the subject property in the Windward Activity Center which allows for CUP zoned property to be developed as high density residential which is up to 10 units per acre. The applicant proposes to amend the Comprehensive Plan to allow for low density residential as a compatible CUP use.
- 3) The applicant proposes to reduce the fifty (50) foot buffer adjacent to the office park to a twenty-five foot (25') buffer.

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

The proposal would allow for the development of a single family neighborhood of executive style homes. The subject property is currently shown as a research and development office park pursuant to the Windward Master Plan CUP zoning. The proposal would be to amend the Master Plan to allow for the executive style single family neighborhood with 2,500 to 3,800 square foot homes that will be marketed from the mid \$400's to \$600,000. The overall density is 0.96 units per acre which is very low density residential as categorized by the master plan.

CERTIFICATE REGARDING CORPORATE AUTHORITY TO PURSUE PUBLIC HEARING

1.

My name is J. Christopher Brown I am the secretary, assistant secretary or other officer to whom the operating agreement has delegated the responsibility for authenticating records of the company **DUKE REALTY, LIMITED PARTNERSHIP**, (the "Property Owner Company"). I am of legal age and suffer from no disabilities which would affect my competence to give this Certificate which is being given on my own personal knowledge for use with respect to the application to rezone certain real property located in the City of Alpharetta, Georgia.

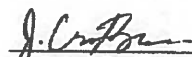
2.

In accordance with the requirements for completing a City of Alpharetta Application for Public Hearing, I hereby attest on behalf of the Property Owner Company that I have reviewed the Public Hearing Application and related documents which are being filed simultaneously therewith by the Applicant (collectively, the "Public Hearing Application") to which this Certificate is attached and hereby certify:

- (a) That the signature affixed to the Public Hearing Application is in fact the signature of the Property Owner Company or a true facsimile thereof; and
- (b) That the officer or other representative of the Property Owner Company who executed the Public Hearing Application does in fact occupy the official position indicated, that the position that the signer occupies has the authority to execute the Public Hearing Application on behalf of the Property Owner Company, and that the signature of said officer or other representative is genuine; and
- (c) That the execution of the Public Hearing Application and the filing of the Public Hearing Application by the Applicant is with the express permission of the Property Owner Company.

DUKE REALTY, LIMITED PARTNERSHIP

BY: DUKE REALTY CORPORATION



J. Christopher Brown
Regional Sr. Vice President

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Duke Realty Limited Partnership

Telephone: _____

Address: 3715 Davinci Court

Suite: 300

City Peachtree Corners

State: GA

Zip: 3092

Authorization:

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

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

☐ Annexation

☐ Special Use

☐ Rezoning

☐ Conditional Use

☐ Variance

☒ Master Plan

☐ Land Use Application

☒ Other

comprehensive plan amendment

Identify Authorized Applicant:

Name of Authorized Applicant: Duke Realty Limited Partnership

Telephone: _____

Address: 3715 Davinci Court

Suite: 300

City Peachtree Corners

State: GA

Zip: 30092

So Sworn and Attested:

Owner Signature: _____

Duke Realty Limited Partnership

By: Duke Realty Corporation

J. Christopher Brown, Regional Sr. Vice President

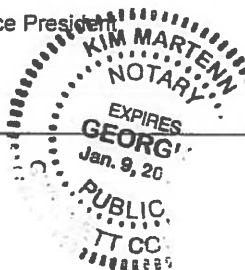
Date: _____

6/29/2015

Notary:

Notary Signature: _____

Kim Marten



Date: _____

6/29/2015

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: Duke Realty Limited Partnership

Subject Public Hearing Case: master Plan Amendment 3. Comprehensive Plan Amend.
on property on Webb Bridge Road

Campaign Contribution Information:

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

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

Name of Official: N/A

Position: N/A

Description of Contribution: N/A

Value:

Description of Contribution: N/A

Value:

Description of Contribution: N/A

Value:

Description of Contribution: N/A

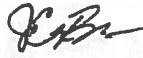
Value:

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: 

Duke Realty Limited Partnership
By: Duke Realty Corporation
J. Christopher Brown, Regional Sr. Vice President

Date: 6/29/2015

DISCLOSURE FORM

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Value: _____

Description of Contribution: N/A

Value: _____

Description of Contribution: N/A

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Description of Contribution: N/A

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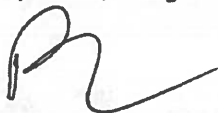
Description of Contribution: N/A

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: _____



Parks F, Huff, Attorney for Applicant

Date: 6-30-2015

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The proposal is compatible with the surrounding uses. The proposed executive homes will compliment the office and corporate campus development in the Windward area. The proposed residential use will produce a lot less traffic on the already congested Webb Bridge Road than a comparable office or institutional development would on the same property. The proposal is also compatible with the subdivision being developed adjacent to the to the subject property to the east.

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

The residential subdivision will increase surrounding property values. Bringing higher priced new housing stock into the area will help surrounding office values and home values.

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

Because of the topography the property cannot be feasibly developed for offices because of the significant grading that would be necessary. This property lies at the edge of the Windward business park so converting it to single family residential does not impact the integrity of the Windward business and office development. Duke has marketed the property for over twelve years which proves the property has no reasonable economic use as zoned.

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

The proposed 15 lot subdivision would produce significantly less traffic than if it the subject property was developed for offices or similar commercial use.

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

The 15 lot subdivision would add students to the student population. However, the executive homes will have a positive impact on the tax base. The infrastructure impact would be less than if the property was developed as a corporate campus.

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

The Comprehensive Plan places the property at the very eastern edge of the Windward Activity Center. High Density Residential CUP zoning is a compatible zoning within the Windward Activity Center. Therefore, the proposed low density residential use is a decrease in intensity from the Comprehensive Plan. Additionally, to the east of the subject property is a new subdivision that is categorized as Low Density Residential, so moving the dividing line westward does not change the integrity or the intent of the land use plan.

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

The topography would require extensive grading if it were developed as offices. The topography and orientation towards Webb Bridge Road makes the property not desirable for office use. Additionally, the lack of new housing in the area makes the change of use a good fit for the 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 DESCRIPTION

Being that tract or parcel of land lying and being in Land Lots 1178 and 1243, 2nd District, 1st Section, Fulton County, Georgia, and being all of Lot 4, Block A as shown on a Subdivision Record Plat for Duke Realty Limited Partnership, recorded among the Land Records of Fulton County, Georgia in Plat Book 352, Pages 30 and 31, and being more particularly described as follows:

To find the Point of Beginning, commence at a ½ inch rebar found at the common corner of aforesaid Land Lots 1178 and 1243; thence, leaving said point and running with the West Line of aforesaid Land Lot 1243, South 01° 32' 25" West, 50.90 feet to the True Point of Beginning of the herein described tract or parcel of land; thence, leaving the said Point of Beginning and said line of Land Lot 1243 and running

1. South 88° 27' 35" East, 194.72 feet; thence,
2. North 23° 21' 11" East, 191.00 feet; thence,
3. North 23° 18' 48" East, 196.99 feet; thence,
4. South 67° 27' 43" East, 85.09 feet; thence,
5. North 22° 30' 10" East, 108.51 feet; thence,
6. South 67° 30' 38" East, 729.11 feet; thence,
7. South 22° 38' 15" West, 235.85 feet; thence,
8. South 17° 00' 27" East, 116.06 feet to a point on the Northwestern Right of Way Line of Webb Bridge Road (an apparent variable width right of way); thence, running with the said line of Webb Bridge Road
9. 96.50 feet along the arc of a curve deflecting to the left, having a radius of 4,692.00 feet and a chord bearing and distance of South 73° 06' 36" West, 96.50 feet; thence,
10. North 17° 28' 45" West, 12.00 feet; thence,
11. South 71° 37' 12" West, 147.94 feet; thence,
12. South 19° 16' 52" East, 12.00 feet; thence,
13. South 68° 58' 33" West, 263.00 feet; thence,
14. 256.23 feet along the arc of a curve deflecting to the left, having a radius of 861.00 feet and a chord bearing and distance of South 62° 11' 37" West, 255.29 feet; thence,
15. South 56° 27' 03" West, 114.10 feet; thence,
16. North 36° 19' 56" West, 28.46 feet; thence,
17. South 53° 40' 04" West, 22.00 feet; thence,
18. South 36° 19' 56" East, 27.27 feet; thence,
19. South 57° 44' 48" West, 65.28 feet; thence,
20. North 11° 00' 37" West, 27.84 feet; thence,
21. South 77° 33' 13" West, 22.00 feet; thence,
22. South 10° 48' 31" East, 22.26 feet; thence, leaving the aforesaid line of Webb Bridge Road and running
23. North 88° 33' 00" West, 206.31 feet to a ½ inch rebar found on the aforesaid west line of Land Lot 1243; thence, running with the said line of Land Lot 1243
24. North 01° 47' 56" East, 84.39 feet to a ½ inch rebar found; thence,
25. North 01° 32' 25" East, 496.77 feet to the Point of Beginning, containing 15.7355 acres of land, more or less.

Property is subject to all easements and rights of way recorded and unrecorded.

ATTACHMENT TO APPLICATION FOR PUBLIC HEARING

Application No. _____

City Council Hearing: May 23, 2016

Petitioner: Duke Realty Limited Partnership

**BEFORE THE MAYOR AND CITY COUNCIL
AND THE PLANNING COMMISSION
OF THE CITY OF ALPHARETTA, GEORGIA**

AMENDED STATEMENT OF INTENT FOR PUBLIC HEARING

**DETAILED STATEMENT REGARDING THE PUBLIC HEARING
APPLICATION FOR 15.73 ACRES ON WEBB BRIDGE ROAD**

The undersigned represents Duke Realty Limited Partnership (hereinafter known as "Duke") in relation to a rezoning application for 15.73 acres on the north side of Webb Bridge Road, east of North Point Parkway. Duke proposes to add Low Density Residential Use as a permitted use within the Pod 66 Windward Master Plan for a proposed 15 lot residential neighborhood as depicted in the attached site plan. The proposed density at 0.9 units per acre equates to Low Density Residential (LDR), although the proposed lot size is smaller than LDR. The Subject Property is located in the Windward Activity Center as defined by the 2030 Comprehensive Plan. Duke acquired the property over twelve years ago and has marketed the property for all the uses allowed by the Master Plan without any success. The property is oriented towards Webb Bridge Road and is directly across the street from a high school. The property located to the east of the subject property is currently being developed for a single family residential subdivision. Duke believes these factors have impacted the marketing of the property for office or other uses permitted by the Windward Master Plan. Duke

has significant experience in the Alpharetta office market and does not believe the subject property is marketable as such at this time or for the foreseeable future. Therefore, Duke is requesting to add as a permitted use, Low Density Residential because of the recent activity in this market. Developing the subject property for executive single family homes is appropriate given the topographical challenges that make the property a poor choice for office development. Executive homes will compliment and support the surrounding corporate campuses. Additionally, if the subject property developed as an office complex it would add significantly more traffic at peak traffic times onto Webb Bridge Road. Lastly, as residential, the overall impervious coverage is only 35% of the site, significantly lower than the maximum impervious allowed of 70%. This is important given the properties contiguity with a creek and open space.

The Applicant proposes to market the property for a residential builder that will build executive style homes with square footage ranges from 2,500 sq. ft. to 3,500 sq. ft. The homes will have two and three car attached garages and will be marketed in the \$450,000 to \$600,000 price range based upon recent new home sales in the area.

The Applicant is seeking approval of the development of the lot sizes and setbacks as detailed in the attached site plan. The CUP designation is a zoning category intended to provide development flexibility within an approved Master Plan. The original Windward Master Plan CUP was adopted by the city in 1980. Amendments were made to the Windward Master Plan in 1985, 1989 and finally in January 1993. In December 2013, the city amended the Master Plan for Pod 66 for the adjacent 51.5 acres for Ashton Atlanta Residential for 135 homes. The Master Plan was never

intended to be a static document that did not change over time to reflect changing market conditions and development challenges such as the steep topography on the subject property. The original plan called for 1000 acres of low density residential. This was amended downward to only 800 acres after Ashton's fifty acres was added. The applicant is seeking to add only an additional 15.73 acres to the low density residential category, still far less than the original plan called for.

Duke has a record of successfully developing and marketing office property in Alpharetta and if the property was suited for this use, Duke would have successfully developed the property over the last twelve years. Duke believes that Low Density Residential development of the property that would allow the construction of executive style homes is the best and only practical use for the property.

Respectfully submitted this 5 day of May, 2016.

SAMS, LARKIN, HUFF & BALLI, LLP

By: [Signature]
PARKS F. HUFF
Attorney for Applicant

Preliminary Trip Generation Report

Applicant: Duke Realty Limited Partnership

Location: 15.73 acres on Webb Bridge Road, Alpharetta, Georgia

<i><u>ITE Code</u></i>	<i><u>Anticipated Land Use</u></i>	<i><u>Acres</u></i>	<i><u>GFA</u></i>	<i><u># of Units</u></i>	<i><u>AM Peak Hour Trips</u></i>	<i><u>PM Peak Hour Trips</u></i>
210	Single-Family Detached	15.73	N/A	15	15	18

**TREE SURVEY
FOR
DUKE REALTY
(WEBB BRIDGE ROAD & NORTH POINT PARKWAY)
LOCATED IN
LAND LOTS 1178,1243, & 1260, 2ND DISTRICT 1ST & 2ND SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA**



LOCATION MAP

NOT TO SCALE
LAT - 34° 44.25'N
LONG - 84° 15.25'W



SITE MAP

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 01-11-2011 BY 60322 UCBAW



SURVEY NOTES

1. EQUIPMENT USED:
A TRIMBLE P 50 T-ONE STATION WAS USED TO OBTAIN ANGLES AND MEASUREMENTS
AND AN INCH MEASUREMENT.

2. A TRIMBLE 400 MHz FREQUENCY OPS UNIT WAS USED FOR ESTABLISHING
CONTACT. A NETWORK AGREEMENT WAS SUBJECT WAS PERFORMED AND ADVISED

DISCLOSURE STATEMENT:
THIS DISCLOSURE STATEMENT WAS PREPARED BY TERRACON 1 AND SURVEYS, INC.
AT THE END OF THE SURVEY

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED WAS A COMBINATION OF ONE FOOT
PHOTOGRAPHIC AND AN ANALOG SYSTEM OF 4" PLAN ANGLE PHOTO AND WAS
OBTAINED USING THE COMPARISON FILE.

COMPOUND AND SHOWN AT TWO FOOT INTERVALS APPROXIMATELY 15 FEET
ELEVATIONS ARE BASED ON THE GLOBAL POSITIONING SYSTEM CORRELATION

THE OFFICE HAS OBSERVED THAT THE RELEVANT PRESIDENT, SEN. CHARLOTTE Y. AND
LOCATION OF FIFTH STREET UNDERGROUND LINES AND STRUCTURES IS IN BOSTON
THEY ARE, THE HE IS NOT CERTAINITY FOR THE ACCURACY OF THIS INFORMATION AND IT
IT SHALL BE CONSIDERED IN THE LIGHT OF THE THINGS USED THAT INFORMATION
IN THE FORM OF A SUMMARY OF THE INFORMATION OF THE RELEVANT PRESIDENTS
BOSTON HEARD ON MAY BE POSSIBLE AND UTILIZE AND STRUCTURES IN
BOSTON MAY BE CONSIDERED FOR THE BOSTON FOR EMPLOYERS OF THE BOSTON TOWER
FOR CONTRACTING AND/OR OTHERS SHALL BE EMPLOYED IN THE BOSTON TOWER
IN BOSTON FOR THE RELEVANT OF THE BOSTON TOWER FOR THE BOSTON TOWER
SUFFICIENCY OF THIS INFORMATION BOSTON TOWER AS TO SUCH UNDERGROUND
INFORMATION.

[illegible]

STATE ANDING AND BUFFING AS SHOWN OR NOT SHOWN WITHIN AND ONLY IT TO
CONVICT BY LOCAL JURISDICTION OFFICIALS. IT IS THE RESPONSIBILITY OF THE LOCAL
AUTHORITY TO DETERMINE SPECIFIC WATER CLASSIFICATION. THEREFORE
TERMINAL LAND SURVEYING ACCEPTS NO RESPONSIBILITY IN THE SPECIFICATION OF
AND WHAT AND OTHER LINE BEING USED OR NOT USED. IF A PERSON

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PLANNING PLANS&E
CITY OF INDIANAPOLIS. THIS SURVEY IS NOT TO BE LOANED, REPRODUCED, COPIED,
REPRODUCED OR OTHERWISE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN
CONSENT OF THE PLANNING PLANS&E CITY OF INDIANAPOLIS.

TERMINAL AND SURVEYING, INC. DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY AIRPLANE OR NAUTICAL VESSEL IN THE SURVEY AREA.

Figure 1. The effect of the number of trials on the mean accuracy of the responses. The error bars represent the standard error of the mean.

TerraMark
 Environmental Management Systems
 17500 Red Fox Road
 Houston, Texas 77058
 Phone 281 776-6311
 Fax 281 776-6312
 Web Site: www.terra-mark.com
 E-Mail: info@terra-mark.com

Request No.	Requesting Agency	Date
Bureau Order	all	7/7
District #1	HQ	7/8
District #2	HQ	7/8
District #3	HQ	7/8
District #4	HQ	7/8
District #5	HQ	7/8
District #6	HQ	7/8
District #7	HQ	7/8
District #8	HQ	7/8
District #9	HQ	7/8
District #10	HQ	7/8
District #11	HQ	7/8
District #12	HQ	7/8
District #13	HQ	7/8
District #14	HQ	7/8
District #15	HQ	7/8
District #16	HQ	7/8
District #17	HQ	7/8
District #18	HQ	7/8
District #19	HQ	7/8
District #20	HQ	7/8
District #21	HQ	7/8
District #22	HQ	7/8
District #23	HQ	7/8
District #24	HQ	7/8
District #25	HQ	7/8
District #26	HQ	7/8
District #27	HQ	7/8
District #28	HQ	7/8
District #29	HQ	7/8
District #30	HQ	7/8
District #31	HQ	7/8
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District #35	HQ	7/8
District #36	HQ	7/8
District #37	HQ	7/8
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District #40	HQ	7/8
District #41	HQ	7/8
District #42	HQ	7/8
District #43	HQ	7/8
District #44	HQ	7/8
District #45	HQ	7/8
District #46	HQ	7/8
District #47	HQ	7/8
District #48	HQ	7/8
District #49	HQ	7/8
District #50	HQ	7/8
District #51	HQ	7/8
District #52	HQ	7/8
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District #99	HQ	7/8
District #100	HQ	7/8

TREE SURVEY
 FOR
 DUKE REALTY
 (WEBB BRIDGE ROAD & NORTH POINT PARKWAY)
 LOCATED IN
 AND LOTS 1178, 1243, & 1250, 2ND DISTRICT 1ST & 2ND SECTION

SHEET NO.
1/2

100

10 of 100 items on the test were correct.



Request No.	PTA's	Is	Source	Date
Barry Shaw	40	1		
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Barry Shaw	40	96		
Barry Shaw				

15-09-01-01 Ashton
Woods Duke City of
Alpharetta
Arborist Report

Reference UDC
Alpharetta, Georgia



Location Map

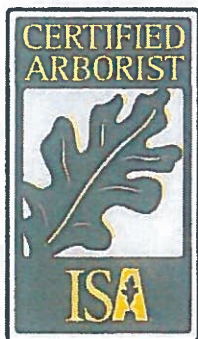


All of the following information is based upon visual field observations and 25 years of practical horticultural experience. No scientific or lab tests have been performed. I certify that all information in this report is true and inclusive to the best of my knowledge and is prepared in good faith.

Outdoor Spaces, LLC

By Scott Hall, Owner

On Site Specimen Evaluation Date: October 12th, 13th, 14th, 15th and 17th, 2015
Report Date: October 20, 2015
Revised Date:



Outdoor Spaces, LLC
Scott Hall, Owner
RLA, Certified Arborist
Certificate Number: SO-5434A
404-328-6561 Cell
678-965-4784 Fax
scottandcyrena@bellsouth.net

Warranty Disclaimer:

No warranties express or implied are made with respect to the report of aforementioned specimen trees. It is understood the OWNER makes use of this report by the ARBORIST at OWNER's sole risk and that the report is provided as best judgment opinion. In no manner does this report guarantee the life or imply any length of life span of the trees that are determined to be specimens.

Arborist Note:

Due to certain species and undesirable traits, some trees shall be considered in poor condition if the following is true. Numerous trees grown in a native setting may appear to grow as multi-trunk; however this is not desirable in most trees. Most trees that have multi-trunks at the base are usually created when two separate trees grow together or the tree branches off at an early age and they become Co-Dominate Leaders. Either scenario is an undesirable condition for most trees because they both create weak crotches, included bark and/or a prime place for debris and water to get trapped that will always cause decay. In this case these trees become a life safety issue and can not be considered specimen trees.

Some trees are an exception to this rule, such as, but not limited to:

Crape Myrtles, Birches, Wax Myrtles, Red Buds, Fringe Trees, Dogwoods, Hollies, Cedars, Sourwoods, Sweet Bay Magnolias, Red Bays and Live Oaks.

These are an exception because they naturally create sucker growth from the roots and/or trunk or do not typically have the life safety issues because they are not large growing trees.

Reference: **Sinclair, Wayne A., 1936. Diseases of Trees and Shrubs / Wayne A. Sinclair and Howard H. Lyon.-2nd ed. Published 2005**

ARTICLE III. LAND DEVELOPMENT ACTIVITIES

SECTION 3.2 TREE PROTECTION

3.2.1 DEFINITIONS

Caliper. A standard of trunk measurement for understory or replacement trees. Caliper inches are measured at the height of 6 inches above the ground for trees up to and including 4 inch caliper and 12 inches above the ground for trees larger than 4 inch caliper.

Diameter Breast-Height (DBH). The standard measure of overstory tree size (for trees existing on a site). The tree trunk is measured at a height of 4 ½ feet above the ground. If a tree splits into multiple trunks below 4 ½ feet, measure the trunk at its most narrow point beneath the split.

Hardwood Tree. Any tree that is not coniferous (cone bearing). This definition is based on the colloquialism, and does not necessarily reflect any true qualities of the tree.

Softwood Tree. Any coniferous (cone bearing) tree. This definition is based on the colloquialism, and does not necessarily reflect any true qualities of the tree.

Specimen Tree. Any tree which qualifies for special consideration for preservation due to its size, type, condition, location or historical significance. See additional requirements for Specimen Trees in Appendix B.

Tree. Any living, self-supporting woody or fibrous plant which normally obtains a diameter breast height of at least three (3) inches, and typically has one (1) main stem or trunk and many branches.

Understory. Those trees that grow beneath the overstory, and will generally reach a mature height of under 40 feet.

APPENDIX B

SPECIMEN TREES

Some trees on a site warrant special consideration and encouragement for conservation. These trees are referred to as Specimen Trees.

The following criteria are used by the Director to identify specimen trees.

A Specimen Tree is any tree which qualifies for special consideration for preservation due to its size, type, condition, location, or historical significance and is determined by the City Arborist, prior to development, to be in overall good health without the aid of a specialized care plan according to accepted ISA practices, and which also meets the minimum size criteria set forth below.

Size Criteria

Pine Trees: 30-inch (30") diameter or larger Overstory Trees: 24-inch (24") diameter or larger Understory Trees: 8-inch (8") diameter or larger

In order to encourage the conservation of Specimen Trees and the incorporation of these trees into the design of projects, additional density credit will be given for Specimen Trees, which are successfully saved by a design feature specifically designated for such purpose. Credit for any Specimen Tree thus saved would be two (2) times the assigned unit value shown in Table 3.4. The Critical Root Zone of Specimen Trees will be protected with hog-back/wire-back tree save fencing with metal support poles.

If a Specimen Tree is to be removed, a plan or written document indicating the reason for the removal must be submitted to the Director.

Specimen Trees that cannot be saved (see Section 3.2.13) must be replaced with trees having three (3) times the unit value of the tree removed with a minimum four-inch (4") tree caliper by species with potentials for comparable size and quality.

Any Specimen Tree which is removed without the appropriate review and approval of the Director must be replaced by trees with a total density equal to eight (8) times the unit value of the tree removed with a minimum four-inch (4") tree caliper. Size alone will determine whether a tree was a specimen quality if the tree is removed without approval and there is no evidence of its condition. Violations will be subject to the applicable penalties as described in Section 3.2.19.

Appendix A
Specimen Analysis

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)
944	20" Sourwood	Poor	Poor	No	2 Co-dominate with 1 dead and main limb dead on the other. Severe decay in crotch.	1-2
945	18" Sourwood	Poor	Poor	No	2 Co-dominate with 1 dead. Severe decay in crotch.	3
957	9" Sourwood	Good	Good	Yes		
959	9" Sourwood	Good	Good	Yes		
960	23" Sourwood	Poor	Poor	No	3 Co dominate with 1 dead and severe decay in wound on other.	4
956	9" Dogwood	Fair	Good	Yes		
375	9" Sourwood	Good	Good	Yes		
946	10" Sourwood	Good	Good	Yes		
947	9" Sourwood	Good	Good	Yes		
948	9" Sourwood	Good	Good	Yes		
376	9" Dogwood	Poor	Poor	No	Cavity with decay.	5
949	10" Sourwood	Good	Good	Yes		
952	11" Sourwood	Good	Good	Yes		
951	10" Sourwood	Good	Good	Yes		
950	11" Dogwood	Good	Good	Yes		
377	12" Dogwood	Poor	Poor	No	2 Co dominate with 1 dead.	6
378	10" Sourwood	Poor	Poor	No	2 Co-dominate with 1 dead.	
727	12" Dogwood	Fair	Good	Yes		
379	10" Sourwood	Good	Good	Yes		
380	11" Sourwood	Good	Good	Yes		
955	11" Sourwood	Good	Good	Yes		
381	8" Sourwood	Poor	Poor	No	Long cavity with decay.	7
382	25" White Oak	Good	Poor	No	2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	
962	30" Hickory	Fair	Poor	No	4 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	
383	25" Post Oak	Poor	Poor	No	20' Long cavity. Main limb gone.	8-9
963	27" Post Oak	Fair	Poor	No	2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Small wound recently created.	
721	14" Sourwood	Poor	Poor	No	3 Co-dominate with 1 dead.	

Appendix A
Specimen Analysis

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)
384	25" Southern Red Oak	Good	Good	Yes		
985	11" Sourwood	Poor	Poor	No	Central leader dead. Decay at base of tree.	10
385	31" Post Oak	Poor	Poor	No	2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Extensive decay in trunk.	11
386	24" Southern Red Oak	Good	Good	Yes		
983	8" Sourwood	Good	Good	Yes		
984	15" Sourwood	Poor	Poor	No	3 Co-dominate with 2 dead.	
387	24" White Oak	Good	Good	Yes		
982	18" Sourwood	Good	Good	Yes		
388	26" Chestnut Oak	Good	Good	Yes		
981	10" Sourwood	Good	Good	Yes		
987	28" White Oak	Poor	Poor	No	2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	
977	32" Tulip Poplar	Poor	Poor	No	2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	
978	9" Sourwood	Poor	Poor	No	Cavity at base with decay.	12-13
389	9" Sourwood	Poor	Poor	No	Large wound exposing heartwood	14
980	9" Sourwood	Poor	Poor	No	In decline with severe dieback.	15
975	17" Sourwood	Good	Good	Yes		
390	11" Sourwood	Good	Good	Yes		
391	14" Sourwood	Good	Good	Yes		
392	21" Willow Oak	Good	Good	No	Not of specimen size. Off site tree.	
974	9" Sourwood	Good	Good	Yes		
393	8" Sourwood	Good	Good	Yes		
394	27" Chestnut Oak	Poor	Poor	No	2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	
395	24" Post Oak	Poor	Poor	No	In decline with severe rot in trunk. 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	16
968	14" Sourwood	Poor	Poor	No	2 Co-dominate with 1 dead.	

Appendix A
Specimen Analysis

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)
396	30" Post Oak	Poor	Poor	No	Deep cavity in trunk at base. Trunk sounds hollow.	17
994	29" White Oak	Poor	Poor	No	2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	
993	25" White Oak	Good	Excellent	Yes		
397	24" Tulip Poplar	Good	Good	Yes		
995	37" Southern Red Oak	Poor	Poor	No	2 Co-Dominate Leaders with decay in crotch. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	18
398	27" Post Oak	Good	Good	Yes		
998	25" White Oak	Poor	Poor	No	In severe decline with several main limbs dead/gone. Several cavities with decay.	19-20
399	25" Southern Red Oak	Good	Good	Yes		
1000	28" Tulip Poplar	Good	Good	Yes		
999	36" Southern Red Oak	Poor	Poor	No	Decay in trunk with fruiting bodies on trunk. 2 Co-Dominate Leaders with decay in crotch. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	21
996	27" Tulip Poplar	Poor	Poor	No	Large hollow cavity and fruiting bodies on root crown.	22-23
972	27" Southern Red Oak	Good	Good	Yes		
400	25" Tulip Poplar	Poor	Poor	No	Several fruiting bodies on root crown	24-25
989	27" Southern Red Oak	Good	Good	Yes		
401	27" Southern Red Oak	Good	Good	Yes		
402	31" Tulip Poplar	Poor	Poor	No	2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	
567	10" Dogwood	Good	Good	Yes		
568	10" Dogwood	Poor	Poor	No	In severe decline with several main limbs dead/gone.	
724	10" Dogwood	Good	Good	Yes		
403	8" Dogwood	Good	Good	Yes		

Appendix A
Specimen Analysis

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)
571	32" Tulip Poplar	Fair	Poor	No	2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	
404	33" Southern Red Oak	Fair	Poor	No	Cavity at base holding water. 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	26
573	44" Southern Red Oak	Fair	Poor	No	2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	
405	25" Hickory	Fair	Poor	No	2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	
406	31" Post Oak	Poor	Poor	No	2 Co-Dominate Leaders with 1 dead. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	27
575	11" Dogwood	Fair	Fair	Yes		
407	8" Dogwood	Good	Good	Yes		
408	10" Sourwood	Good	Good	Yes		
603	32" Post Oak	Poor	Poor	No	Hollow cavity at base of tree. 2 Co-Dominate Leaders with 1 dead. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	28
576	10" Dogwood	Poor	Poor	No	Cavity with decay from missing main limb	29
409	8" Dogwood	Good	Good	Yes		
410	9" Sourwood	Poor	Poor	No	Large cavity with decay.	30
602	11" Sourwood	Poor	Poor	No	In decline with severe dieback. Large cavity with decay.	31
604	10" Sourwood	Good	Good	Yes		
600	11" Sourwood	Good	Good	Yes		
411	8" Sourwood	Good	Good	Yes		
412	8" Sourwood	Good	Good	Yes		
413	8" Sourwood	Good	Good	Yes		
414	10" Sourwood	Good	Good	Yes		
415	8" Sourwood	Good	Good	Yes		
416	8" Sourwood	Good	Good	Yes		
589	9" Sourwood	Good	Good	Yes		
731	10" Sourwood	Good	Good	Yes		
592	11" Sourwood	Good	Good	Yes		

Appendix A
Specimen Analysis

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)
597	10" Sourwood	Good	Good	Yes		
598	11" Sourwood	Good	Good	Yes		
596	10" Sourwood	Good	Good	Yes		
595	10" Sourwood	Good	Good	Yes		
417	10" Sourwood	Good	Good	Yes		
418	18" Sourwood	Poor	Poor	No	Several hollow cavities with decay.	32-33
578	14" Dogwood	Poor	Poor	No	2 Co-dominate with 1 dead. Severe decay in crotch.	34
577	25" Tulip Poplar	Fair	Poor	No	2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	
419	10" Sourwood	Good	Good	Yes		
581	10" Sourwood	Good	Good	Yes		
594	14" Dogwood	Fair	Poor	No	Severe decay in crotch.	35
593	13" Sourwood	Good	Good	Yes		
420	10" Sourwood	Poor	Poor	No	80% Radial dieback with severe decay.	36
588	12" Sourwood	Good	Good	Yes		
730	10" Sourwood	Good	Good	Yes		
585	11" Sourwood	Good	Good	Yes		
586	12" Sourwood	Good	Good	Yes		
584	8" Sourwood	Good	Good	Yes		
583	31" Southern Red Oak	Fair	Poor	No	2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	
582	30" Tulip Poplar	Excellent	Excellent	Yes		
421	8" Sourwood	Poor	Poor	No	Numerous cavities with decay. Cavity at base with decay.	37
586	26" Tulip Poplar	Fair	Poor	No	2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	
422	24" Tulip Poplar	Good	Good	Yes		
423	27" Pecan	Poor	Poor	No	3 Co-dominate with 1 gone leaving a cavity with decay and several fruiting bodies.	38
732	38" Scarlet Oak	Good	Good	Yes		
733	38" Scarlet Oak	Good	Good	Yes		
735	15" Flowering Cherry	Good	Good	Yes		
736	12" Flowering Cherry	Good	Good	Yes		
737	15" Flowering Cherry	Good	Good	Yes		

Appendix A
Specimen Analysis

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)
738	11" Flowering Cherry	Good	Good	Yes		
739	12" Flowering Cherry	Good	Good	Yes		
734	15" Flowering Cherry	Good	Good	Yes		
720	10" Flowering Cherry	Good	Good	Yes		



Photo 1

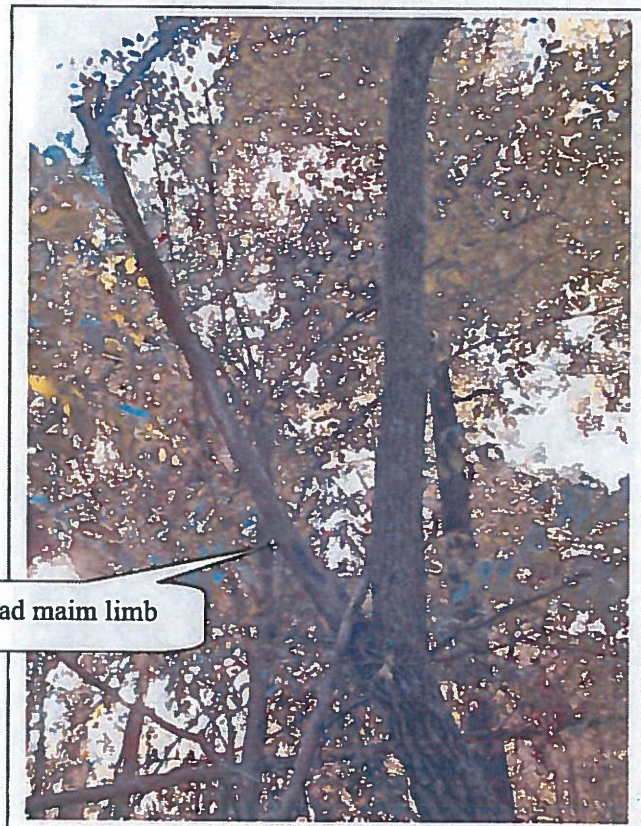


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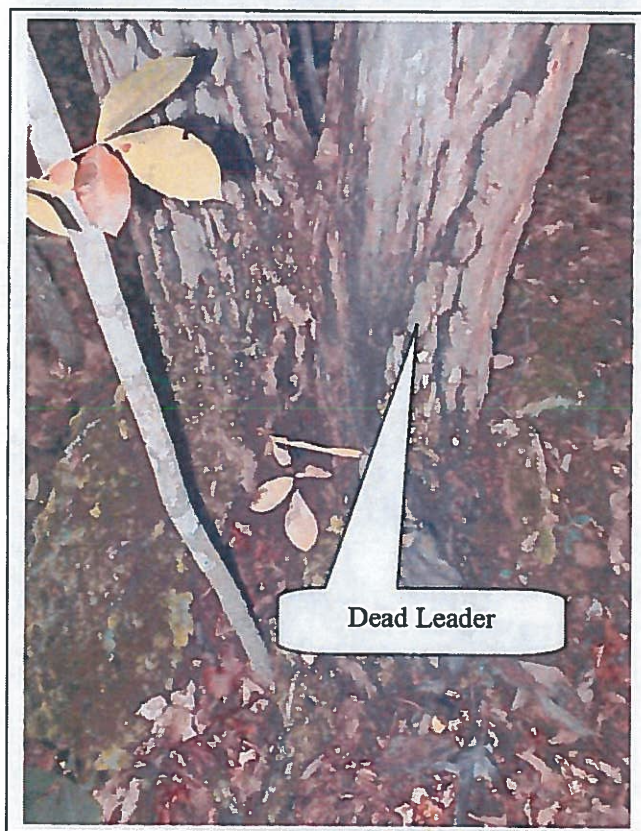


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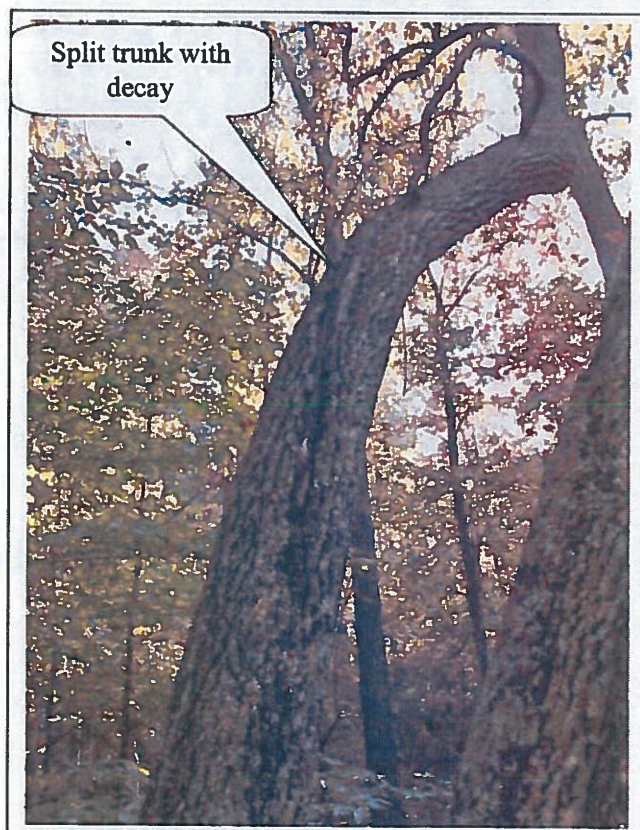


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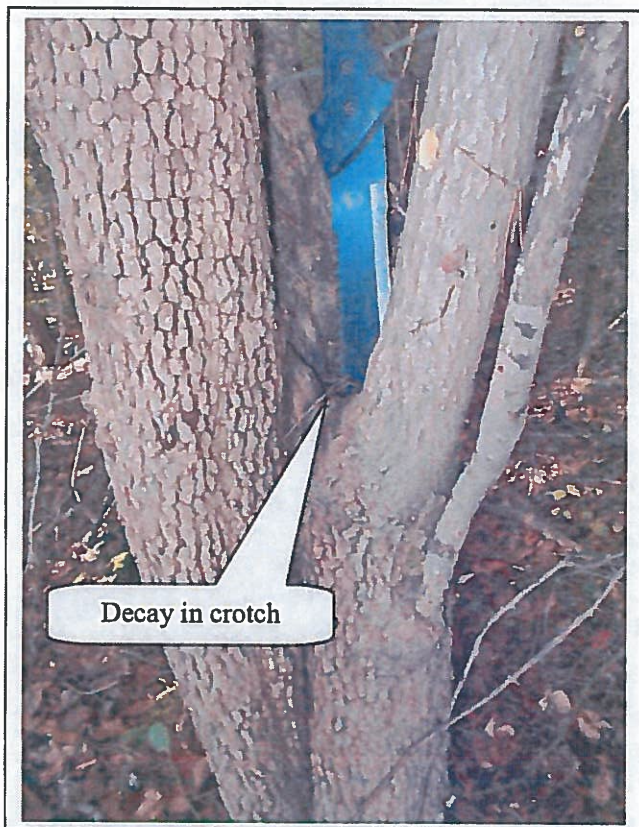


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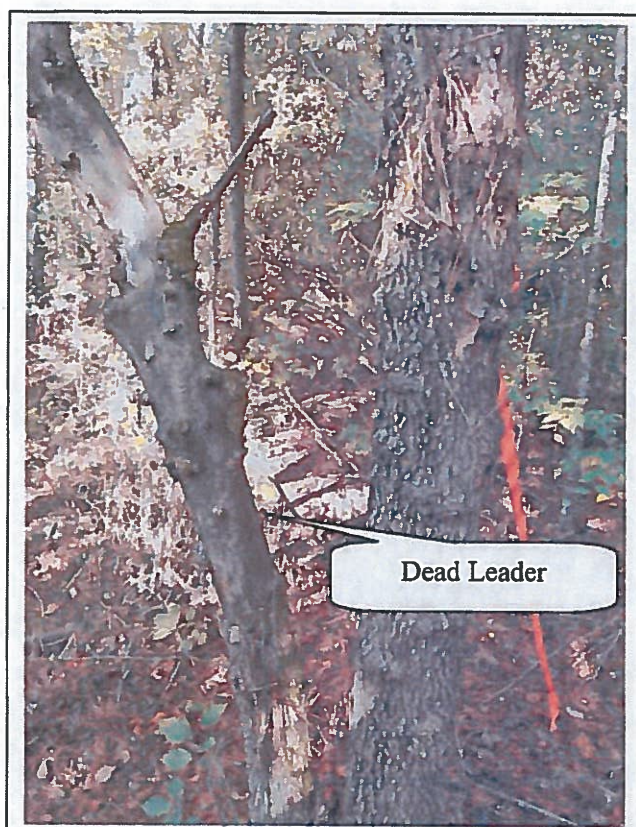


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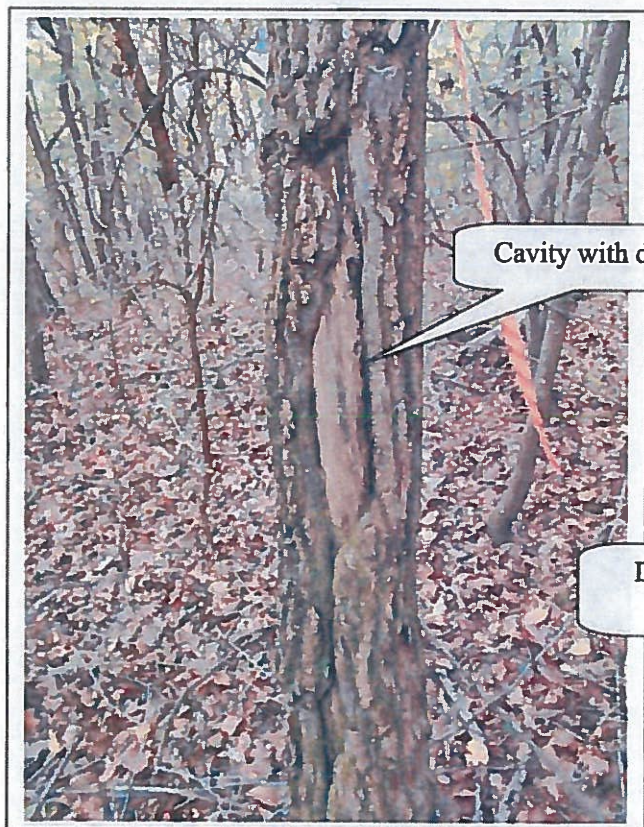


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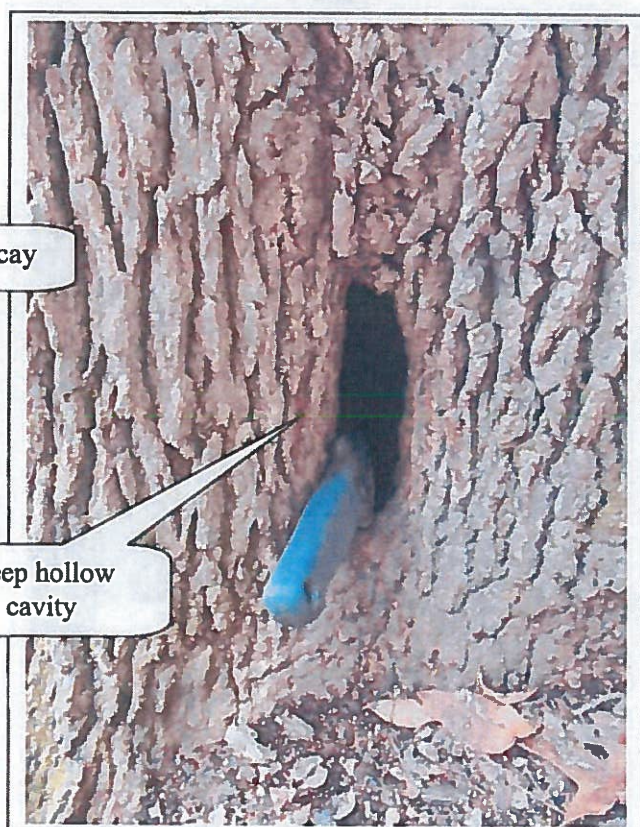


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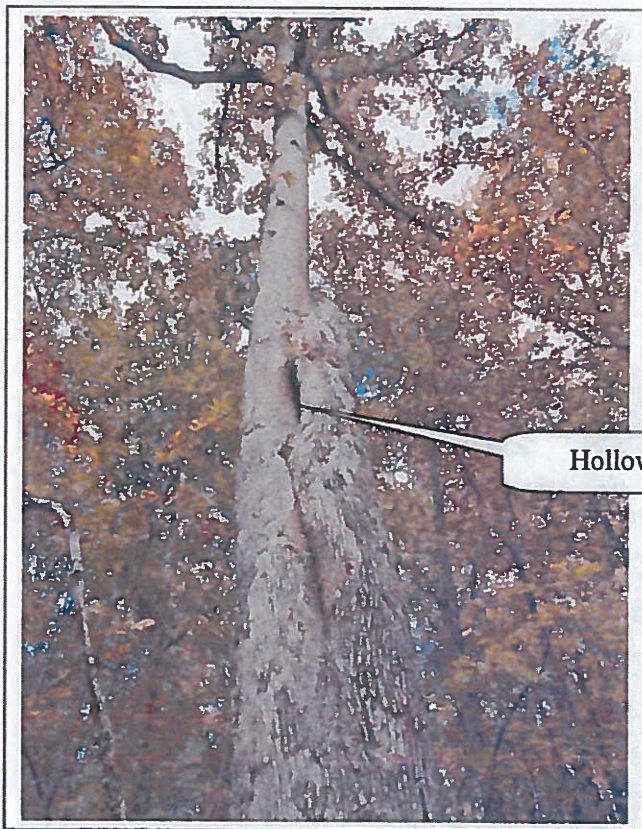


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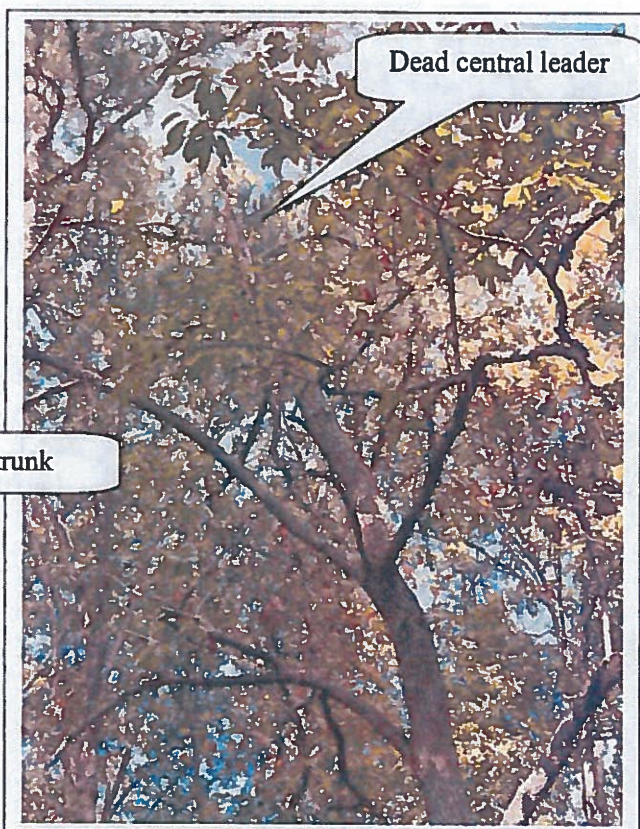


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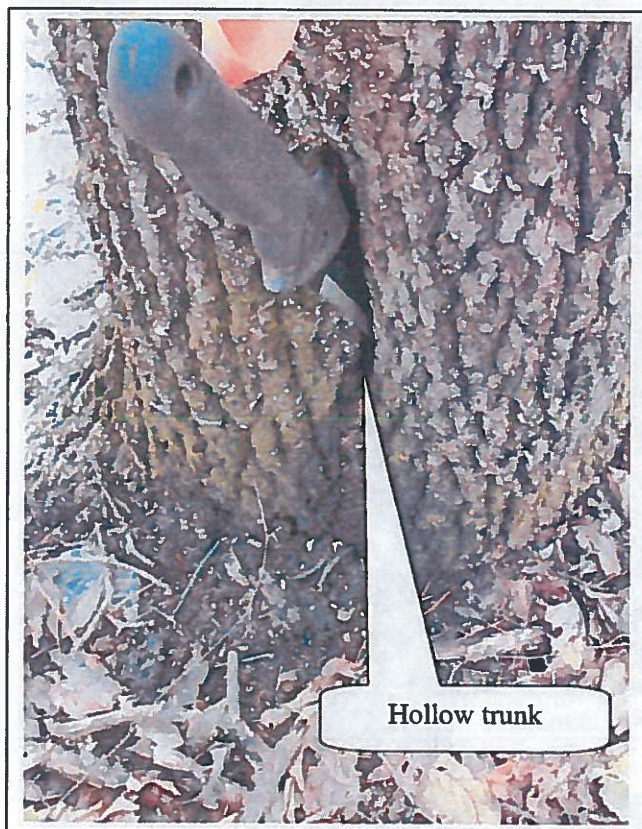


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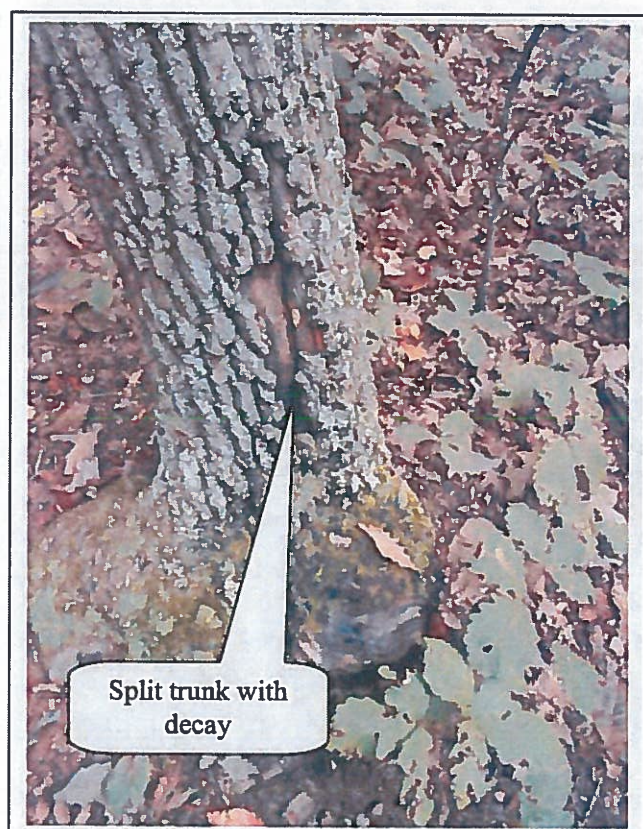


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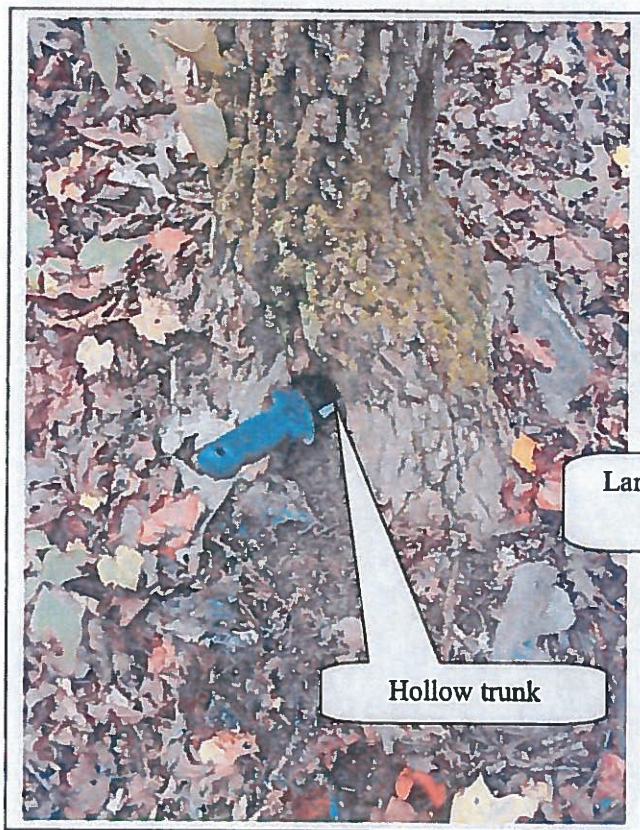


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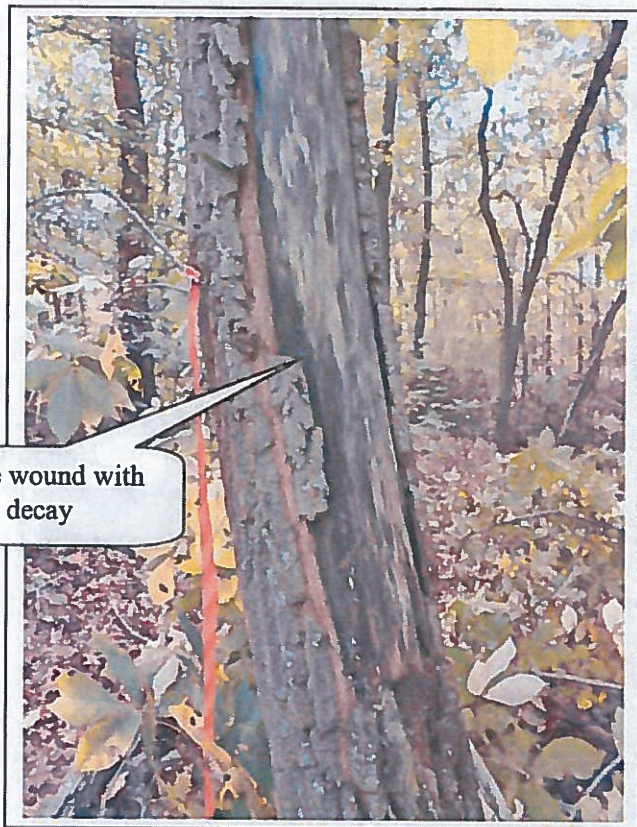


Photo 14



Photo 15

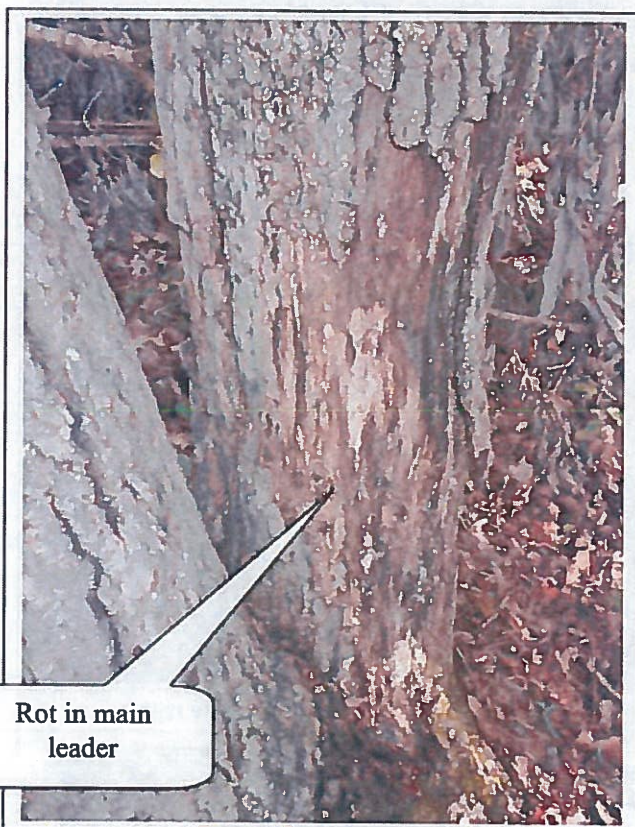


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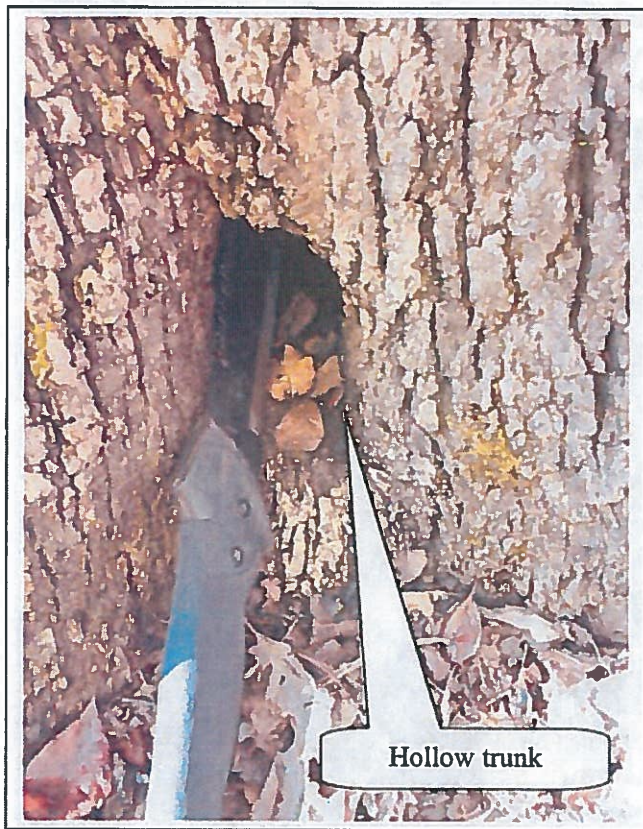


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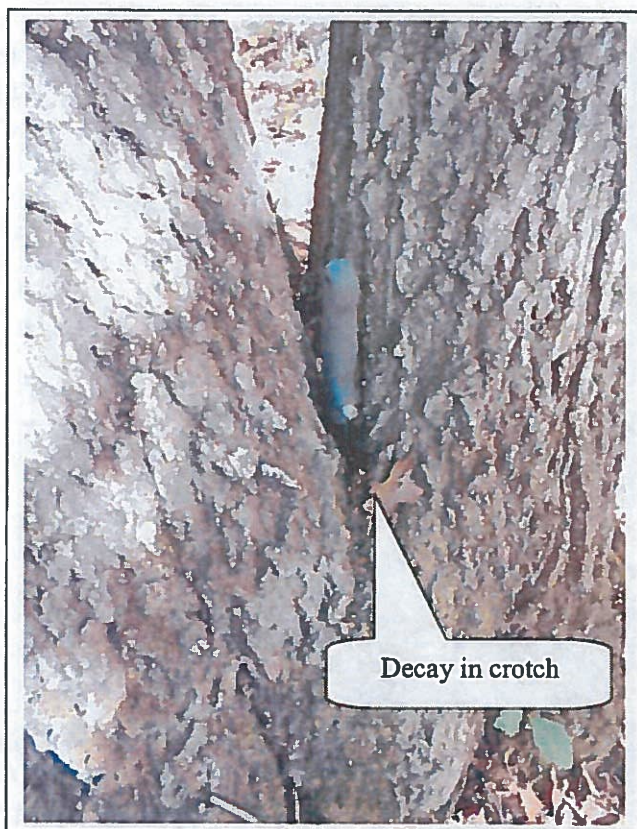


Photo 18



Photo 19

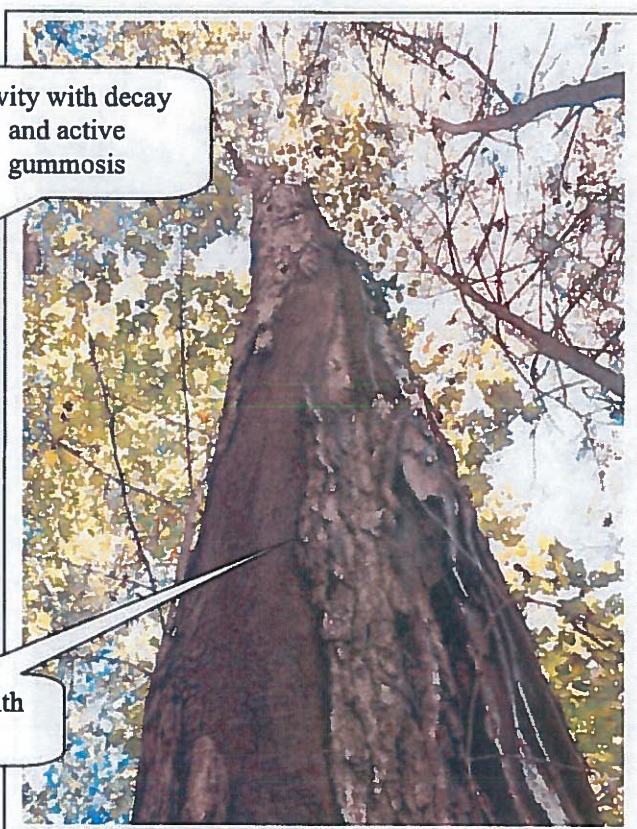


Photo 20

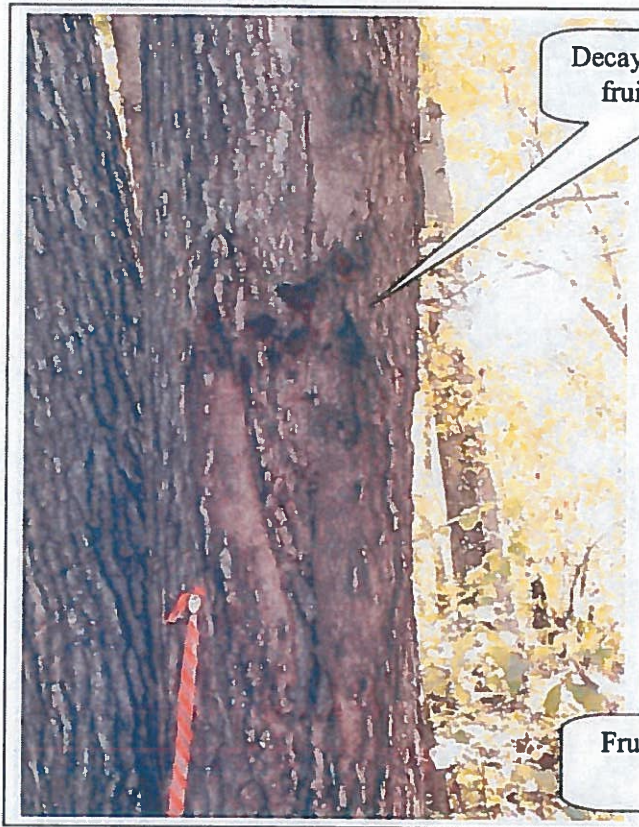


Photo 21

Decay in trunk with
fruiting bodies

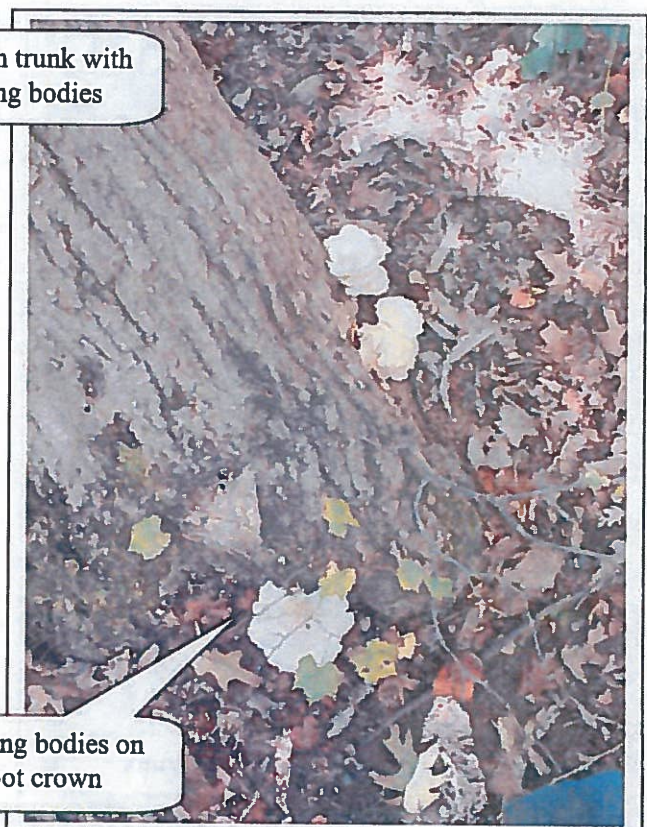


Photo 22

Fruiting bodies on
root crown

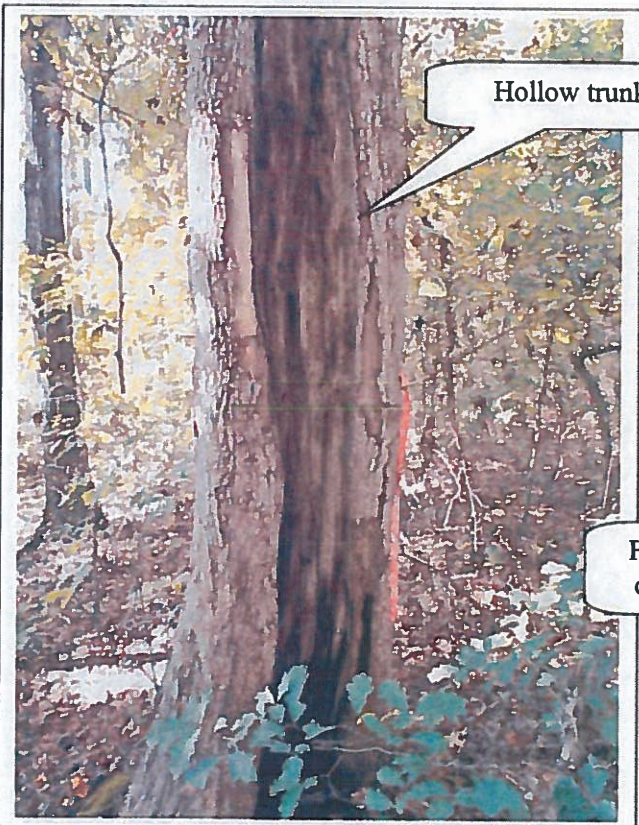


Photo 23

Hollow trunk

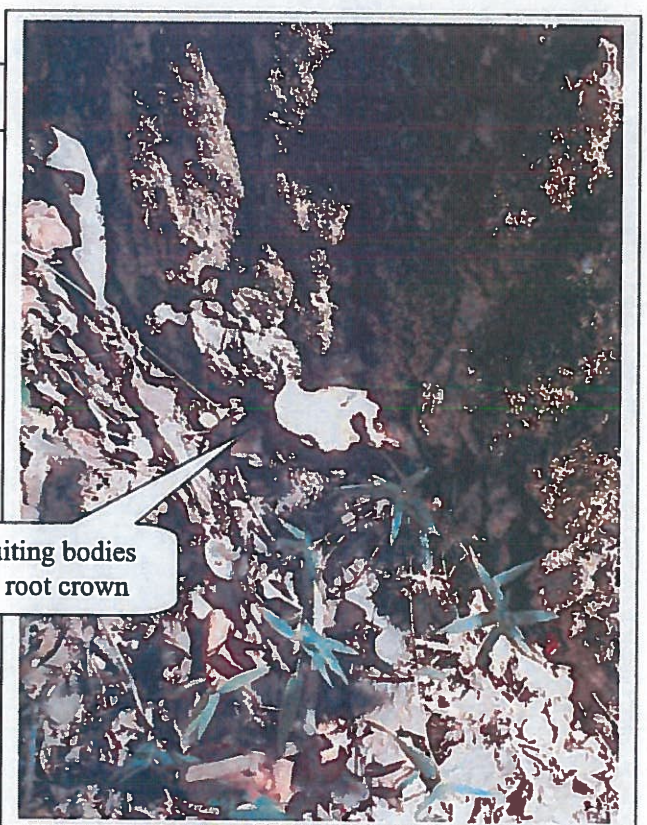


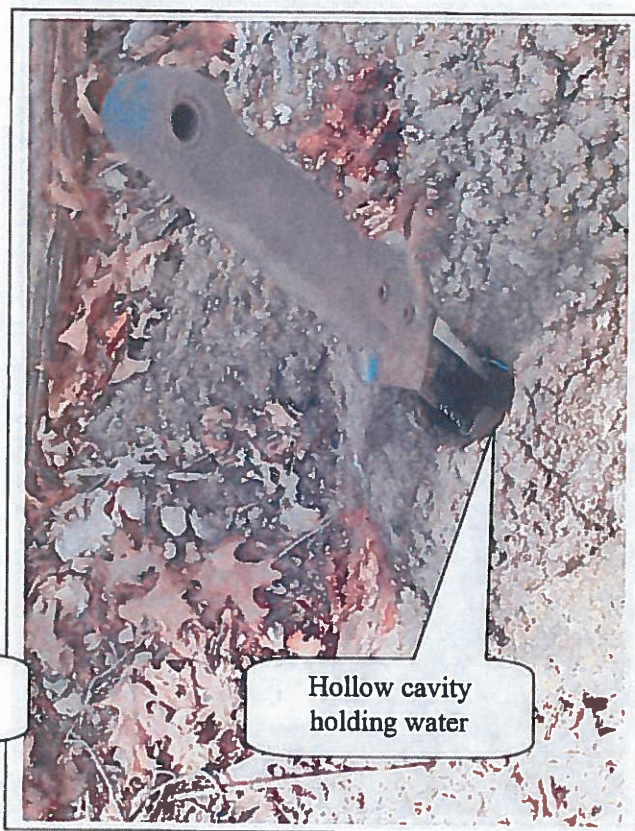
Photo 24

Fruiting bodies
on root crown



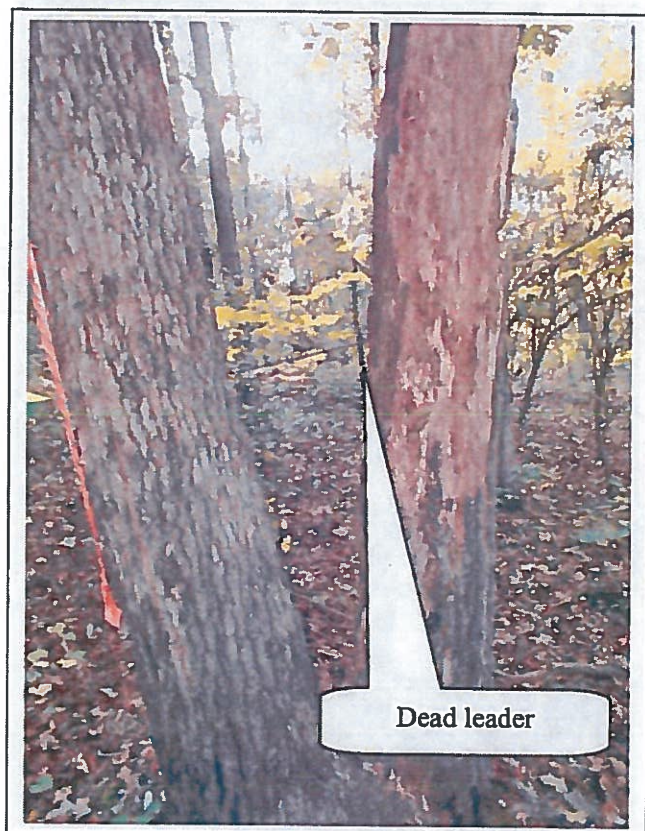
Fruiting body on trunk

Photo 25



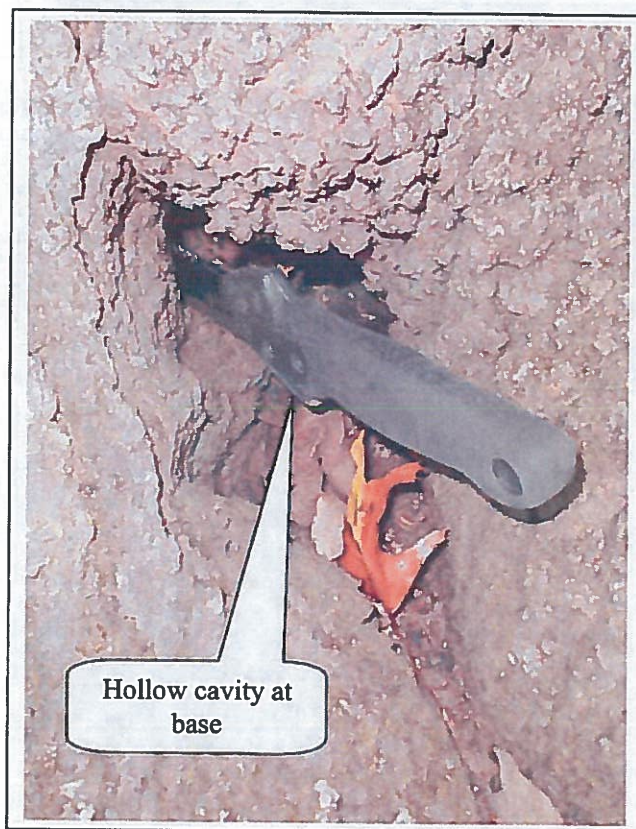
Hollow cavity holding water

Photo 26



Dead leader

Photo 27



Hollow cavity at base

Photo 28

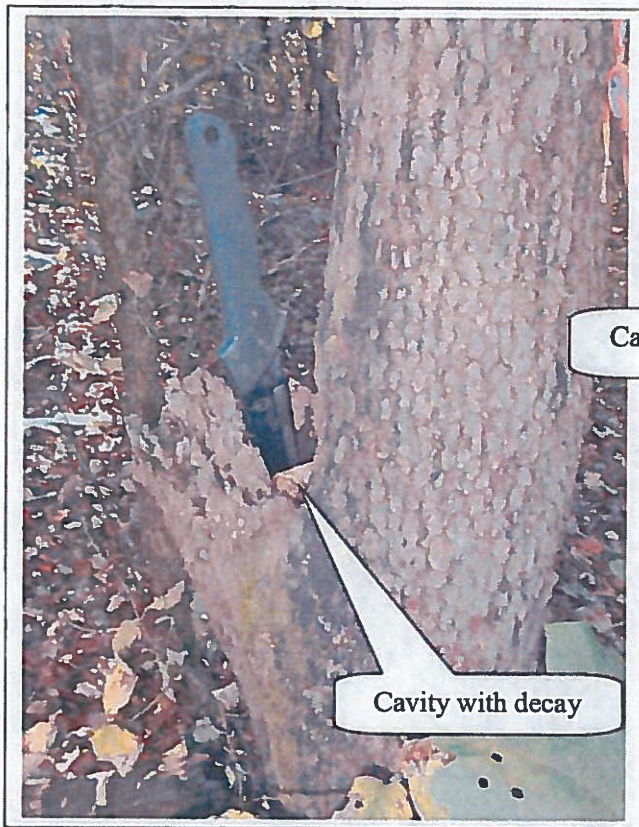


Photo 29

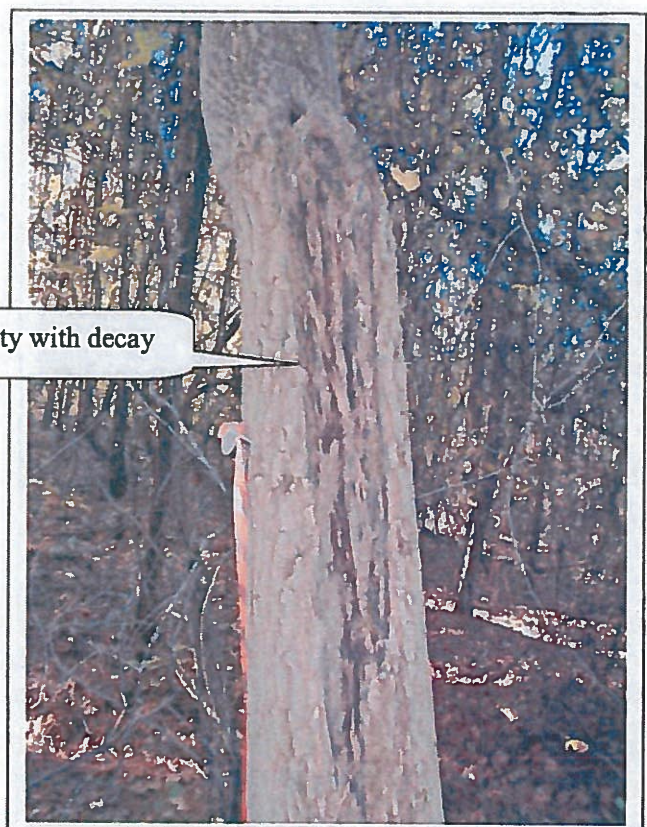


Photo 30

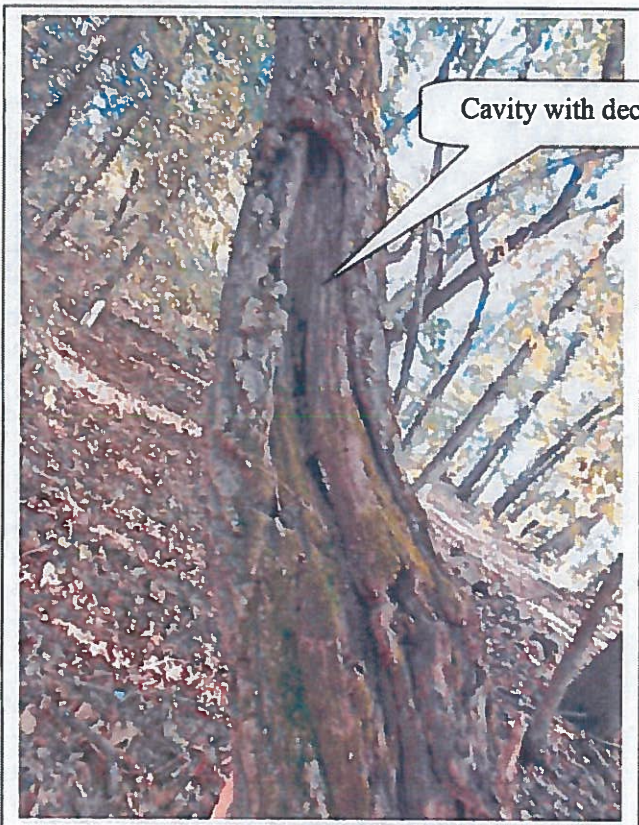


Photo 31

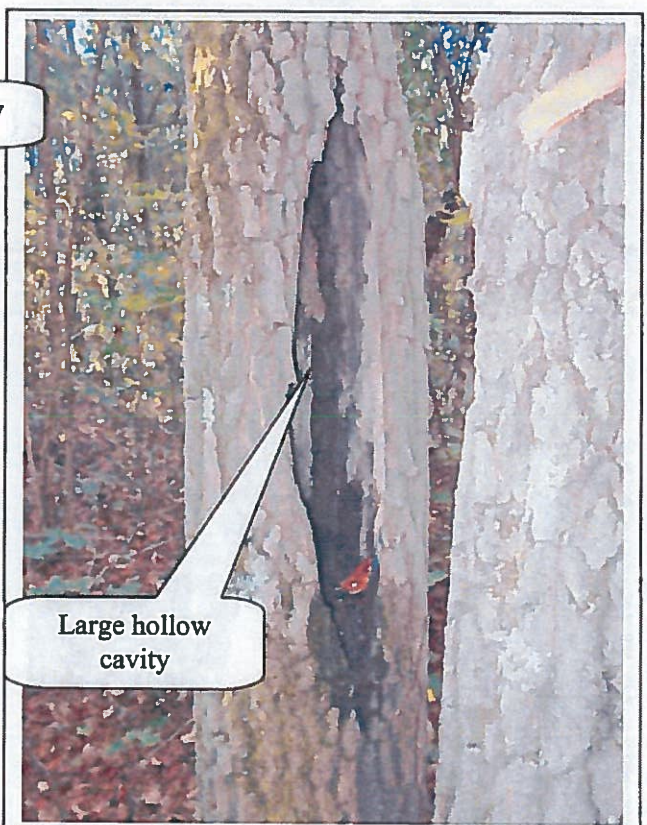
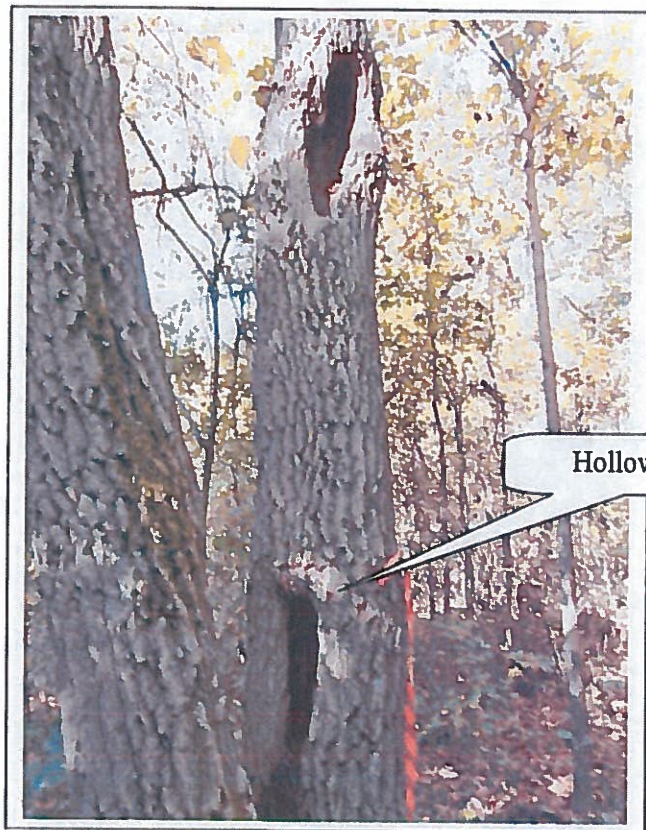
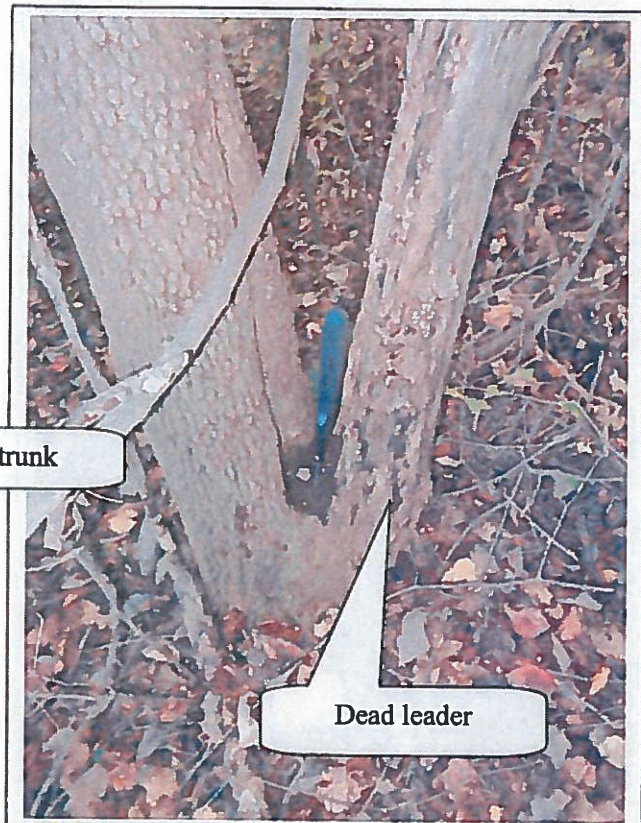


Photo 32



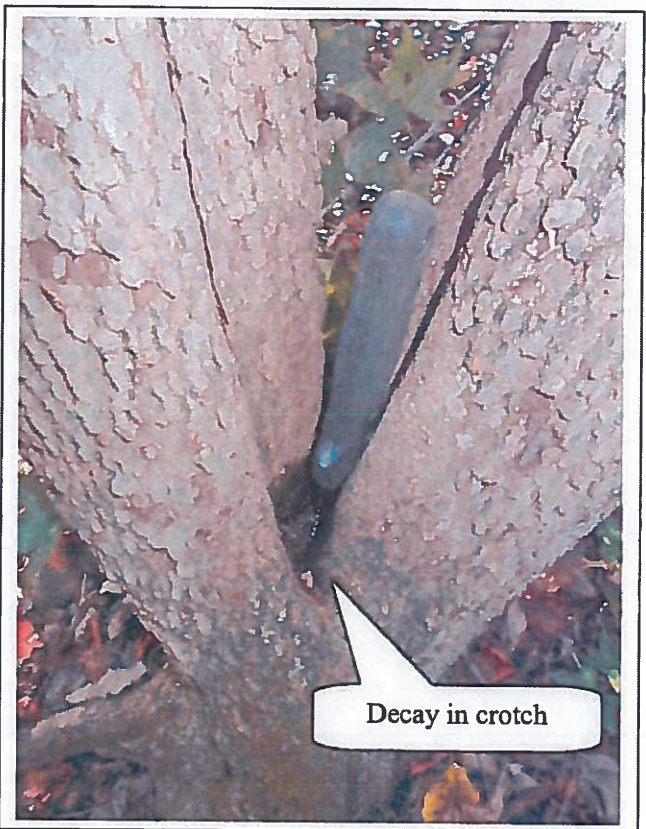
Hollow trunk

Photo 33



Dead leader

Photo 34



Decay in crotch

Photo 35



80% Radial
dieback with
severe decay

Photo 36

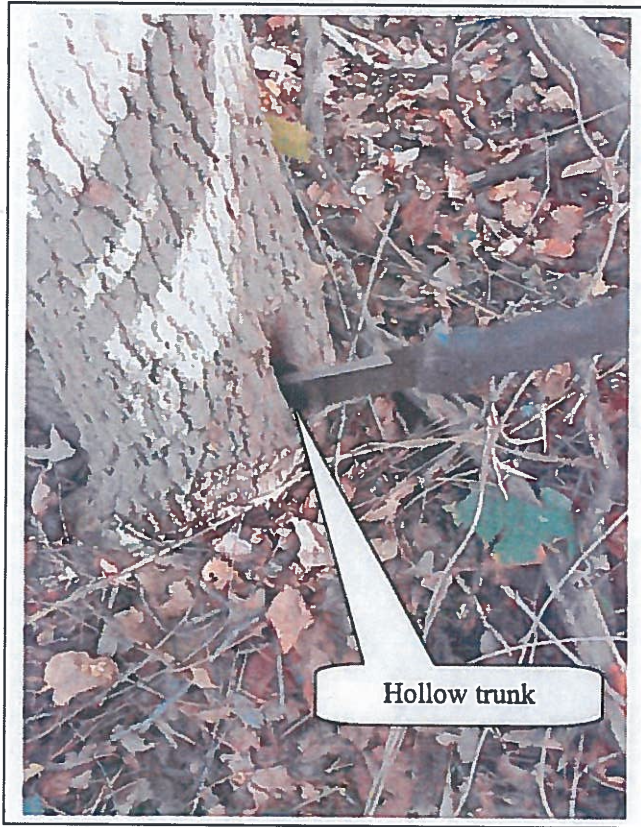


Photo 37



Photo 38

TO THE CITY OF ALPHARETTA MAYOR AND COUNCIL
CITY OF ALPHARETTA, GEORGIA

CONSTITUTIONAL CHALLENGE

COMES NOW, DUKE REALTY LIMITED PARTNERSHIP hereinafter referred to as the "Applicant", and asserts the following, to wit:

1.

By application to which this exhibit relates, Applicant has applied for a Master Plan amendment and Comprehensive Plan Amendment for certain real property lying and being in the City of Alpharetta, Georgia, a more particular description and delineation of the subject property hereinafter referred to as the "Property", being set forth in said Application.

2.

The Application for Public Hearing seeks to amend the Windward CUP to allow for a low density residential development on land that is currently planned for an office complex.

3.

The Master Plan which limits the subject property to an office campus is unconstitutional in that it deprives the Applicant under and pursuant to Article 1, Section I, Paragraphs I and II of the Georgia Constitution of 1983 and the Equal Protection and Due Process clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States. This deprivation of property without due process

violates constitutional prohibitions against the taking of private property without just compensation.

4.

The zoning and Master Plan conditions for the subject property violate the Applicant's right to the unfettered use of the property in that the existing zoning conditions do not bear a substantial relation to the public health, safety, morality or general welfare and is, therefore, confiscatory and void. Further, said conditions are unconstitutional in that they are arbitrary and unreasonable, resulting in relatively little gain or benefit to the public, while inflicting serious injury and loss upon the Applicant.

5.

The City of Alpharetta Zoning Ordinance is further unconstitutional in that the procedures contained therein pertaining to the public hearing held in connection with zoning applications also violates the aforementioned constitutional provisions in that said procedures contain the lack of procedural and evidentiary safeguards, do not restrict evidence received to the issues at hand and are controlled wholly and solely by political considerations rather than the facts and considerations required by law.

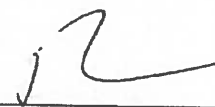
6.

Pursuant to O.C.G.A. §§ 36-11-1 and §36-33-5, please consider this your notice that as of today's date the Applicant is contending that the City of Alpharetta's unconstitutional zoning conditions of the property have caused damages to the Applicant. As a direct and proximate result of the unconstitutional zoning classifications, the Applicant has suffered and will continue to suffer monetary damages in the nature of attorneys' fees and costs, interest and other expenses on pending loans

on the property, loss of income from the property and other related damages. This amount cannot be calculated to an exact certainty, however, the Applicant will assist the City by providing whatever additional information, if any, the City feels is necessary to adequately investigate this claim. If the Applicant does not receive a timely request for additional information, it will be presumed that the City does not require any additional information and can make a determination within the allowed statutory period.

Respectfully submitted, this the 30 day of June, 2015.

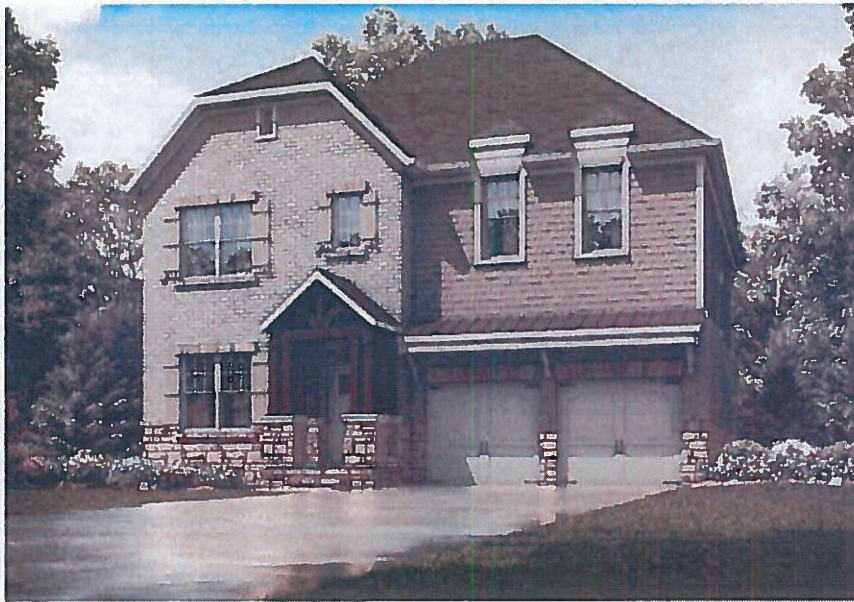
SAMS, LARKIN, HUFF & BALLI, LLP

By: 

PARKS F. HUFF
Attorney for Applicant
Ga. Bar No. 375010

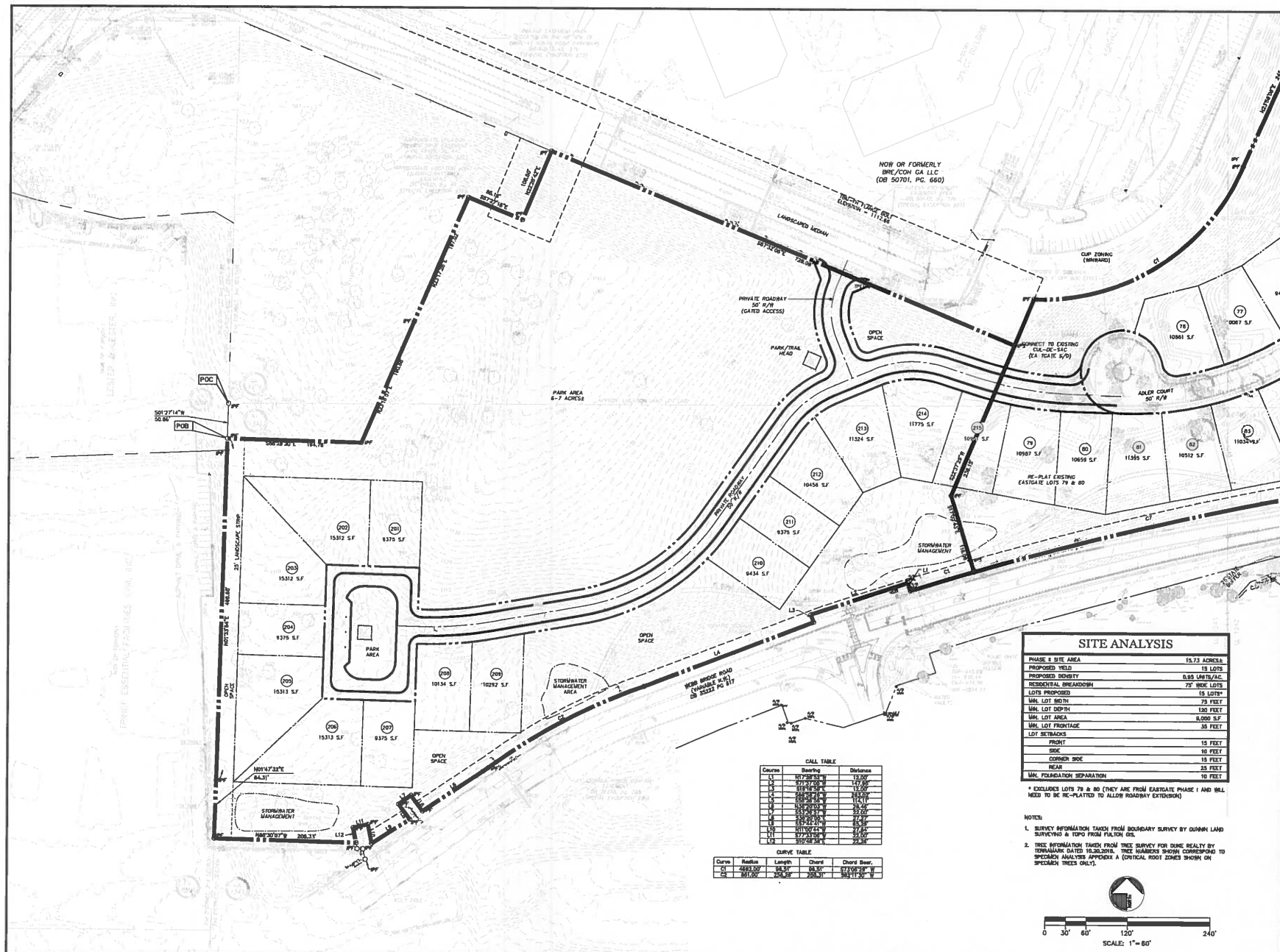
SAMS, LARKIN, HUFF & BALLI
A LIMITED LIABILITY PARTNERSHIP
ATTORNEYS AT LAW
SUITE 100
376 POWDER SPRINGS ST.
MARIETTA, GA 30064
770.422.7016











CP&E
CHRISTOPHER PLANNING
& ENGINEERING

3/30/2016
OSWDC LEVEL II CERTIFIED
DESIGN PROFESSIONAL #05744
(EXP. 02.17.2018)
280 SETTINGDOWN COURT
ROSWELL, GEORGIA 30075
PHONE 770.331.7303
FAX 878.352.1515

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ZONING PLAN
FOR:
EASTGATE
PHASE II
LAND LOTS 1113, 1176, 1179, 1180,
1242, & 1243
2ND DISTRICT, 1ST SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

FOR:
DUKE REALTY
3715 DAWNVIEW COURT, SUITE 300
PEACHTREE CORNERS, GEORGIA 30092
CONTACT:
WES HARDY
PHONE 770.638.2522

REVISIONS

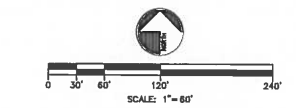
DATE	REVISION
10.30.2015	ADDED TREE SURVEY INFO
11.11.2015	REVISED PER GEOTECH
03.30.2016	CITY/CLIENT COMMENTS

SITE ANALYSIS

PHASE I SITE AREA	15.73 ACRES
PROPOSED YIELD	15 LOTS
PROPOSED DENSITY	0.95 UNITS/AC
RESIDENTIAL BREAKDOWN	75' WIDE LOTS
LOTS PROPOSED	15 LOTS
MIN. LOT WIDTH	75 FEET
MIN. LOT DEPTH	150 FEET
MIN. LOT AREA	8,000 S.F.
MIN. LOT FRONTAGE	35 FEET
LOT SETBACKS	
FRONT	15 FEET
SIDE	10 FEET
CORNER SIDE	15 FEET
REAR	35 FEET
MIN. FOUNDATION SEPARATION	10 FEET

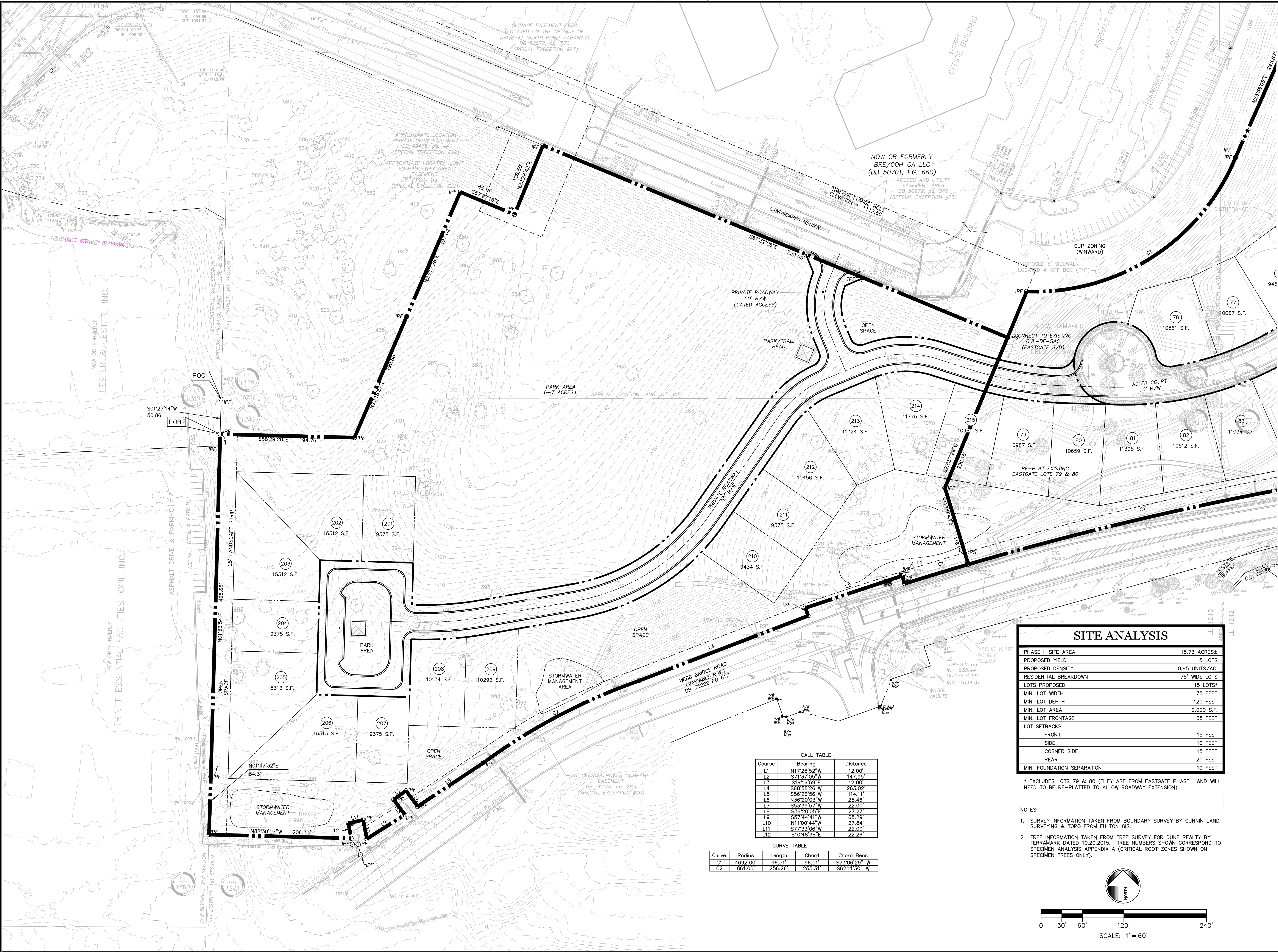
EXCLUDED LOTS 79 & 80 (THEY ARE FROM EASTGATE PHASE I AND WILL NEED TO BE RE-PLATTED TO ALLOW ROADWAY EXTENSION)

- NOTES:
1. SURVEY INFORMATION TAKEN FROM BOUNDARY SURVEY BY DUNN LAND SURVEYING & TOPO FROM FULTON CO.
 2. TREE INFORMATION TAKEN FROM TREE SURVEY FOR DUKE REALTY BY TERRAMARK DATED 10.30.2015. TREE NUMBERS SHOWN CORRESPOND TO SPECIES ANALYSIS APPENDIX A (CRITICAL ROOT ZONES SHOWN ON SPECIES TREE ONLY).



DATE: OCTOBER 15, 2016
CP&E DRAWING NO: 2012158.20d1_101515.dwg

ZONING
PLAN
SHEET NO. **Z.1**



CP&E

CHRISTOPHER PLANNING
& ENGINEERING

GEORGIA
REGISTERED
PROFESSIONAL
ENGINEER
CHRISTOPHER

3/30/2016

GSWC LEVEL II CERTIFIED
DESIGN PROFESSIONAL #05744
(EXP. 02.17.2018)

280 SETTINDOWN COURT
ROSOWELL, GEORGIA 30075
PHONE 770.331.7303
FAX 678.352.1515

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ZONING PLAN

FOR:

EASTGATE

PHASE II

LAND LOTS 1113, 1176, 1179, 1180,
1242, & 1243

2ND DISTRICT, 1ST SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

FOR:

DUKE REALTY

3715 DAVINCI COURT, SUITE 300
PEACHTREE CORNERS, GEORGIA 30092

CONTACT:
WES HARDY
PHONE 770.638.2522

REVISIONS	
1	10.30.2015 ADDED TREE SURVEY INFO
2	11.11.2015 REVISE PER GEOTECH
3	03.30.2016 CITY/CLIENT COMMENTS

DATE:
OCTOBER 15, 2015

CP&E DRAWING NO:
2012158.20z1_101515.dwg

ZONING
PLAN

SHEET NO.

Z.1

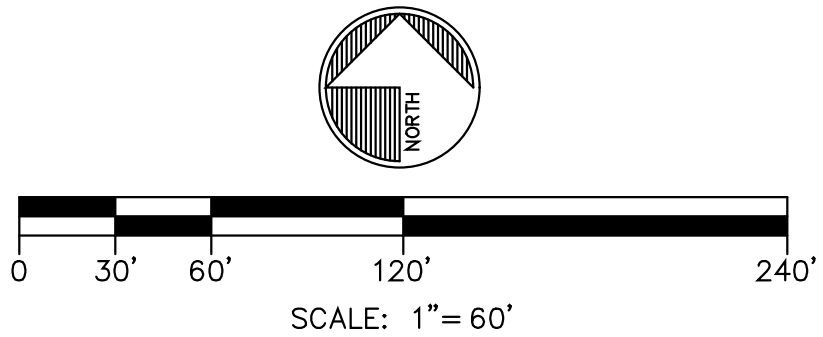
CALL TABLE		
Course	Bearing	Distance
L1	N17°28'53"W	12.00'
L2	S71°37'05"W	147.95'
L3	S19°16'59"E	12.00'
L4	S68°58'25"W	263.02'
L5	S56°20'56"W	114.11'
L6	N36°20'03"W	28.46'
L7	S53°39'57"W	22.00'
L8	S36°20'05"E	27.27'
L9	S57°44'41"W	65.29'
L10	N11°00'44"W	27.84'
L11	S77°33'06"W	22.00'
L12	S10°48'38"E	22.26'

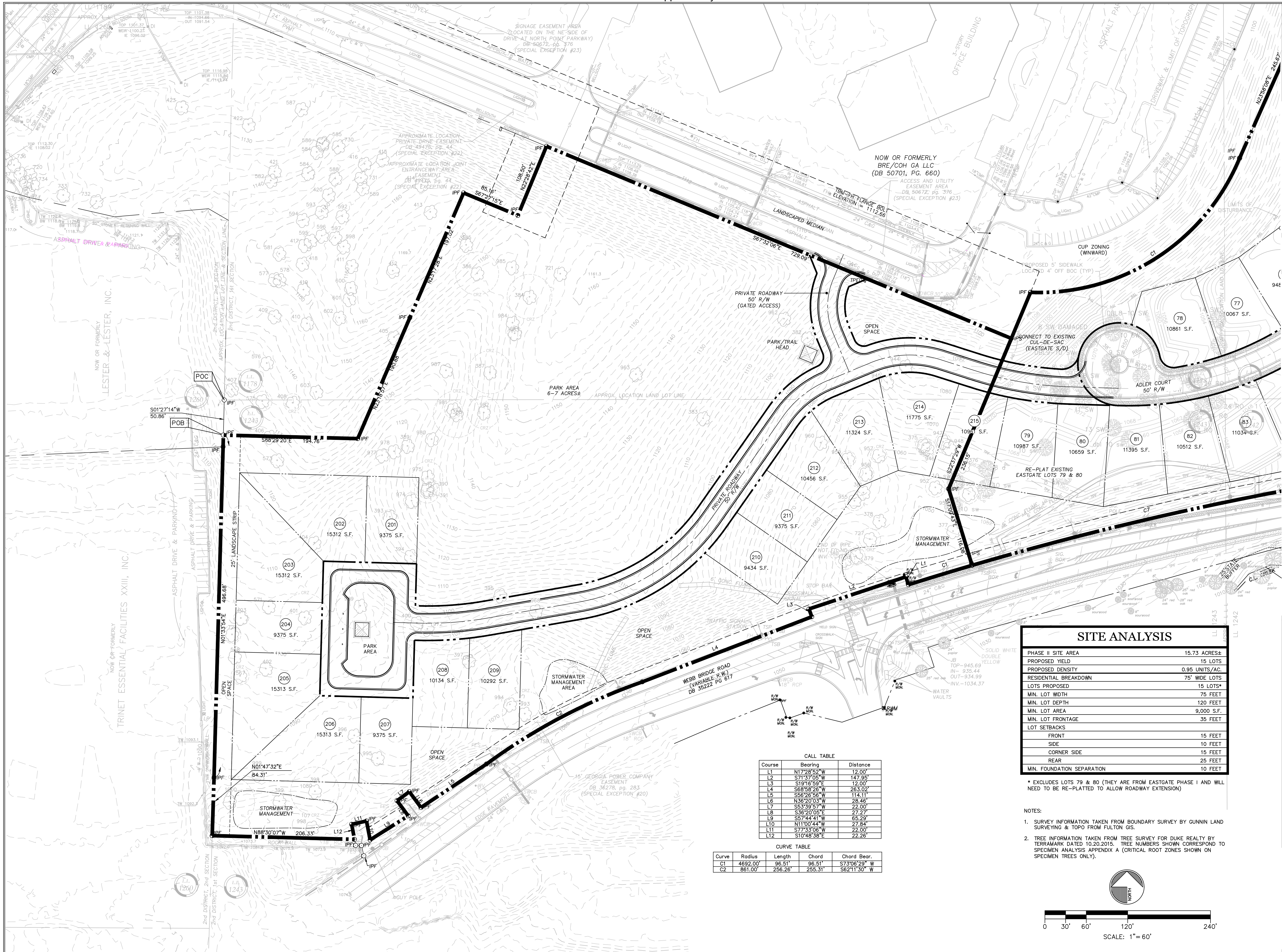
CURVE TABLE				
Curve	Radius	Length	Chord	Chord Bear.
C1	4692.00'	96.51'	96.51'	S73°06'29" W
C2	861.00'	256.26'	255.31'	S62°11'30" W

SITE ANALYSIS	
PHASE II SITE AREA	15.73 ACRES±
PROPOSED YIELD	15 LOTS
PROPOSED DENSITY	0.95 UNITS/AC.
RESIDENTIAL BREAKDOWN	75' WIDE LOTS
LOTS PROPOSED	15 LOTS*
MIN. LOT WIDTH	75 FEET
MIN. LOT DEPTH	120 FEET
MIN. LOT AREA	9,000 S.F.
MIN. LOT FRONTAGE	35 FEET
LOT SETBACKS	
FRONT	15 FEET
SIDE	10 FEET
CORNER SIDE	15 FEET
REAR	25 FEET
MIN. FOUNDATION SEPARATION	10 FEET

* EXCLUDES LOTS 79 & 80 (THEY ARE FROM EASTGATE PHASE I AND WILL NEED TO BE RE-PLATTED TO ALLOW ROADWAY EXTENSION)

- NOTES:
- SURVEY INFORMATION TAKEN FROM BOUNDARY SURVEY BY GUNNIN LAND SURVEYING & TOPO FROM FULTON GIS.
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CP&E

**CHRISTOPHER PLANNING
& ENGINEERING**



30/2016

GSWCC LEVEL II CERTIFIED
DESIGN PROFESSIONAL #05744
(EXP. 02.17.2018)

280 SETTINDOWN COURT
ROSWELL, GEORGIA 30075
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ZONING PLAN

FOR:

EASTGATE

PHASE II

LAND LOTS 1113, 1176, 1179, 1180,
1242, & 1243
2ND DISTRICT, 1ST SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

FOR:

DUKE REALTY

3715 DAVINCI COURT, SUITE 300
PEACHTREE CORNERS, GEORGIA 30092

CONTACT:
WES HARDY
PHONE 770.638.2522

REVISIONS

1	10.30.2015	ADDED TREE SURVEY INFO
2	11.11.2015	REVISE PER GEOTECH
3	03.30.2016	CITY/CLIENT COMMENTS

[illegible]

DATE: OCTOBER 15, 2015 CP&E DRAWING NO: 2012158.20z1_101515.dwg

ZONING PLAN

SHEET NO.

Z.1

SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

GARVIS L. SAMS, JR.

JOEL L. LARKIN

PARKS F. HUFF

JAMES A. BALLI

SUITE 100

376 POWDER SPRINGS STREET

MARIETTA, GEORGIA 30064-3448

770•422•7016

TELEPHONE

770•426•6583

FACSIMILE

ADAM J. ROZEN

WWW.SLHB-LAW.COM

November 18, 2015

VIA COURIER

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

Re: Public Hearing Application of Duke Realty Limited Partnership to amend the
Windward Master Plan for 15.73 acres on Webb Bridge Road.

Dear Ms. Cook:

Enclosed please find forty (40) revised zoning packets for distribution. The revised information includes a site plan showing the proposed 24 lots and a lot matrix with the lot sizes. I have also included a tree survey and the Citizen Participation Form – Part B. The main features of the revised site plan and proposal is that the development will be an additional phase to the already successful Ashton Woods community known as Eastgate. By developing the property now, the property can be accessed via an internal street with no additional curb cut onto Webb Bridge Road. The site plan also includes the preservation of seven (7) acres as greenspace. Please let me know if you need any additional information.

Sincerely,

SAMS, LARKIN, HUFF & BALLI, LLP



Parks F. Huff
phuff@slhb-law.com

PFH/dvm
Enclosures

cc: Duke Realty Limited Partnership

SAMS, LARKIN, HUFF & BALLI
A LIMITED LIABILITY PARTNERSHIP

GARVIS L. SAMS, JR.
JOEL L. LARKIN
PARKS F. HUFF
JAMES A. BALLI

SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

770-422-7016
TELEPHONE
770-426-6583
FACSIMILE

ADAM J. ROZEN

WWW.SLHB-LAW.COM

July 1, 2015

VIA COURIER

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



Re: Public Hearing Application of Duke Realty Limited Partnership to amend the
Windward Master Plan for 15.73 acres on Webb Bridge Road.

Dear Ms. Cook:

Enclosed please find the completed application for Duke Realty Limited Partnership to amend the Windward Master Plan for 15.73 acres on Webb Bridge Road to add Low Density Residential to the CUP for a forty seven (47) unit residential subdivision. Attached to the application please find the following documents:

1. Two (2) large site plans.
2. The site plan checklist.
3. Owner Authorization forms for the property owner, disclosure forms for the Applicant and the Applicant's Representative.
4. The legal description of the subject property.
5. A letter of intent describing in detail the proposal.
6. Forty-two (42) copies of the submitted application package with attached site plan.
7. A public participation plan.
8. A preliminary trip generation report.

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP

VIA COURIER

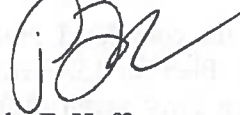
Ms. Kathi Cook, Boards Administrator
City of Alpharetta
July 1, 2015
Page 2

9. A check in the amount of \$1,825 for the master plan amendment, public hearing and change in future land use map fee.
10. A Constitutional Challenge.

Once you have had a chance to review the attached documents, please contact me if you have any questions regarding the application or need any additional information. Additionally, please return two (2) copies to my office stamped "received" in the enclosed self-addressed stamped envelope.

Sincerely,

SAMS, LARKIN, HUFF & BALLI, LLP



Parks F. Huff
phuff@slhb-law.com

PFH/dvm
Enclosures

cc: Duke Realty Limited Partnership

CITIZEN PARTICIPATION FORM - PART B

This form must be completed and submitted to the City of Alpharetta Community Development Department a minimum of twenty (20) working days prior to the scheduled Public Hearing. Failure to do so will result in cancellation of the scheduled hearing.

Public Hearing or Project Name: Duke Realty Webb Bridge Road Subdivision

Contact Name: Parks F. Huff

Telephone: 770-422-7016

Please describe comments and concerns provided by any and all individuals contacted as part of the the Citizen Participation Program. If any individuals provided written correspondence, please attach copies of same to this report.

The applicant met personally with the President and Board of Directors with the Windward Community Services Association (WCSA) to discuss the project. The applicant initially shared the original proposal of 47 lots and then met with the entire Board to show them the proposed 24 lot subdivision. The Association seemed to agree that there must be significant development issues if the property owner was willing to sell the property for a relatively low density development and preserve approximately seven (7) acres of greenspace. The Association did want the assurance that the seven acres would remain greenspace and not become additional development in the future. Duke will request that the preservation of this greenspace be made a condition of zoning. Obviously, the Association recognized 24 lots is low intensity and it is helpful eliminating another curb cut on Webb Bridge Road.

Method by which these individuals were contacted. Please mark all that apply. Please provide samples of any and all written communications used to provide notification.

- | | |
|--|---|
| ☒ Letter | ☒ Personal Visits |
| ☐ Telephone | ☐ Group Meeting |
| ☒ Email | ☐ Other (Please Specify) _____ |

Attach a list of people who have been notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified.

I, the undersigned, as an authorized representative of the applicant and Public Hearing item identified above, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Citizen Participation Form - Part B and in any and all documents provided in support of this report are true and accurate. I further understand that any false statements provided by representatives of the applicant as part of this report may result in penalties up to and including denial of the subject application.

Signature of Authorized Agent: _____

Date: _____

Print Form

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: _____

☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT • 2 PARK PLAZA • ALPHARETTA, GA 30009

1. ***This page should be the first page in each of your completed application packets.***
2. It is preferred that all responses be typed. ***Illegible applications will not be accepted.***
3. ***Prior to signing and submitting your application, please check all information supplied on the following pages to ensure that all responses are complete and accurate. Incomplete applications will not be accepted.***
4. ***Payment of all applicable fees must be made at the time of application. Payment may be made via cash, credit card (American Express, Master Card or Visa), or check made payable to "City of Alpharetta."***
5. ***Applications will be accepted only on the designated submittal dates between the hours of 8:30 AM and 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: Parks F. Huff Telephone: 770-422-7016

Address: 376 Powder Springs Street Suite: 100

City Marietta State: GA Zip: 30064 Fax: 770-426-6583

Mobile Tel: 404-975-8859 Email: phuff@slhb-law.com

Subject Property Information:

Address: 0 Webb Bridge Road Current Zoning: CUP

District: 2 Section: 1 Land Lot: 1178 & 1243 Parcel ID: 21 550011780210

Proposed Zoning: CUP Current Use: Undeveloped

This Application For (Check All That Apply):

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

APPLICANT REQUEST AND INTENT

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

The applicant proposes to amend the Windward Master Plan to develop the subject property into a 24 lot low-density, single-family subdivision. This development will be a Phase 2 to Ashton Woods very successful Eastgate community. The phase will be accessed via an already existing internal road with no additional curb cut onto Webb Bridge Road. By accessing the property from the internal road of Eastgate, Ashton can save on development expenses and this savings allows Ashton to set off seven (7) acres of the property as greenspace. The homes will range from 2,500 to 3,800 square feet and be marketed from the mid \$400's to \$600,000 based upon recent home sales in Eastgate.

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

- 1) The Windward Master Plan called for the subject property to be developed into offices or a business park. The Applicant proposes to amend the Master Plan to allow for a low density, single-family detached subdivision.
- 2) The City of Alpharetta 2030 Comprehensive Plan places the subject property in the Windward Activity Center which allows for CUP zoned property to be developed as high density residential which is up to 10 units per acre. The applicant proposes to amend the Comprehensive Plan to allow for low density residential as a compatible CUP use.
- 3) The applicant proposes to eliminate the fifty (50) foot buffer adjacent to the office park and replace it with a privacy fence and evergreen planting contained in each individual lot.

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

The proposal would allow for the development of a single family neighborhood of executive style homes. The subject property is currently shown as a research and development office park pursuant to the Windward Master Plan CUP zoning. The proposal would be to amend the Master Plan to allow for the executive style single family neighborhood with 2,500 to 3,800 square foot homes that will be marketed from the mid \$400's to \$600,000. The overall density is 1.55 units per acre which is very low density residential as categorized by the master plan.

CERTIFICATE REGARDING CORPORATE AUTHORITY TO PURSUE PUBLIC HEARING

1.

My name is J Christopher Brown I am the secretary, assistant secretary or other officer to whom the operating agreement has delegated the responsibility for authenticating records of the company **DUKE REALTY, LIMITED PARTNERSHIP**, (the "Property Owner Company"). I am of legal age and suffer from no disabilities which would affect my competence to give this Certificate which is being given on my own personal knowledge for use with respect to the application to rezone certain real property located in the City of Alpharetta, Georgia.

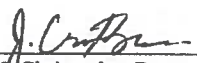
2.

In accordance with the requirements for completing a City of Alpharetta Application for Public Hearing, I hereby attest on behalf of the Property Owner Company that I have reviewed the Public Hearing Application and related documents which are being filed simultaneously therewith by the Applicant (collectively, the "Public Hearing Application") to which this Certificate is attached and hereby certify:

- (a) That the signature affixed to the Public Hearing Application is in fact the signature of the Property Owner Company or a true facsimile thereof; and
- (b) That the officer or other representative of the Property Owner Company who executed the Public Hearing Application does in fact occupy the official position indicated, that the position that the signer occupies has the authority to execute the Public Hearing Application on behalf of the Property Owner Company, and that the signature of said officer or other representative is genuine; and
- (c) That the execution of the Public Hearing Application and the filing of the Public Hearing Application by the Applicant is with the express permission of the Property Owner Company.

DUKE REALTY, LIMITED PARTNERSHIP

BY: DUKE REALTY CORPORATION



J. Christopher Brown
Regional Sr. Vice President

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Duke Realty Limited Partnership

Telephone: _____

Address: 3715 Davinci Court

Suite: 300

City Peachtree Corners

State: GA

Zip: 3092

Authorization:

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

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

☐ Annexation

☐ Special Use

☐ Rezoning

☐ Conditional Use

☐ Variance

☒ Master Plan

☐ Land Use Application

☒ Other

comprehensive plan amendment

Identify Authorized Applicant:

Name of Authorized Applicant: Duke Realty Limited Partnership

Telephone: _____

Address: 3715 Davinci Court

Suite: 300

City Peachtree Corners

State: GA

Zip: 30092

So Sworn and Attested:

Owner Signature: _____

Date: _____

Duke Realty Limited Partnership

By: Duke Realty Corporation

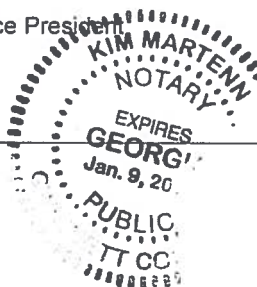
Notary: _____

J. Christopher Brown, Regional Sr. Vice President

Notary Signature: _____

Date: _____

Kim Marten



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: Duke Realty Limited Partnership

Subject Public Hearing Case: master Plan Amendment 3. Comprehensive Plan Amend.
on property on Webb Bridge Road

Campaign Contribution Information:

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

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

Name of Official: N/A

Position: N/A

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: 

Duke Realty Limited Partnership

By: Duke Realty Corporation

J. Christopher Brown, Regional Sr. Vice President

Date: 6/29/2015

DISCLOSURE FORM

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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: Duke Realty Limited Partnership

Subject Public Hearing Case: _____

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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.

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Value: _____

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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: 6-30-2015

Parks F, Huff, Attorney for Applicant

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The proposal is compatible with the surrounding uses. The proposed executive homes will compliment the office and corporate campus development in the Windward area. The proposed residential use will produce a lot less traffic on the already congested Webb Bridge Road than a comparable office or institutional development would on the same property. The proposal is also compatible with the subdivision being developed adjacent to the subject property to the east.

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

The residential subdivision will increase surrounding property values. Bringing higher priced new housing stock into the area will help surrounding office values and home values.

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

Because of the topography the property cannot be feasibly developed for offices because of the significant grading that would be necessary. This property lies at the edge of the Windward business park so converting it to single family residential does not impact the integrity of the Windward business and office development. Duke has marketed the property for over twelve years which proves the property has no reasonable economic use as zoned.

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

The proposed 47 lot subdivision would produce significantly less traffic than if it the subject property was developed for offices or similar commercial use.

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

The 47 lot subdivision would add students to the student population. However, the executive homes will have a positive impact on the tax base. The infrastructure impact would be less than if the property was developed as a corporate campus.

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

The Comprehensive Plan places the property at the very eastern edge of the Windward Activity Center. High Density Residential CUP zoning is a compatible zoning within the Windward Activity Center. Therefore, the proposed low density residential use is a decrease in intensity from the Comprehensive Plan. Additionally, to the east of the subject property is a new subdivision that is categorized as Low Density Residential, so moving the dividing line westward does not change the integrity or the intent of the land use plan.

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

The topography would require extensive grading if it were developed as offices. The topography and orientation towards Webb Bridge Road makes the property not desirable for office use. Additionally, the lack of new housing in the area makes the change of use a good fit for the 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.

BOARD OF ZONING APPEALS REVIEW CRITERIA

Please respond to the following ONLY if you are applying for a zoning variance.

Are there extraordinary and exceptional conditions pertaining to the subject property because of its size, shape, or topography? Please describe them.

Would the application of the Zoning Code standards as they relate to the subject property create an unnecessary hardship? Please explain.

Are there conditions that are peculiar to the subject property? Please describe them in detail.

Would relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the Zoning Code? Please defend your response.

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 DESCRIPTION

Being that tract or parcel of land lying and being in Land Lots 1178 and 1243, 2nd District, 1st Section, Fulton County, Georgia, and being all of Lot 4, Block A as shown on a Subdivision Record Plat for Duke Realty Limited Partnership, recorded among the Land Records of Fulton County, Georgia in Plat Book 352, Pages 30 and 31, and being more particularly described as follows:

To find the Point of Beginning, commence at a ½ inch rebar found at the common corner of aforesaid Land Lots 1178 and 1243; thence, leaving said point and running with the West Line of aforesaid Land Lot 1243, South 01° 32' 25" West, 50.90 feet to the True Point of Beginning of the herein described tract or parcel of land; thence, leaving the said Point of Beginning and said line of Land Lot 1243 and running

1. South 88° 27' 35" East, 194.72 feet; thence,
2. North 23° 21' 11" East, 191.00 feet; thence,
3. North 23° 18' 48" East, 196.99 feet; thence,
4. South 67° 27' 43" East, 85.09 feet; thence,
5. North 22° 30' 10" East, 108.51 feet; thence,
6. South 67° 30' 38" East, 729.11 feet; thence,
7. South 22° 38' 15" West, 235.85 feet; thence,
8. South 17° 00' 27" East, 116.06 feet to a point on the Northwesterly Right of Way Line of Webb Bridge Road (an apparent variable width right of way); thence, running with the said line of Webb Bridge Road
9. 96.50 feet along the arc of a curve deflecting to the left, having a radius of 4,692.00 feet and a chord bearing and distance of South 73° 06' 36" West, 96.50 feet; thence,
10. North 17° 28' 45" West, 12.00 feet; thence,
11. South 71° 37' 12" West, 147.94 feet; thence,
12. South 19° 16' 52" East, 12.00 feet; thence,
13. South 68° 58' 33" West, 263.00 feet; thence,
14. 256.23 feet along the arc of a curve deflecting to the left, having a radius of 861.00 feet and a chord bearing and distance of South 62° 11' 37" West, 255.29 feet; thence,
15. South 56° 27' 03" West, 114.10 feet; thence,
16. North 36° 19' 56" West, 28.46 feet; thence,
17. South 53° 40' 04" West, 22.00 feet; thence,
18. South 36° 19' 56" East, 27.27 feet; thence,
19. South 57° 44' 48" West, 65.28 feet; thence,
20. North 11° 00' 37" West, 27.84 feet; thence,
21. South 77° 33' 13" West, 22.00 feet; thence,
22. South 10° 48' 31" East, 22.26 feet; thence, leaving the aforesaid line of Webb Bridge Road and running
23. North 88° 33' 00" West, 206.31 feet to a ½ inch rebar found on the aforesaid west line of Land Lot 1243; thence, running with the said line of Land Lot 1243
24. North 01° 47' 56" East, 84.39 feet to a ½ inch rebar found; thence,
25. North 01° 32' 25" East, 496.77 feet to the Point of Beginning, containing 15.7355 acres of land, more or less.

Property is subject to all easements and rights of way recorded and unrecorded.

ATTACHMENT TO APPLICATION FOR PUBLIC HEARING

Application No. _____

PC Hearing: September 3, 2015

City Council Hearing: September 28, 2015

Petitioner: Duke Realty Limited Partnership

**BEFORE THE MAYOR AND CITY COUNCIL
AND THE PLANNING COMMISSION
OF THE CITY OF ALPHARETTA, GEORGIA**

STATEMENT OF INTENT FOR PUBLIC HEARING

**DETAILED STATEMENT REGARDING THE PUBLIC HEARING
APPLICATION FOR 15.73 ACRES ON WEBB BRIDGE ROAD**

The undersigned represents Duke Realty Limited Partnership (hereinafter known as "Duke") in relation to a rezoning application for 15.73 acres on the north side of Webb Bridge Road, east of North Point Parkway. Duke proposes to add Low Density Residential Use as a permitted use within the Pod 66 Windward Master Plan for a proposed 47 lot residential neighborhood as depicted in the attached site plan. The proposed density at 3 units per acre equates to Low Density Residential (LDR), although the proposed lot size is smaller than LDR. The Subject Property is located in the Windward Activity Center as defined by the 2030 Comprehensive Plan. Duke acquired the property over twelve years ago and has marketed the property for all the uses allowed by the Master Plan without any success. The property is oriented towards Webb Bridge Road and is directly across the street from a high school. The property located to the east of the subject property is currently being developed for a single

family residential subdivision. Duke believes these factors have impacted the marketing of the property for office or other uses permitted by the Windward Master Plan. Duke has significant experience in the Alpharetta office market and does not believe the subject property is marketable as such at this time or for the foreseeable future. Therefore, Duke is requesting to add as a permitted use, Low Density Residential because of the recent activity in this market. Developing the subject property for executive single family homes is appropriate given the topographical challenges that make the property a poor choice for office development. Executive homes will compliment and support the surrounding corporate campuses. Additionally, if the subject property developed as an office complex it would add significantly more traffic at peak traffic times onto Webb Bridge Road. Lastly, as residential, the overall impervious coverage is only 35% of the site, significantly lower than the maximum impervious allowed of 70%. This is important given the properties contiguity with a creek and open space.

The Applicant proposes to market the property for a residential builder that will build executive style homes with square footage ranges from 2,500 sq. ft. to 3,500 sq. ft. The homes will have two and three car attached garages and will be marketed in the \$450,000 to \$600,000 price range based upon recent new home sales in the area.

The Applicant is seeking approval of the development of the lot sizes and setbacks as detailed in the attached site plan. The CUP designation is a zoning category intended to provide development flexibility within an approved Master Plan. The original Windward Master Plan CUP was adopted by the city in 1980. Amendments were made to the Windward Master Plan in 1985, 1989 and finally in January 1993. In

December 2013, the city amended the Master Plan for Pod 66 for the adjacent 51.5 acres for Ashton Atlanta Residential for 135 homes. The Master Plan was never intended to be a static document that did not change over time to reflect changing market conditions and development challenges such as the steep topography on the subject property. The original plan called for 1000 acres of low density residential. This was amended downward to only 800 acres after Ashton's fifty acres was added. The applicant is seeking to add only an additional 15.73 acres to the low density residential category, still far less than the original plan called for.

Duke has a record of successfully developing and marketing office property in Alpharetta and if the property was suited for this use, Duke would have successfully developed the property over the last twelve years. Duke believes that Low Density Residential development of the property that would allow the construction of executive style homes is the best and only practical use for the property.

Respectfully submitted this 30 day of June, 2015.

SAMS, LARKIN, HUFF & BALLI, LLP

By: 

PARKS F. HUFF
Attorney for Applicant



GSWOC LEVEL II CERTIFIED
DESIGN PROFESSIONAL #06744
(EXP. 02.17.2018)

280 SETTINDOWN COURT
ROSWELL, GEORGIA 30075
PHONE 770.331.7303
FAX 678.352.1515

THESE PLANS ARE THE PROPERTY OF CHRISTOPHER PLASSON & ENGINEERING (CP&E). THESE DOCUMENTS MAY NOT BE COPIED, REPRODUCED, USED OR EMPLOYED IN ANY WAY, IN PART OR IN WHOLE, WITHOUT THE WRITTEN CONSENT OF CP&E. ALL COMPANY LOGO, MARKS OR COPYRIGHT ARE RESERVED AND WILL BE PROTECTED.

TONING PLAN

FOR:

EASTGATE

PHASE II

LAND LOTS 1113, 1176, 1179, 1180,
1242, & 1243
2ND DISTRICT, 1ST SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

FOR:

DUKE REALTY

3715 DAVINCI COURT, SUITE 300
PEACHTREE CORNERS, GEORGIA 30092

CONTACT:
WES HARDY
PHONE 770.638.2522

REVISIONS

10.30.2015 ADDED TREE SURVEY INFO

SITE ANALYSIS		
PHASE 3 SITE AREA		18.72 ACRES
PREPARED YIELD		24 LPS
PROPOSED DENSITY		1.63 UNITS/AC
RETENTION BREAKDOWN	50' SIDE LOTS	75' SIDE LOTS
LOTS FRONTING	22 LOTS	22 LOTS
MIN. LOT WIDTH	80 FEET	75 FEET
MIN. LOT DEPTH	130 FEET	130 FEET
MIN. LOT AREA	0.000 SF	0.000 SF
MIN. LOT FRONTAGE	30 FEET	30 FEET
LOT RETRACTION		
FRONT	10 FEET	10 FEET
SIDE	0 FEET	10 FEET
CORNER SIDE	10 FEET	10 FEET
REAR	30 FEET	30 FEET
MIN. FOUNDATION SEPARATION		

MOT

1. SURVEY INFORMATION TAKEN FROM BOUNDARY SURVEY BY CLARENCE LAND SURVEYING & TOPO FROM PLATON C2.
2. TREE INFORMATION TAKEN FROM TREE SURVEY FOR DUNE REALTY BY TERRAMARK DATED 18.30.2013. TREE NUMBERS SHOWN CORRESPOND TO SPECIMEN ANALYSIS APPENDIX A (CRITICAL ROOT ZONES SHOWN ON SPECIMEN TREES ONLY).

Course	Bearing	Distance
1	117° 25' 0"	12.20
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98	117° 25' 0"	12.20
99	117° 25' 0"	12.20
100	117° 25' 0"	12.20

Curve	Radius	Length	Chord	Chord Bear.
C1	4892.00	64.51	64.51	27.00 28" W
C2	2727.00	32.26	32.26	13.50 28" W



0 30' 60' 120' 240'

SCALE: 1" = 60'

DATE: OCTOBER 18, 2016 CP&E DRAWING NO: 2012158.20x1_101516.dwg

ZONING PLAN

SHEET NO.

Z.1

Lot	Square Footage
201	6615
202	6760
203	13175
204	10591
205	6708
206	6708
207	6708
208	11285
209	11816
210	6625
211	8103
212	6782
213	8364
214	7512
215	6160
216	6744
217	6053
218	6053
219	6074
220	7288
221	7700
222	8236
223	9207
224	9076
Average	7930.958333

Preliminary Trip Generation Report

Applicant: Duke Realty Limited Partnership

Location: 15.73 acres on Webb Bridge Road, Alpharetta, Georgia

<i><u>ITE Code</u></i>	<i><u>Anticipated Land Use</u></i>	<i><u>Acres</u></i>	<i><u>GFA</u></i>	<i><u># of Units</u></i>	<i><u>AM Peak Hour Trips</u></i>	<i><u>PM Peak Hour Trips</u></i>
210	Single-Family Detached	15.73	N/A	24	23	28

NORTH POINT PARKWAY
FX4 EASTSIDE DRIVE
(120' RIGHT OF WAY)



TRF NUMBERS SHOWN
B/E CORRESPONDING NUMBER
(IN APPENDIX A SPECIFICATIONS AND YRS
SHEETS ON PAGE 1 OF

FREE NUMBER SHOWN
SEE CORRESPONDING NUMBER
IN APPENDIX A. SPECIAL ANALYSIS
SHEETS ON PAGE 1 OF 2

LEGEND

	CURB AND GUTTER (C&G)
	FEICE
	HANDRAIL
	STORM DRAIN LINE
	SANITARY SEWER
	WATER LINE
	Gas LINE
	UNDERGROUND POWER LINE
	OVERHEAD POWER LINE
	COMMUNICATION
	TOPOGRAPHIC CONTOUR
	PROPERTY LINE

TREE LEGEND (ABBREVIATIONS)					
	DECIDUOUS (TREE)	BAC BOH CH CNY CYP FUR GINKG GLAB HIC	BIRCH BETCH CHINESE SPRUCE CHERRY CYPRESS FIR GINKGO SHEDD GUM HICKORY	ELY HWF MAQ MAP OAK OAK PEAR POD BYC	HOLLY HARDWOOD HAWTHORNE MAPLE OAK ORNAMENTAL PEAR POPLAR SYCAMORE
	CONIFEROUS (TREE)				

[illegible]

WEBB BRIDGE ROAD
(60' RIGHT OF WAY)



Accession No.	Year	Page	Signature	Date
Barrett 2000	2000	11		
Barrett 2000	2000	12		
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TREE SURVEY
 FOR
 DUKE REALTY
 (WEBB BRIDGE ROAD & NORTH POINT PARKWAY)
 LOCATED IN
 LAND LOTS 1178, 1243, & 1260, 2ND DISTRICT 1ST & 2ND SECTION
 CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

15-09-01-01 Ashton
Woods Duke City of
Alpharetta
Arborist Report

Reference UDC
Alpharetta, Georgia



Location Map



All of the following information is based upon visual field observations and 25 years of practical horticultural experience. No scientific or lab tests have been performed. I certify that all information in this report is true and inclusive to the best of my knowledge and is prepared in good faith.

Outdoor Spaces, LLC

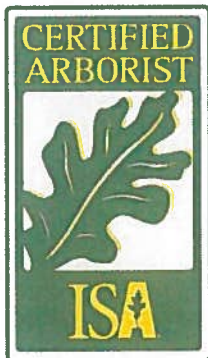
A handwritten signature in blue ink, appearing to be 'Scott Hall'.

By Scott Hall, Owner

On Site Specimen Evaluation Date: October 12th, 13th, 14th, 15th and 17th, 2015

Report Date: October 20, 2015

Revised Date:



Outdoor Spaces, LLC
Scott Hall, Owner
RLA, Certified Arborist
Certificate Number: SO-5434A
404-328-6561 Cell
678-965-4784 Fax
scottandcyrena@bellsouth.net

Warranty Disclaimer:

No warranties express or implied are made with respect to the report of aforementioned specimen trees. It is understood the OWNER makes use of this report by the ARBORIST at OWNER's sole risk and that the report is provided as best judgment opinion. In no manner does this report guarantee the life or imply any length of life span of the trees that are determined to be specimens.

Arborist Note:

Due to certain species and undesirable traits, some trees shall be considered in poor condition if the following is true. Numerous trees grown in a native setting may appear to grow as multi-trunk; however this is not desirable in most trees. Most trees that have multi-trunks at the base are usually created when two separate trees grow together or the tree branches off at an early age and they become Co-Dominate Leaders. Either scenario is an undesirable condition for most trees because they both create weak crotches, included bark and/or a prime place for debris and water to get trapped that will always cause decay. In this case these trees become a life safety issue and can not be considered specimen trees.

Some trees are an exception to this rule, such as, but not limited to:

Crape Myrtles, Birches, Wax Myrtles, Red Buds, Fringe Trees, Dogwoods, Hollies, Cedars, Sourwoods, Sweet Bay Magnolias, Red Bays and Live Oaks.

These are an exception because they naturally create sucker growth from the roots and/or trunk or do not typically have the life safety issues because they are not large growing trees.

Reference: **Sinclair, Wayne A., 1936. Diseases of Trees and Shrubs / Wayne A. Sinclair and Howard H. Lyon.-2nd ed. Published 2005**

ARTICLE III. LAND DEVELOPMENT ACTIVITIES

SECTION 3.2 TREE PROTECTION

3.2.1 DEFINITIONS

Caliper. A standard of trunk measurement for understory or replacement trees. Caliper inches are measured at the height of 6 inches above the ground for trees up to and including 4 inch caliper and 12 inches above the ground for trees larger than 4 inch caliper.

Diameter Breast-Height (DBH). The standard measure of overstory tree size (for trees existing on a site). The tree trunk is measured at a height of 4 ½ feet above the ground. If a tree splits into multiple trunks below 4 ½ feet, measure the trunk at its most narrow point beneath the split.

Hardwood Tree. Any tree that is not coniferous (cone bearing). This definition is based on the colloquialism, and does not necessarily reflect any true qualities of the tree.

Softwood Tree. Any coniferous (cone bearing) tree. This definition is based on the colloquialism, and does not necessarily reflect any true qualities of the tree.

Specimen Tree. Any tree which qualifies for special consideration for preservation due to its size, type, condition, location or historical significance. See additional requirements for Specimen Trees in Appendix B.

Tree. Any living, self-supporting woody or fibrous plant which normally obtains a diameter breast height of at least three (3) inches, and typically has one (1) main stem or trunk and many branches.

Understory. Those trees that grow beneath the overstory, and will generally reach a mature height of under 40 feet.

APPENDIX B

SPECIMEN TREES

Some trees on a site warrant special consideration and encouragement for conservation. These trees are referred to as Specimen Trees.

The following criteria are used by the Director to identify specimen trees.

A Specimen Tree is any tree which qualifies for special consideration for preservation due to its size, type, condition, location, or historical significance and is determined by the City Arborist, prior to development, to be in overall good health without the aid of a specialized care plan according to accepted ISA practices, and which also meets the minimum size criteria set forth below.

Size Criteria

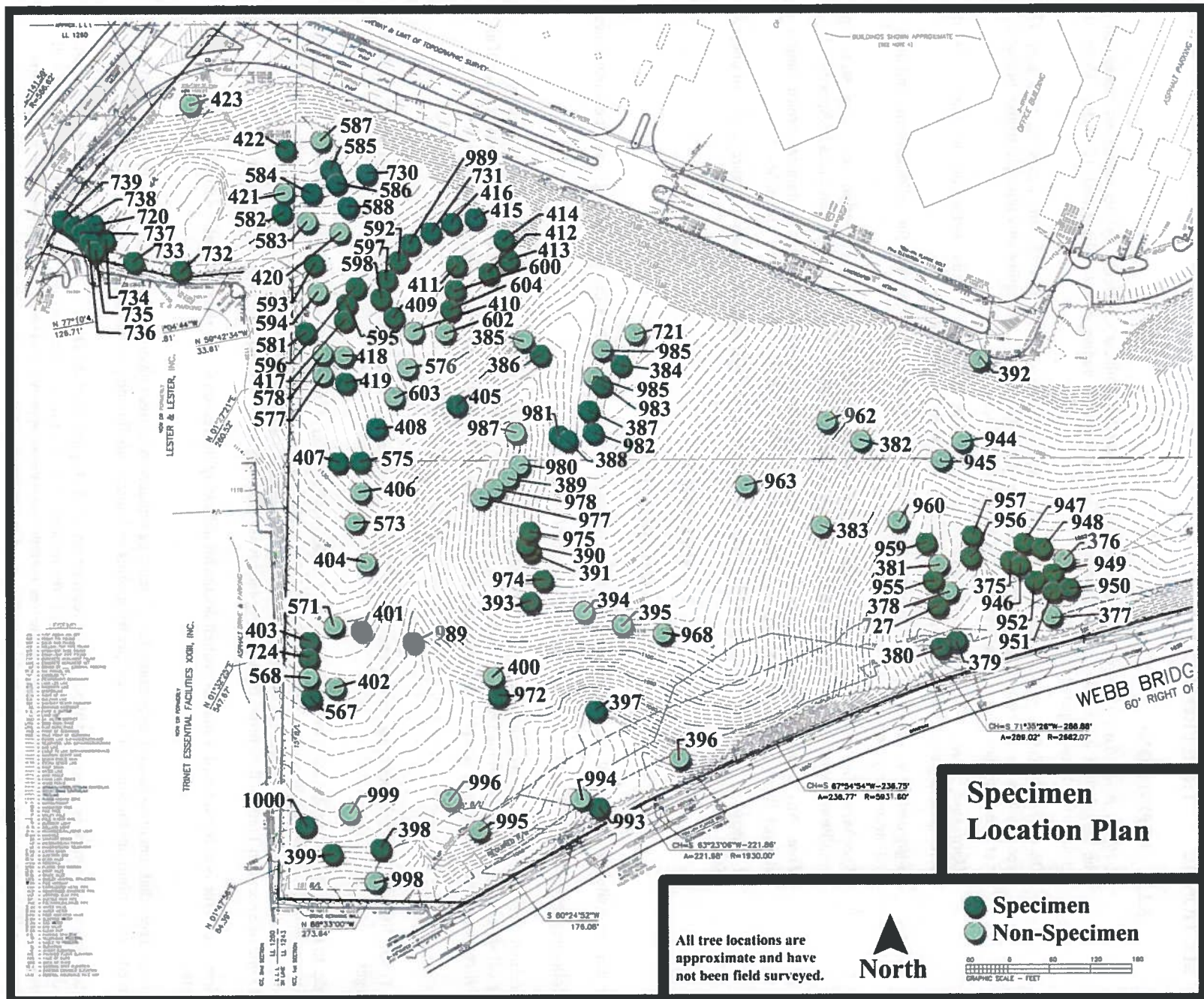
Pine Trees: 30-inch (30") diameter or larger Overstory Trees: 24-inch (24") diameter or larger Understory Trees: 8-inch (8") diameter or larger

In order to encourage the conservation of Specimen Trees and the incorporation of these trees into the design of projects, additional density credit will be given for Specimen Trees, which are successfully saved by a design feature specifically designated for such purpose. Credit for any Specimen Tree thus saved would be two (2) times the assigned unit value shown in Table 3.4. The Critical Root Zone of Specimen Trees will be protected with hog-back/wire-back tree save fencing with metal support poles.

If a Specimen Tree is to be removed, a plan or written document indicating the reason for the removal must be submitted to the Director.

Specimen Trees that cannot be saved (see Section 3.2.13) must be replaced with trees having three (3) times the unit value of the tree removed with a minimum four-inch (4") tree caliper by species with potentials for comparable size and quality.

Any Specimen Tree which is removed without the appropriate review and approval of the Director must be replaced by trees with a total density equal to eight (8) times the unit value of the tree removed with a minimum four-inch (4") tree caliper. Size alone will determine whether a tree was a specimen quality if the tree is removed without approval and there is no evidence of its condition. Violations will be subject to the applicable penalties as described in Section 3.2.19.



Appendix A
Specimen Analysis

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)
944	20" Sourwood	Poor	Poor	No	2 Co-dominate with 1 dead and main limb dead on the other. Severe decay in crotch.	1-2
945	18" Sourwood	Poor	Poor	No	2 Co-dominate with 1 dead. Severe decay in crotch.	3
957	9" Sourwood	Good	Good	Yes		
959	9" Sourwood	Good	Good	Yes		
960	23" Sourwood	Poor	Poor	No	3 Co dominate with 1 dead and severe decay in wound on other.	4
956	9" Dogwood	Fair	Good	Yes		
375	9" Sourwood	Good	Good	Yes		
946	10" Sourwood	Good	Good	Yes		
947	9" Sourwood	Good	Good	Yes		
948	9" Sourwood	Good	Good	Yes		
376	9" Dogwood	Poor	Poor	No	Cavity with decay.	5
949	10" Sourwood	Good	Good	Yes		
952	11" Sourwood	Good	Good	Yes		
951	10" Sourwood	Good	Good	Yes		
950	11" Dogwood	Good	Good	Yes		
377	12" Dogwood	Poor	Poor	No	2 Co dominate with 1 dead.	6
378	10" Sourwood	Poor	Poor	No	2 Co-dominate with 1 dead.	
727	12" Dogwood	Fair	Good	Yes		
379	10" Sourwood	Good	Good	Yes		
380	11" Sourwood	Good	Good	Yes		
955	11" Sourwood	Good	Good	Yes		
381	8" Sourwood	Poor	Poor	No	Long cavity with decay.	7
382	25" White Oak	Good	Poor	No	2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	
962	30" Hickory	Fair	Poor	No	4 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	
383	25" Post Oak	Poor	Poor	No	20' Long cavity. Main limb gone.	8-9
963	27" Post Oak	Fair	Poor	No	2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Small wound recently created.	
721	14" Sourwood	Poor	Poor	No	3 Co-dominate with 1 dead.	

Appendix A
Specimen Analysis

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)
384	25" Southern Red Oak	Good	Good	Yes		
985	11" Sourwood	Poor	Poor	No	Central leader dead. Decay at base of tree.	10
385	31" Post Oak	Poor	Poor	No	2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Extensive decay in trunk.	11
386	24" Southern Red Oak	Good	Good	Yes		
983	8" Sourwood	Good	Good	Yes		
984	15" Sourwood	Poor	Poor	No	3 Co-dominate with 2 dead.	
387	24" White Oak	Good	Good	Yes		
982	18" Sourwood	Good	Good	Yes		
388	26" Chestnut Oak	Good	Good	Yes		
981	10" Sourwood	Good	Good	Yes		
987	28" White Oak	Poor	Poor	No	2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	
977	32" Tulip Poplar	Poor	Poor	No	2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	
978	9" Sourwood	Poor	Poor	No	Cavity at base with decay.	12-13
389	9" Sourwood	Poor	Poor	No	Large wound exposing heartwood	14
980	9" Sourwood	Poor	Poor	No	In decline with severe dieback.	15
975	17" Sourwood	Good	Good	Yes		
390	11" Sourwood	Good	Good	Yes		
391	14" Sourwood	Good	Good	Yes		
392	21" Willow Oak	Good	Good	No	Not of specimen size. Off site tree.	
974	9" Sourwood	Good	Good	Yes		
393	8" Sourwood	Good	Good	Yes		
394	27" Chestnut Oak	Poor	Poor	No	2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	
395	24" Post Oak	Poor	Poor	No	In decline with severe rot in trunk. 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	16
968	14" Sourwood	Poor	Poor	No	2 Co-dominate with 1 dead.	

Appendix A
Specimen Analysis

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)
396	30" Post Oak	Poor	Poor	No	Deep cavity in trunk at base. Trunk sounds hollow.	17
994	29" White Oak	Poor	Poor	No	2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	
993	25" White Oak	Good	Excellent	Yes		
397	24" Tulip Poplar	Good	Good	Yes		
995	37" Southern Red Oak	Poor	Poor	No	2 Co-Dominate Leaders with decay in crotch. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	18
398	27" Post Oak	Good	Good	Yes		
998	25" White Oak	Poor	Poor	No	In severe decline with several main limbs dead/gone. Several cavities with decay.	19-20
399	25" Southern Red Oak	Good	Good	Yes		
1000	28" Tulip Poplar	Good	Good	Yes		
999	36" Southern Red Oak	Poor	Poor	No	Decay in trunk with fruiting bodies on trunk. 2 Co-Dominate Leaders with decay in crotch. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	21
996	27" Tulip Poplar	Poor	Poor	No	Large hollow cavity and fruiting bodies on root crown.	22-23
972	27" Southern Red Oak	Good	Good	Yes		
400	25" Tulip Poplar	Poor	Poor	No	Several fruiting bodies on root crown	24-25
989	27" Southern Red Oak	Good	Good	Yes		
401	27" Southern Red Oak	Good	Good	Yes		
402	31" Tulip Poplar	Poor	Poor	No	2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	
567	10" Dogwood	Good	Good	Yes		
568	10" Dogwood	Poor	Poor	No	In severe decline with several main limbs dead/gone.	
724	10" Dogwood	Good	Good	Yes		
403	8" Dogwood	Good	Good	Yes		

Appendix A
Specimen Analysis

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)
571	32" Tulip Poplar	Fair	Poor	No	2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	
404	33" Southern Red Oak	Fair	Poor	No	Cavity at base holding water. 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	26
573	44" Southern Red Oak	Fair	Poor	No	2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	
405	25" Hickory	Fair	Poor	No	2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	
406	31" Post Oak	Poor	Poor	No	2 Co-Dominate Leaders with 1 dead. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	27
575	11" Dogwood	Fair	Fair	Yes		
407	8" Dogwood	Good	Good	Yes		
408	10" Sourwood	Good	Good	Yes		
603	32" Post Oak	Poor	Poor	No	Hollow cavity at base of tree. 2 Co-Dominate Leaders with 1 dead. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	28
576	10" Dogwood	Poor	Poor	No	Cavity with decay from missing main limb	29
409	8" Dogwood	Good	Good	Yes		
410	9" Sourwood	Poor	Poor	No	Large cavity with decay.	30
602	11" Sourwood	Poor	Poor	No	In decline with severe dieback. Large cavity with decay.	31
604	10" Sourwood	Good	Good	Yes		
600	11" Sourwood	Good	Good	Yes		
411	8" Sourwood	Good	Good	Yes		
412	8" Sourwood	Good	Good	Yes		
413	8" Sourwood	Good	Good	Yes		
414	10" Sourwood	Good	Good	Yes		
415	8" Sourwood	Good	Good	Yes		
416	8" Sourwood	Good	Good	Yes		
589	9" Sourwood	Good	Good	Yes		
731	10" Sourwood	Good	Good	Yes		
592	11" Sourwood	Good	Good	Yes		

Appendix A
Specimen Analysis

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)
597	10" Sourwood	Good	Good	Yes		
598	11" Sourwood	Good	Good	Yes		
596	10" Sourwood	Good	Good	Yes		
595	10" Sourwood	Good	Good	Yes		
417	10" Sourwood	Good	Good	Yes		
418	18" Sourwood	Poor	Poor	No	Several hollow cavities with decay.	32-33
578	14" Dogwood	Poor	Poor	No	2 Co-dominate with 1 dead. Severe decay in crotch.	34
577	25" Tulip Poplar	Fair	Poor	No	2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	
419	10" Sourwood	Good	Good	Yes		
581	10" Sourwood	Good	Good	Yes		
594	14" Dogwood	Fair	Poor	No	Severe decay in crotch.	35
593	13" Sourwood	Good	Good	Yes		
420	10" Sourwood	Poor	Poor	No	80% Radial dieback with severe decay.	36
588	12" Sourwood	Good	Good	Yes		
730	10" Sourwood	Good	Good	Yes		
585	11" Sourwood	Good	Good	Yes		
586	12" Sourwood	Good	Good	Yes		
584	8" Sourwood	Good	Good	Yes		
583	31" Southern Red Oak	Fair	Poor	No	2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	
582	30" Tulip Poplar	Excellent	Excellent	Yes		
421	8" Sourwood	Poor	Poor	No	Numerous cavities with decay. Cavity at base with decay.	37
586	26" Tulip Poplar	Fair	Poor	No	2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	
422	24" Tulip Poplar	Good	Good	Yes		
423	27" Pecan	Poor	Poor	No	3 Co-dominate with 1 gone leaving a cavity with decay and several fruiting bodies.	38
732	38" Scarlet Oak	Good	Good	Yes		
733	38" Scarlet Oak	Good	Good	Yes		
735	15" Flowering Cherry	Good	Good	Yes		
736	12" Flowering Cherry	Good	Good	Yes		
737	15" Flowering Cherry	Good	Good	Yes		

Appendix A
Specimen Analysis

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)
738	11" Flowering Cherry	Good	Good	Yes		
739	12" Flowering Cherry	Good	Good	Yes		
734	15" Flowering Cherry	Good	Good	Yes		
720	10" Flowering Cherry	Good	Good	Yes		



Photo 1

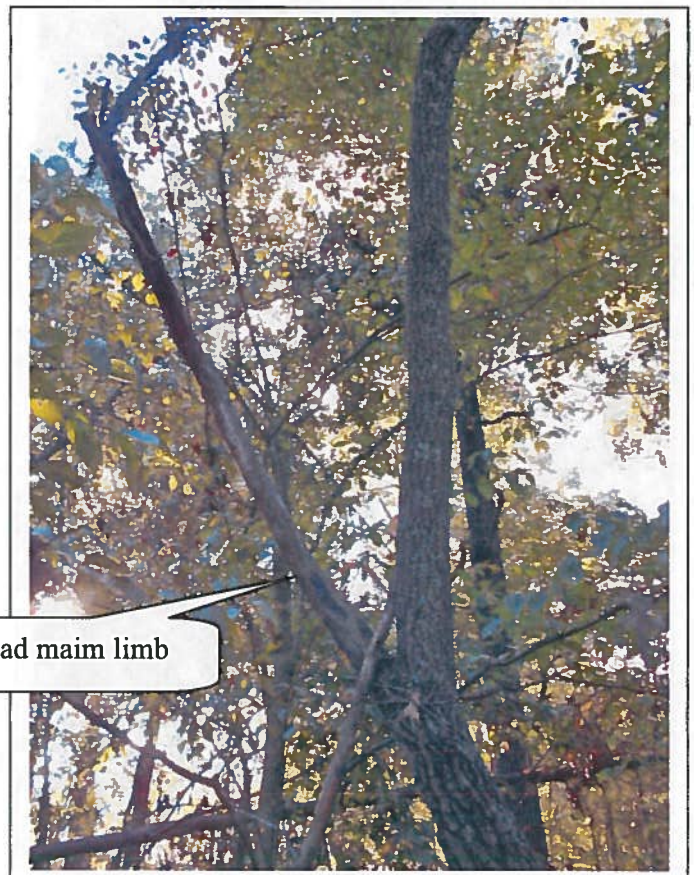


Photo 2

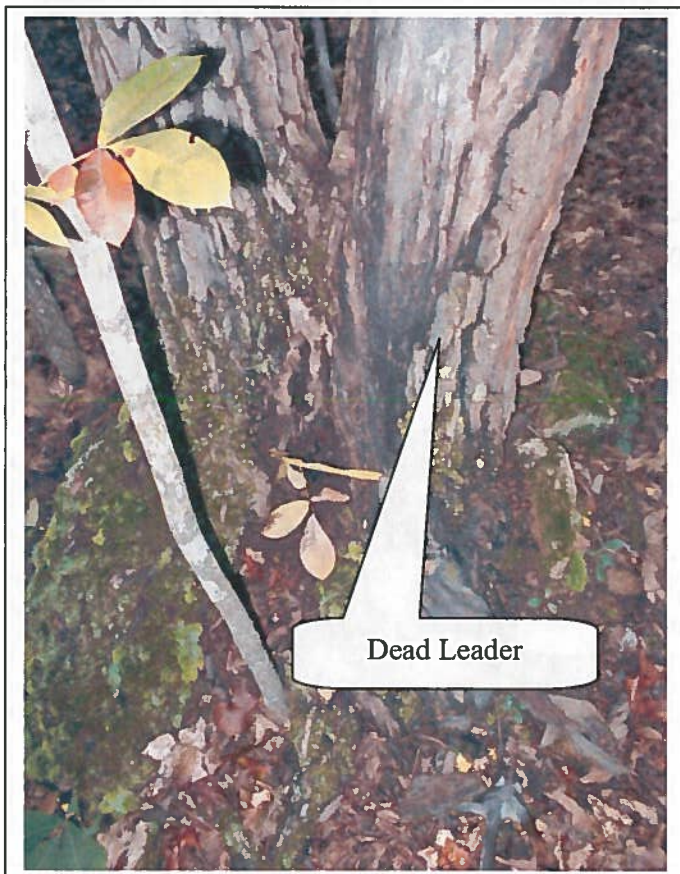


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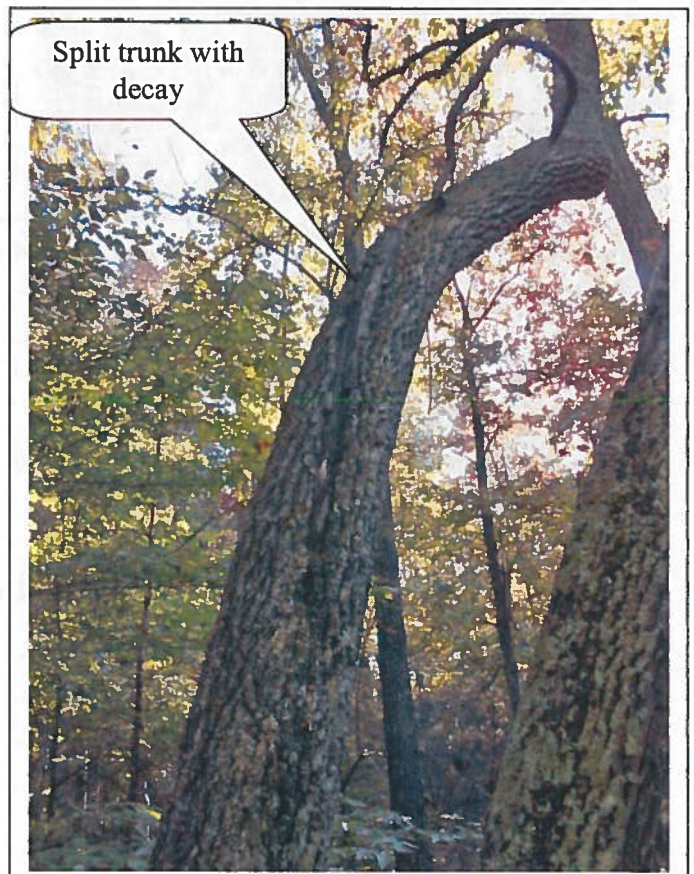
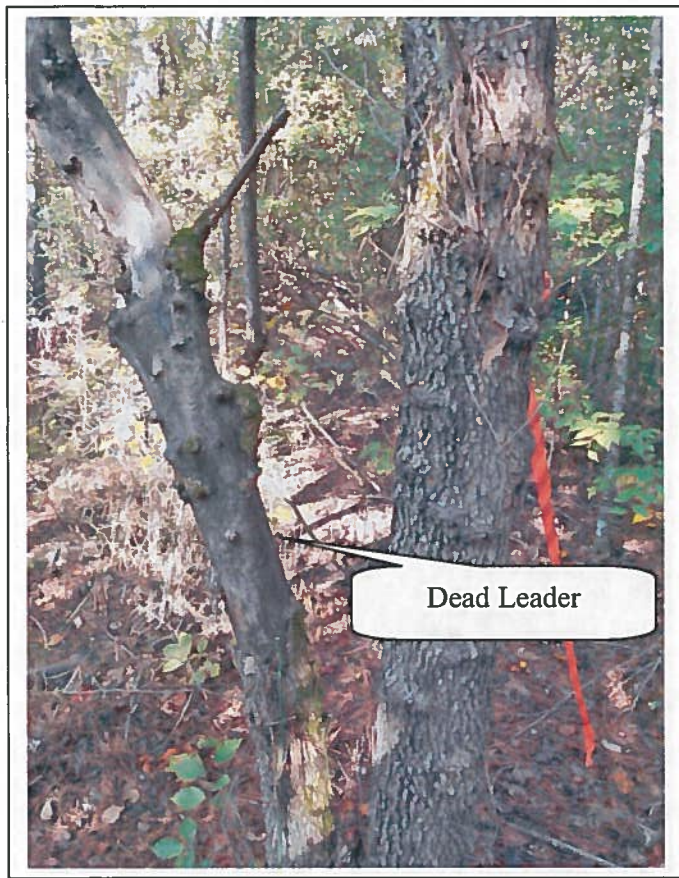


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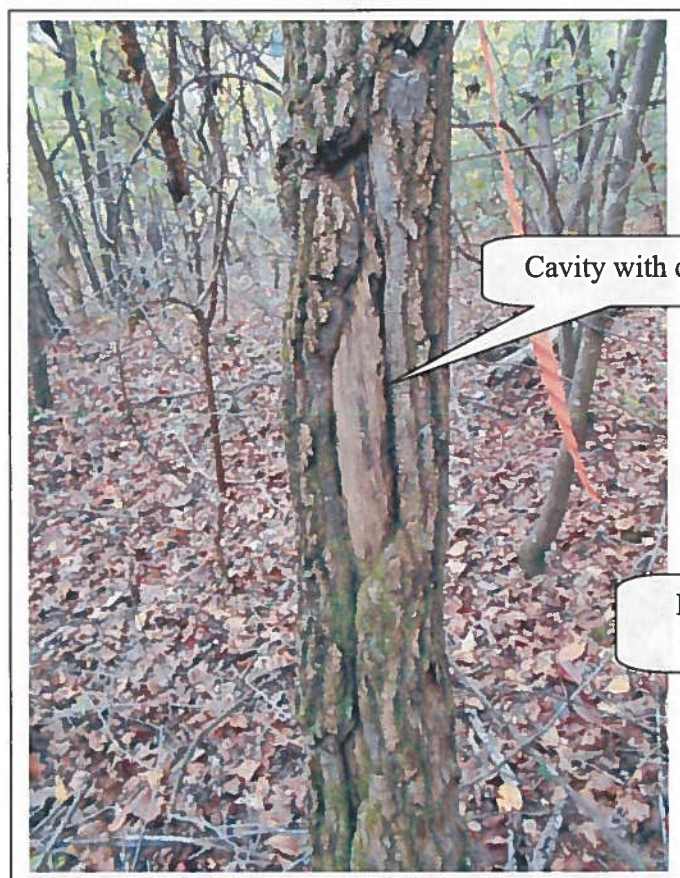
Decay in crotch

Photo 5



Dead Leader

Photo 6



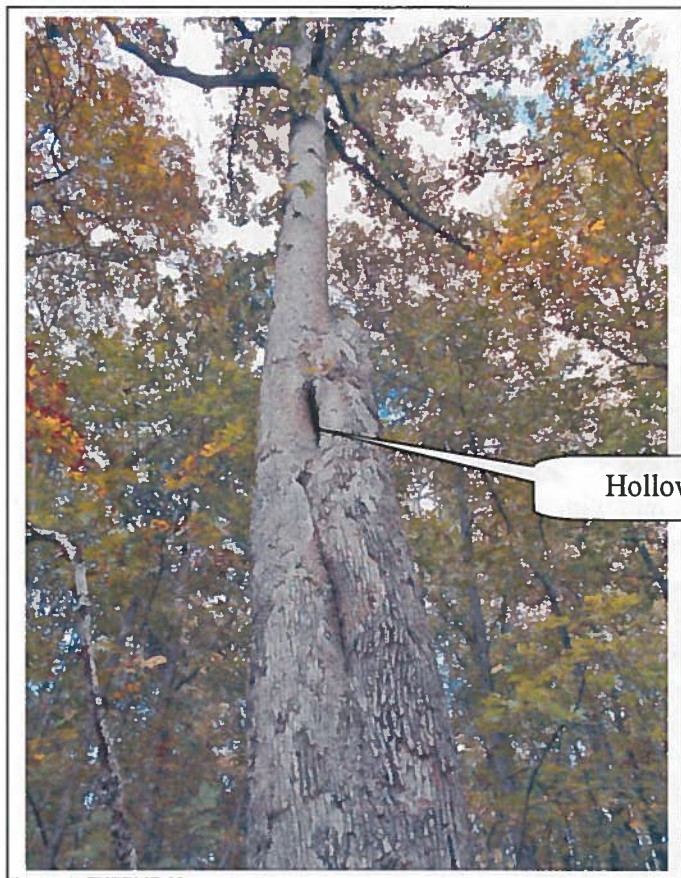
Cavity with decay

Photo 7



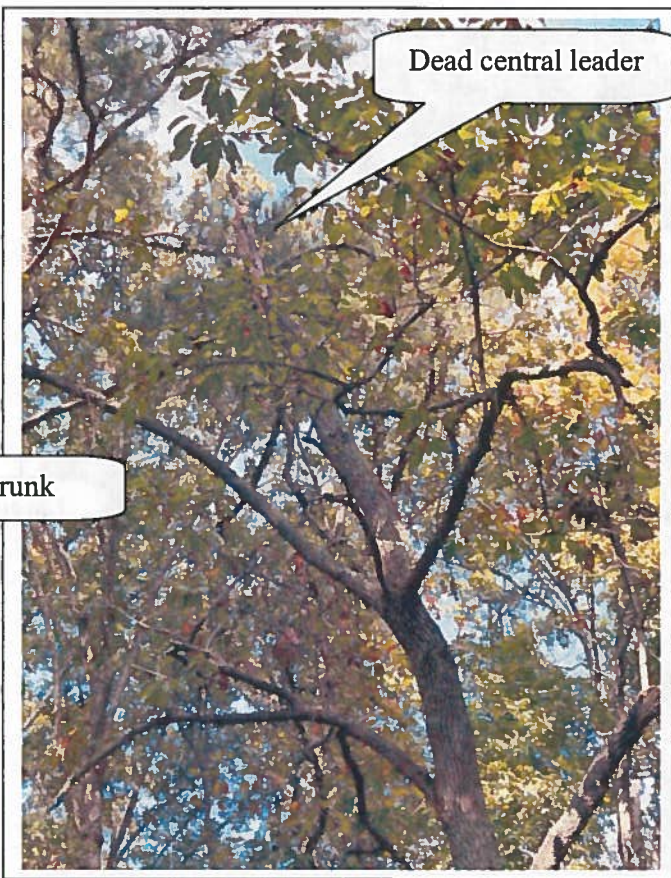
Deep hollow cavity

Photo 8



Hollow trunk

Photo 9



Dead central leader

Photo 10



Hollow trunk

Photo 11



Split trunk with decay

Photo 12

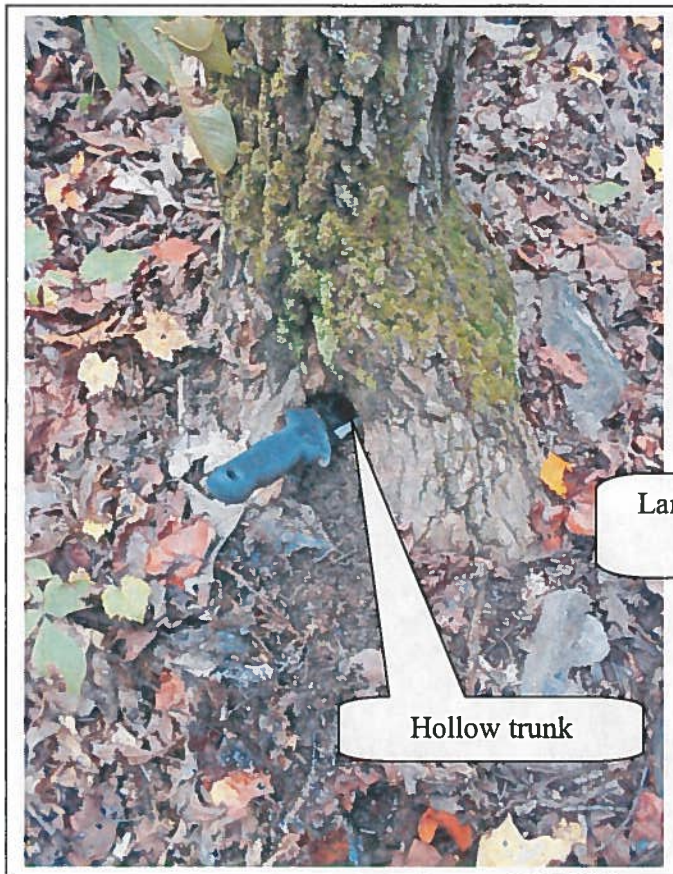


Photo 13



Photo 14



Photo 15

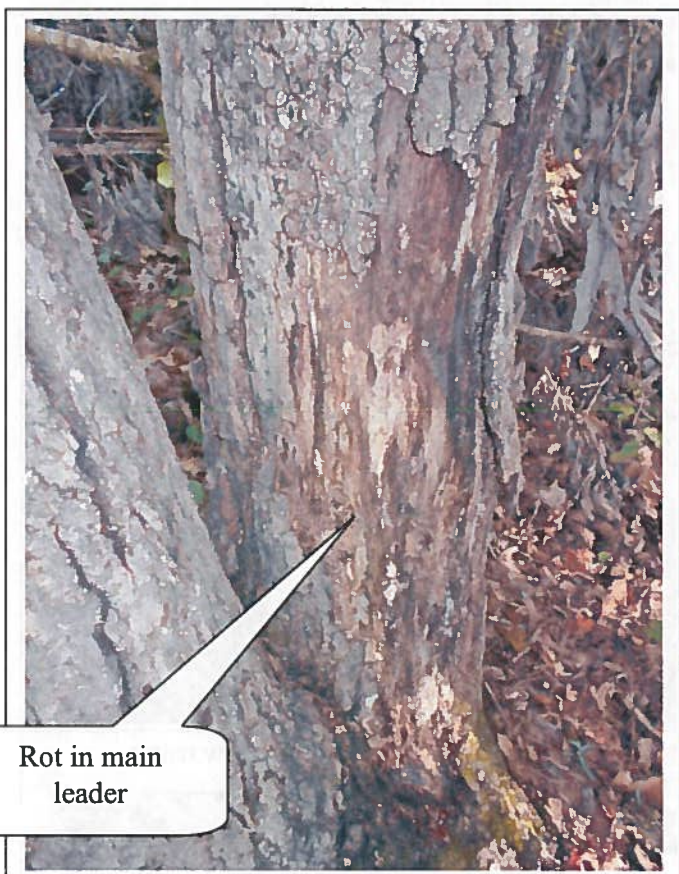


Photo 16

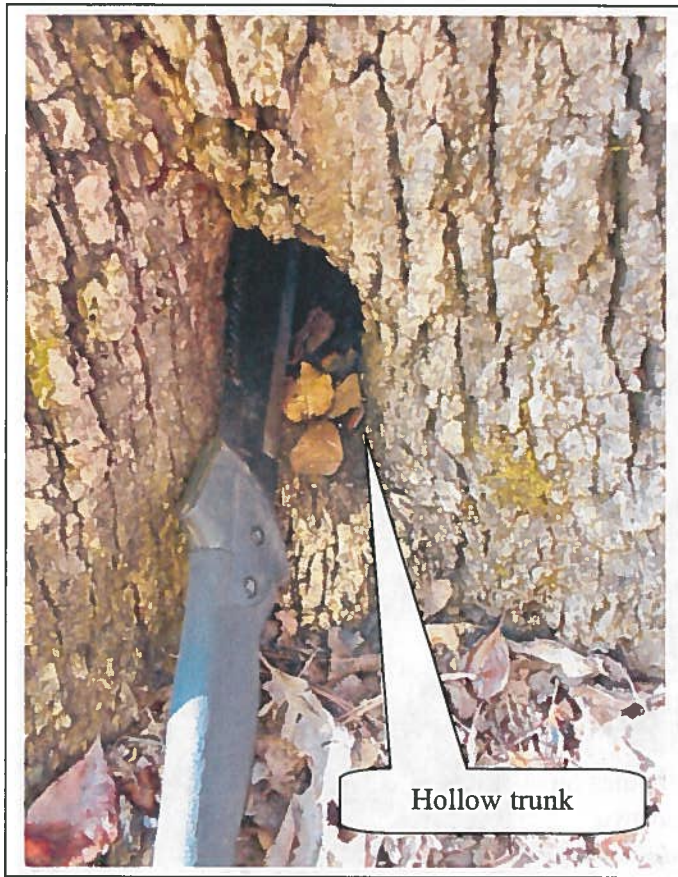


Photo 17

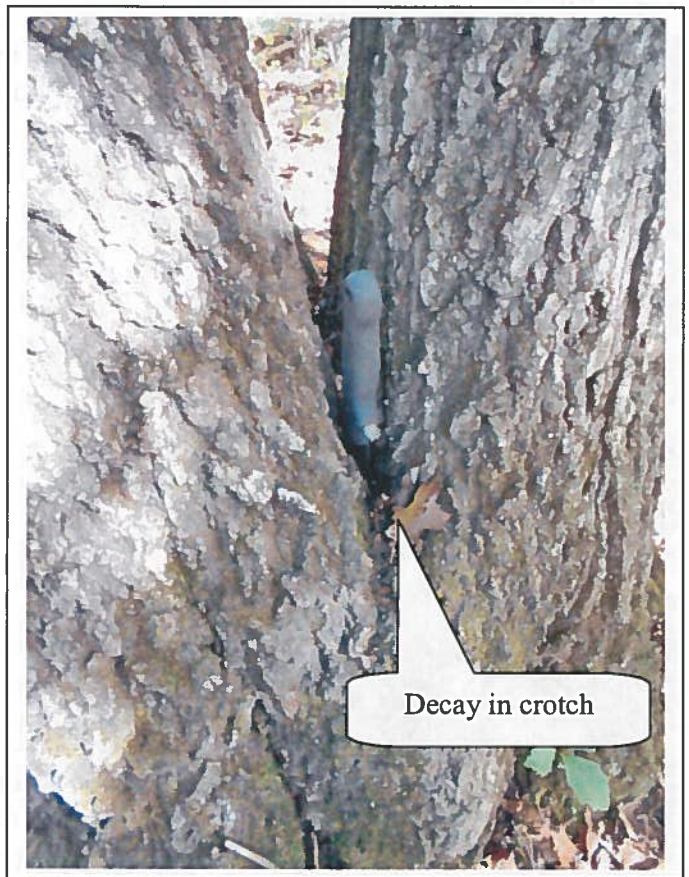


Photo 18



Photo 19

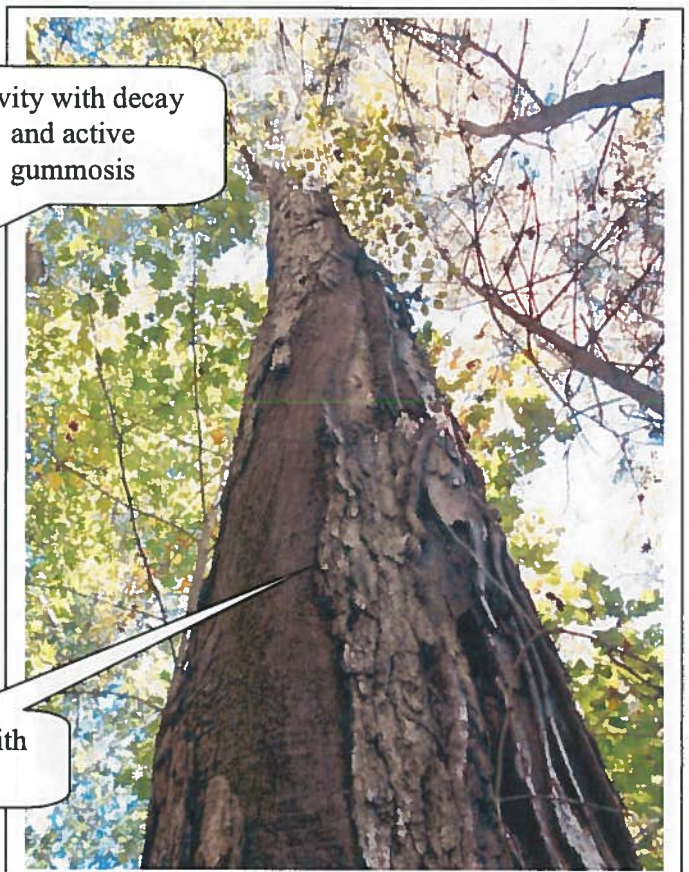
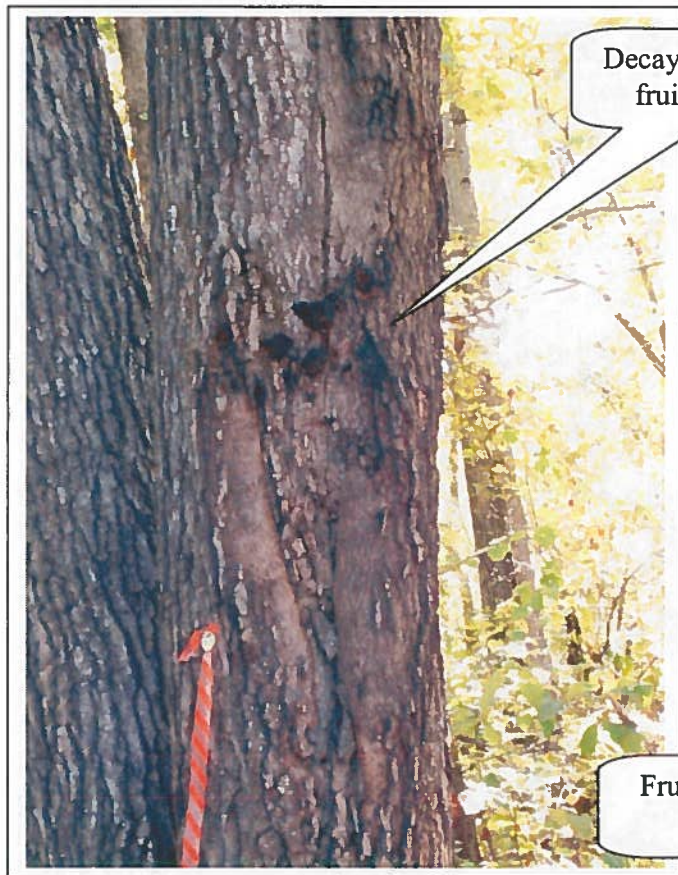
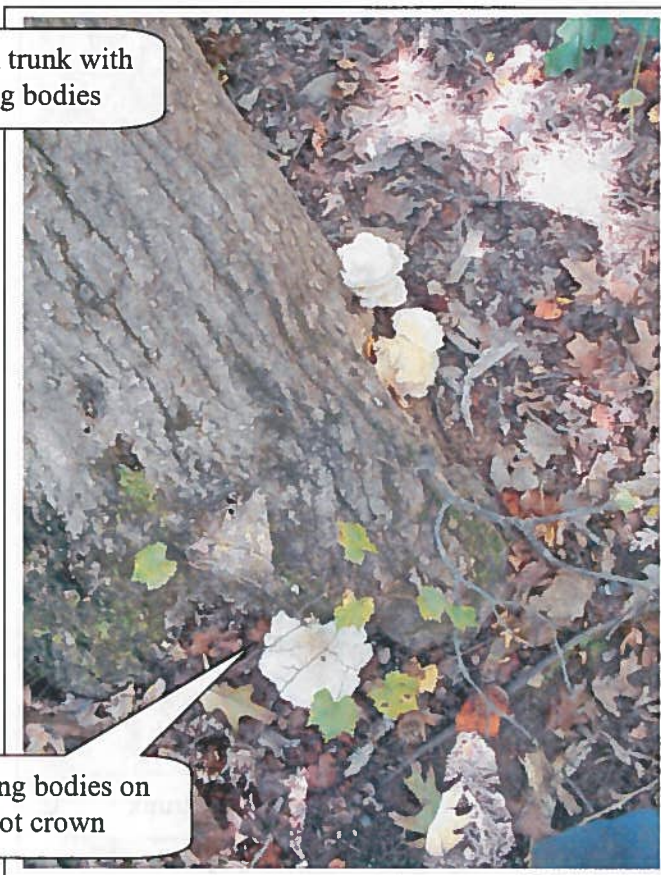


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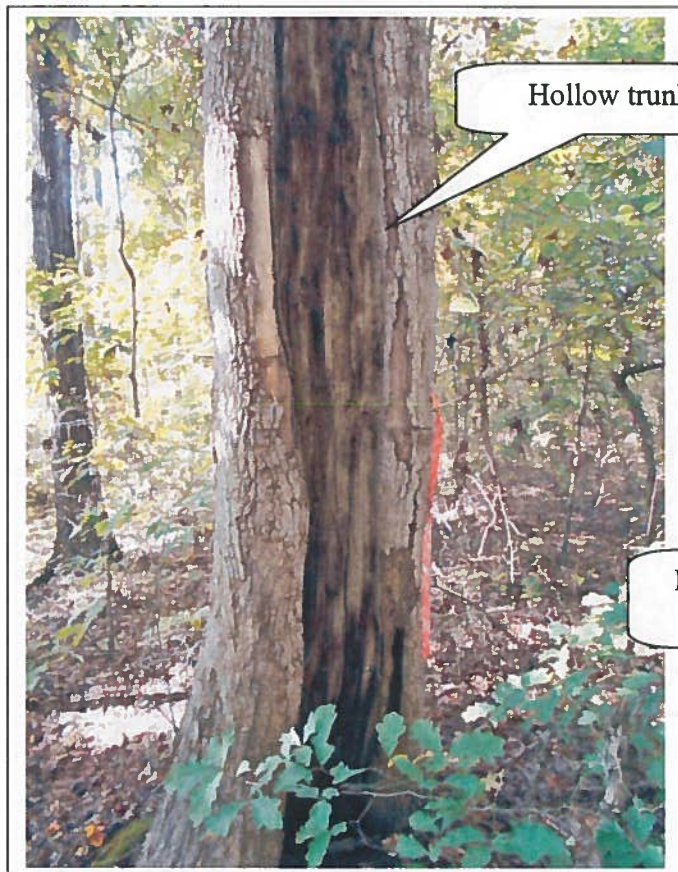
Decay in trunk with
fruiting bodies

Photo 21



Fruiting bodies on
root crown

Photo 22



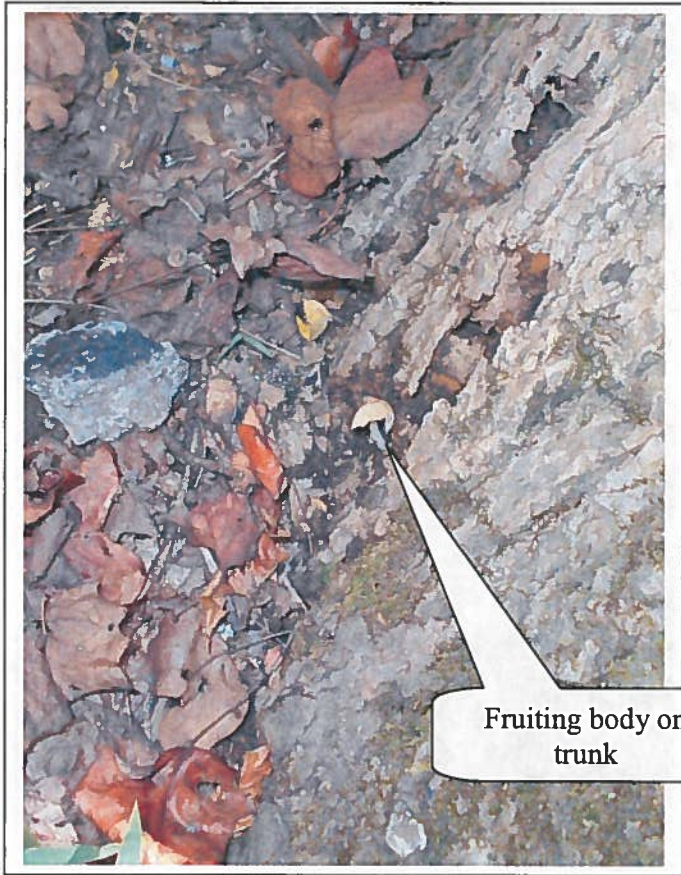
Hollow trunk

Photo 23



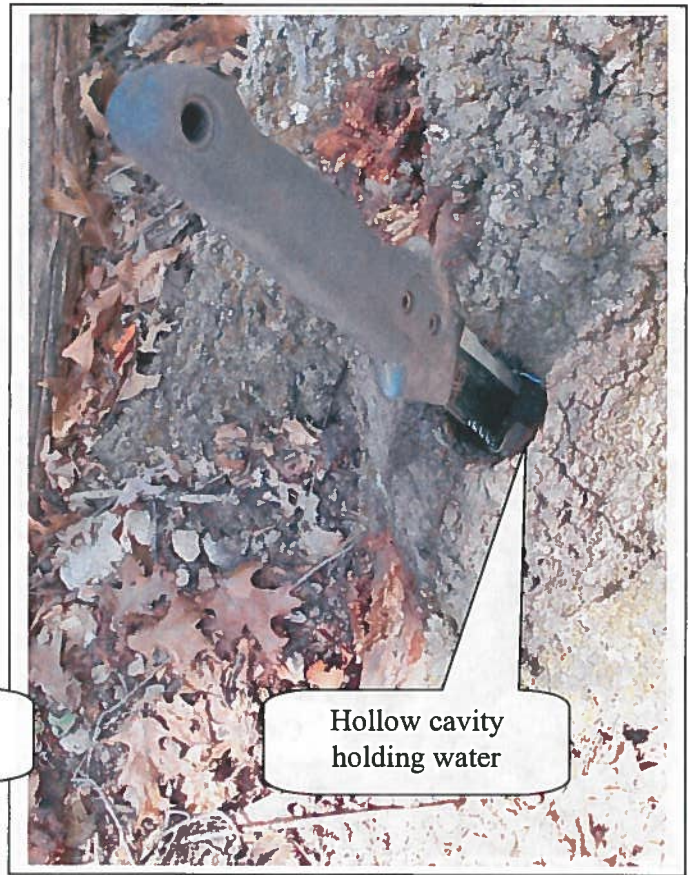
Fruiting bodies
on root crown

Photo 24



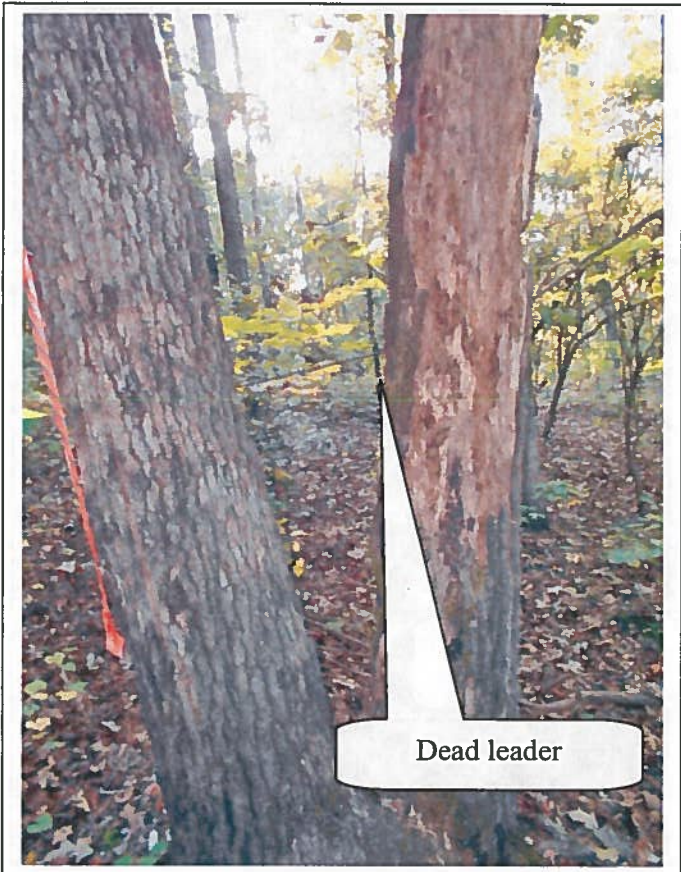
Fruiting body on trunk

Photo 25



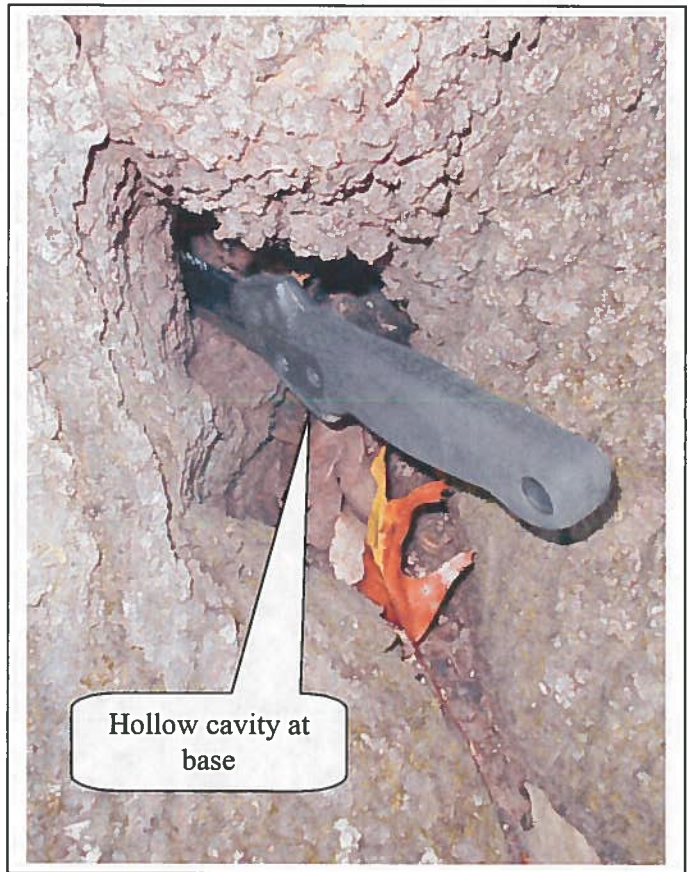
Hollow cavity holding water

Photo 26



Dead leader

Photo 27



Hollow cavity at base

Photo 28



Photo 29

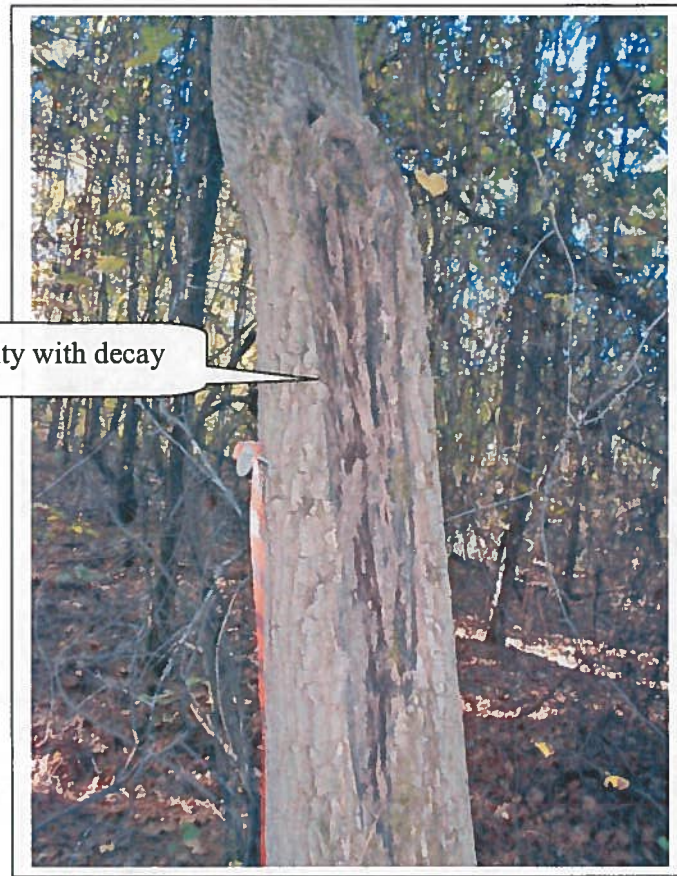


Photo 30

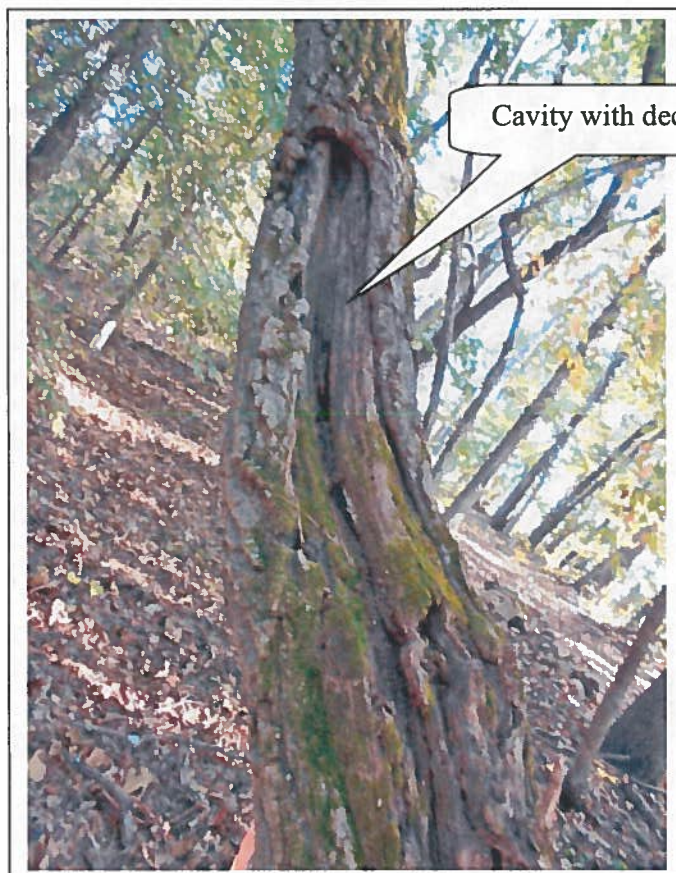
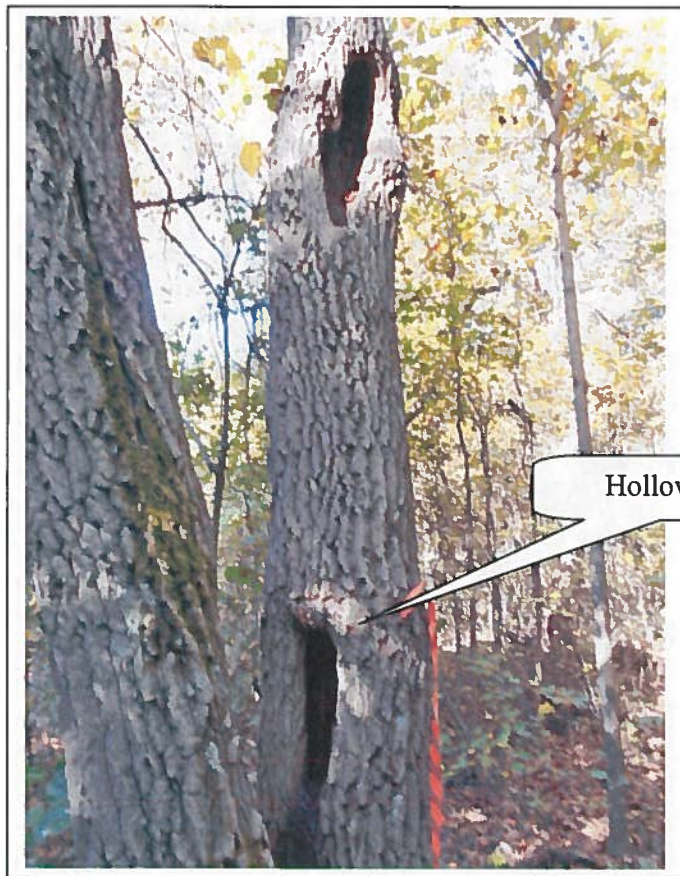


Photo 31



Photo 32



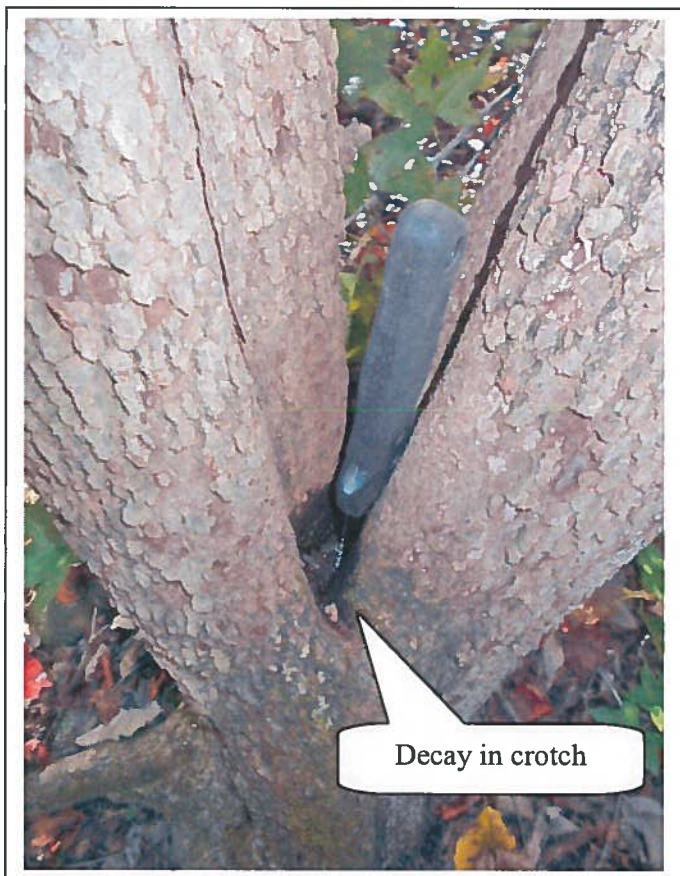
Hollow trunk

Photo 33



Dead leader

Photo 34



Decay in crotch

Photo 35



80% Radial
dieback with
severe decay

Photo 36

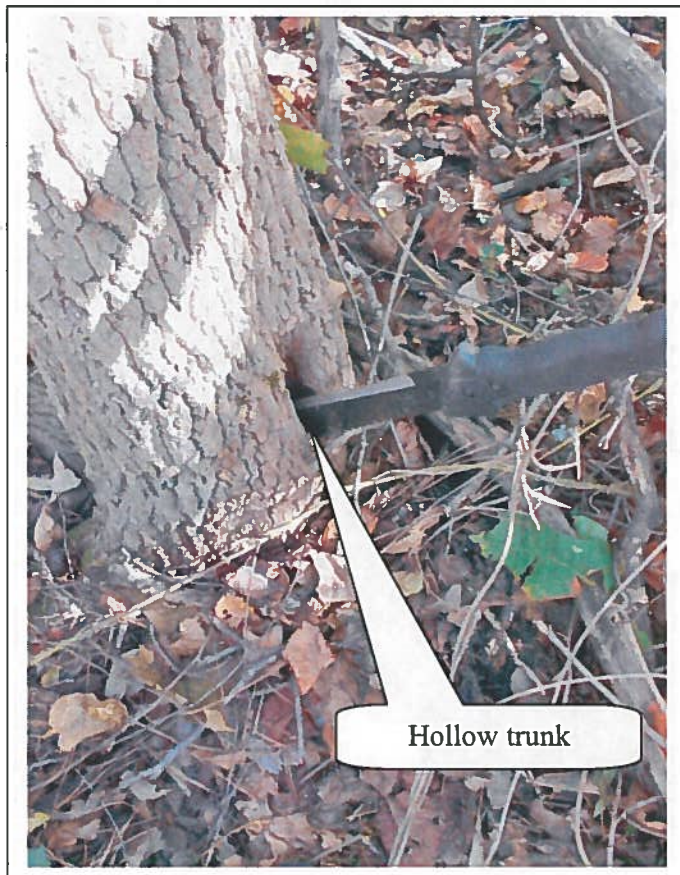


Photo 37

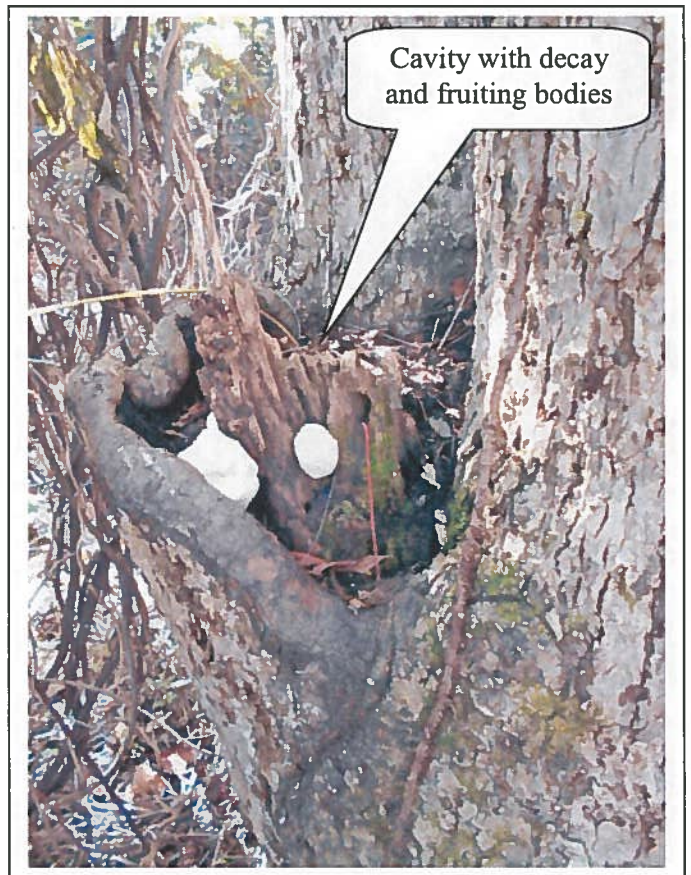


Photo 38

TO THE CITY OF ALPHARETTA MAYOR AND COUNCIL
CITY OF ALPHARETTA, GEORGIA

CONSTITUTIONAL CHALLENGE

COMES NOW, DUKE REALTY LIMITED PARTNERSHIP hereinafter referred to as the "Applicant", and asserts the following, to wit:

1.

By application to which this exhibit relates, Applicant has applied for a Master Plan amendment and Comprehensive Plan Amendment for certain real property lying and being in the City of Alpharetta, Georgia, a more particular description and delineation of the subject property hereinafter referred to as the "Property", being set forth in said Application.

2.

The Application for Public Hearing seeks to amend the Windward CUP to allow for a low density residential development on land that is currently planned for an office complex.

3.

The Master Plan which limits the subject property to an office campus is unconstitutional in that it deprives the Applicant under and pursuant to Article 1, Section I, Paragraphs I and II of the Georgia Constitution of 1983 and the Equal Protection and Due Process clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States. This deprivation of property without due process

violates constitutional prohibitions against the taking of private property without just compensation.

4.

The zoning and Master Plan conditions for the subject property violate the Applicant's right to the unfettered use of the property in that the existing zoning conditions do not bear a substantial relation to the public health, safety, morality or general welfare and is, therefore, confiscatory and void. Further, said conditions are unconstitutional in that they are arbitrary and unreasonable, resulting in relatively little gain or benefit to the public, while inflicting serious injury and loss upon the Applicant.

5.

The City of Alpharetta Zoning Ordinance is further unconstitutional in that the procedures contained therein pertaining to the public hearing held in connection with zoning applications also violates the aforementioned constitutional provisions in that said procedures contain the lack of procedural and evidentiary safeguards, do not restrict evidence received to the issues at hand and are controlled wholly and solely by political considerations rather than the facts and considerations required by law.

6.

Pursuant to O.C.G.A. §§ 36-11-1 and §36-33-5, please consider this your notice that as of today's date the Applicant is contending that the City of Alpharetta's unconstitutional zoning conditions of the property have caused damages to the Applicant. As a direct and proximate result of the unconstitutional zoning classifications, the Applicant has suffered and will continue to suffer monetary damages in the nature of attorneys' fees and costs, interest and other expenses on pending loans

on the property, loss of income from the property and other related damages. This amount cannot be calculated to an exact certainty, however, the Applicant will assist the City by providing whatever additional information, if any, the City feels is necessary to adequately investigate this claim. If the Applicant does not receive a timely request for additional information, it will be presumed that the City does not require any additional information and can make a determination within the allowed statutory period.

Respectfully submitted, this the 30 day of June, 2015.

SAMS, LARKIN, HUFF & BALLI, LLP

By: 
PARKS F. HUFF
Attorney for Applicant
Ga. Bar No. 375010









CITY OF ALPHARETTA

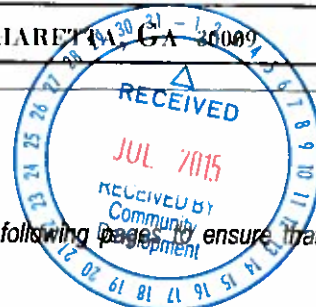
MP-15-07/CLUP-15-08/V-15-21
DUKE REALTY WEBB BRIDGE RD/
WINDWARD

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: Parks F. Huff

Telephone: 770-422-7016

Address: 376 Powder Springs Street

Suite: 100

City: Marietta

State: GA

Zip: 30064

Fax: 770-426-6583

Mobile Tel: 404-975-8859

Email: phuff@slhb-law.com

Subject Property Information:

Address: 0 Webb Bridge Road

Current Zoning: CUP

District: 2

Section: 1

Land Lot: 1178 & 1243

Parcel ID: 21 550011780210

Proposed Zoning: CUP

Current Use: Undeveloped

This Application For (Check All That Apply):

☐ Conditional Use

☒ Master Plan Amendment

☐ Rezoning

☐ Master Plan Review

☐ Variance

☒ Public Hearing

☒ Comprehensive Plan Amendment

☐ Other (Specify): _____

APPLICANT REQUEST AND INTENT

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

The applicant proposes to amend the Windward Master Plan to develop the subject property into a 47 lot low-density, single-family subdivision. The homes will range from 2,500 to 3,800 square feet and be marketed from the mid \$400's to \$600,000 based upon recent home sales in the area.

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

- 1) The Windward Master Plan called for the subject property to be developed into offices or a business park. The Applicant proposes to amend the Master Plan to allow for a low density, single-family detached subdivision.
- 2) The City of Alpharetta 2030 Comprehensive Plan places the subject property in the Windward Activity Center which allows for CUP zoned property to be developed as high density residential which is up to 10 units per acre. The applicant proposes to amend the Comprehensive Plan to allow for low density residential as a compatible CUP use.

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

The proposal would allow for the development of a single family neighborhood of executive style homes. The subject property is currently shown as a research and development office park pursuant to the Windward Master Plan CUP zoning. The proposal would be to amend the Master Plan to allow for the executive style single family neighborhood with 2,500 to 3,800 square foot homes that will be marketed from the mid \$400's to \$600,000. The overall density is 3 units per acre which is low density residential as categorized by the master plan.

CERTIFICATE REGARDING CORPORATE AUTHORITY TO PURSUE PUBLIC HEARING

1.

My name is J. Christopher Brown I am the secretary, assistant secretary or other officer to whom the operating agreement has delegated the responsibility for authenticating records of the company **DUKE REALTY, LIMITED PARTNERSHIP**, (the "Property Owner Company"). I am of legal age and suffer from no disabilities which would affect my competence to give this Certificate which is being given on my own personal knowledge for use with respect to the application to rezone certain real property located in the City of Alpharetta, Georgia.

2.

In accordance with the requirements for completing a City of Alpharetta Application for Public Hearing, I hereby attest on behalf of the Property Owner Company that I have reviewed the Public Hearing Application and related documents which are being filed simultaneously therewith by the Applicant (collectively, the "Public Hearing Application") to which this Certificate is attached and hereby certify:

- (a) That the signature affixed to the Public Hearing Application is in fact the signature of the Property Owner Company or a true facsimile thereof; and
- (b) That the officer or other representative of the Property Owner Company who executed the Public Hearing Application does in fact occupy the official position indicated, that the position that the signer occupies has the authority to execute the Public Hearing Application on behalf of the Property Owner Company, and that the signature of said officer or other representative is genuine; and
- (c) That the execution of the Public Hearing Application and the filing of the Public Hearing Application by the Applicant is with the express permission of the Property Owner Company.

DUKE REALTY, LIMITED PARTNERSHIP

BY: DUKE REALTY CORPORATION



J. Christopher Brown
Regional Sr. Vice President

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Duke Realty Limited Partnership

Telephone: _____

Address: 3715 Davinci Court

Suite: 300

City: Peachtree Corners

State: GA

Zip: 3092

-

Authorization:

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

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

☐ Annexation

☐ Special Use

☐ Rezoning

☐ Conditional Use

☐ Variance

☒ Master Plan

☐ Land Use Application

☒ Other

comprehensive plan amendment

Identify Authorized Applicant:

Name of Authorized Applicant: Duke Realty Limited Partnership

Telephone: _____

Address: 3715 Davinci Court

Suite: 300

City: Peachtree Corners

State: GA

Zip: 30092

-

So Sworn and Attested:

Owner Signature: _____

Date: _____

Duke Realty Limited Partnership

By: Duke Realty Corporation

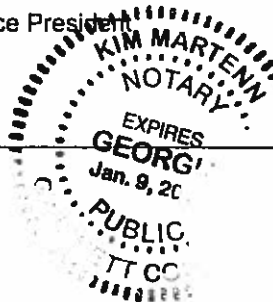
J. Christopher Brown, Regional Sr. Vice President

Notary:

Notary Signature: _____

Date: _____

Kim Marteny



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: Duke Realty Limited Partnership

Subject Public Hearing Case: master Plan Amendment 3. Comprehensive Plan Amend.
on property on Webb Bridge Road

Campaign Contribution Information:

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

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

Name of Official: N/A

Position: N/A

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: 

Duke Realty Limited Partnership
By: Duke Realty Corporation
J. Christopher Brown, Regional Sr. Vice President

Date: 6/29/2015

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: Duke Realty Limited Partnership

Subject Public Hearing Case: _____

Campaign Contribution Information:

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

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

Name of Official: N/A

Position: N/A

Description of Contribution: N/A

Value: _____

Description of Contribution: N/A

Value: _____

Description of Contribution: N/A

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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: _____



Parks F. Huff, Attorney for Applicant

Date: _____

6-30-2015

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The proposal is compatible with the surrounding uses. The proposed executive homes will compliment the office and corporate campus development in the Windward area. The proposed residential use will produce a lot less traffic on the already congested Webb Bridge Road than a comparable office or institutional development would on the same property. The proposal is also compatible with the subdivision being developed adjacent to the subject property to the east.

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

The residential subdivision will increase surrounding property values. Bringing higher priced new housing stock into the area will help surrounding office values and home values.

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

Because of the topography the property cannot be feasibly developed for offices because of the significant grading that would be necessary. This property lies at the edge of the Windward business park so converting it to single family residential does not impact the integrity of the Windward business and office development. Duke has marketed the property for over twelve years which proves the property has no reasonable economic use as zoned.

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

The proposed 47 lot subdivision would produce significantly less traffic than if it the subject property was developed for offices or similar commercial use.

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

The 47 lot subdivision would add students to the student population. However, the executive homes will have a positive impact on the tax base. The infrastructure impact would be less than if the property was developed as a corporate campus.

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

The Comprehensive Plan places the property at the very eastern edge of the Windward Activity Center. High Density Residential CUP zoning is a compatible zoning within the Windward Activity Center. Therefore, the proposed low density residential use is a decrease in intensity from the Comprehensive Plan. Additionally, to the east of the subject property is a new subdivision that is categorized as Low Density Residential, so moving the dividing line westward does not change the integrity or the intent of the land use plan.

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

The topography would require extensive grading if it were developed as offices. The topography and orientation towards Webb Bridge Road makes the property not desirable for office use. Additionally, the lack of new housing in the area makes the change of use a good fit for the 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.

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: Duke Realty Webb Bridge Road Subdivision

Contact Name: Parks F. Huff, Esq.

Telephone: 770-422-7016

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 property owners within 500 feet of the subject property.

Method by which these individuals will be contacted. Please mark all that apply. If you select "Other," please provide a description of the method of contact that will be used.

☒ Letter ☐ Personal Visits

☐ Telephone ☐ Group Meeting

☐ Email ☐ Other (Please Specify)

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

A letter will be sent to the people described above with detailed information regarding a rezoning proposal by Duke Realty Limited Partnership. They will be given an opportunity to contact the representative of Duke with follow-up questions and based upon the feedback from the community, Duke may hold a group meeting with surrounding property owners. They will be able to contact the representative of Duke either by phone, mail or e-mail for additional information.

PROPERTY DESCRIPTION

Being that tract or parcel of land lying and being in Land Lots 1178 and 1243, 2nd District, 1st Section, Fulton County, Georgia, and being all of Lot 4, Block A as shown on a Subdivision Record Plat for Duke Realty Limited Partnership, recorded among the Land Records of Fulton County, Georgia in Plat Book 352, Pages 30 and 31, and being more particularly described as follows:

To find the Point of Beginning, commence at a ½ inch rebar found at the common corner of aforesaid Land Lots 1178 and 1243; thence, leaving said point and running with the West Line of aforesaid Land Lot 1243, South 01° 32' 25" West, 50.90 feet to the True Point of Beginning of the herein described tract or parcel of land; thence, leaving the said Point of Beginning and said line of Land Lot 1243 and running

1. South 88° 27' 35" East, 194.72 feet; thence,
2. North 23° 21' 11" East, 191.00 feet; thence,
3. North 23° 18' 48" East, 196.99 feet; thence,
4. South 67° 27' 43" East, 85.09 feet; thence,
5. North 22° 30' 10" East, 108.51 feet; thence,
6. South 67° 30' 38" East, 729.11 feet; thence,
7. South 22° 38' 15" West, 235.85 feet; thence,
8. South 17° 00' 27" East, 116.06 feet to a point on the Northwesterly Right of Way Line of Webb Bridge Road (an apparent variable width right of way); thence, running with the said line of Webb Bridge Road
9. 96.50 feet along the arc of a curve deflecting to the left, having a radius of 4,692.00 feet and a chord bearing and distance of South 73° 06' 36" West, 96.50 feet; thence,
10. North 17° 28' 45" West, 12.00 feet; thence,
11. South 71° 37' 12" West, 147.94 feet; thence,
12. South 19° 16' 52" East, 12.00 feet; thence,
13. South 68° 58' 33" West, 263.00 feet; thence,
14. 256.23 feet along the arc of a curve deflecting to the left, having a radius of 861.00 feet and a chord bearing and distance of South 62° 11' 37" West, 255.29 feet; thence,
15. South 56° 27' 03" West, 114.10 feet; thence,
16. North 36° 19' 56" West, 28.46 feet; thence,
17. South 53° 40' 04" West, 22.00 feet; thence,
18. South 36° 19' 56" East, 27.27 feet; thence,
19. South 57° 44' 48" West, 65.28 feet; thence,
20. North 11° 00' 37" West, 27.84 feet; thence,
21. South 77° 33' 13" West, 22.00 feet; thence,
22. South 10° 48' 31" East, 22.26 feet; thence, leaving the aforesaid line of Webb Bridge Road and running
23. North 88° 33' 00" West, 206.31 feet to a ½ inch rebar found on the aforesaid west line of Land Lot 1243; thence, running with the said line of Land Lot 1243
24. North 01° 47' 56" East, 84.39 feet to a ½ inch rebar found; thence,
25. North 01° 32' 25" East, 496.77 feet to the Point of Beginning, containing 15.7355 acres of land, more or less.

Property is subject to all easements and rights of way recorded and unrecorded.

ATTACHMENT TO APPLICATION FOR PUBLIC HEARING

Application No. _____

PC Hearing: September 3, 2015

City Council Hearing: September 28, 2015

Petitioner: Duke Realty Limited Partnership

**BEFORE THE MAYOR AND CITY COUNCIL
AND THE PLANNING COMMISSION
OF THE CITY OF ALPHARETTA, GEORGIA**

STATEMENT OF INTENT FOR PUBLIC HEARING

**DETAILED STATEMENT REGARDING THE PUBLIC HEARING
APPLICATION FOR 15.73 ACRES ON WEBB BRIDGE ROAD**

The undersigned represents Duke Realty Limited Partnership (hereinafter known as "Duke") in relation to a rezoning application for 15.73 acres on the north side of Webb Bridge Road, east of North Point Parkway. Duke proposes to add Low Density Residential Use as a permitted use within the Pod 66 Windward Master Plan for a proposed 47 lot residential neighborhood as depicted in the attached site plan. The proposed density at 3 units per acre equates to Low Density Residential (LDR), although the proposed lot size is smaller than LDR. The Subject Property is located in the Windward Activity Center as defined by the 2030 Comprehensive Plan. Duke acquired the property over twelve years ago and has marketed the property for all the uses allowed by the Master Plan without any success. The property is oriented towards Webb Bridge Road and is directly across the street from a high school. The property located to the east of the subject property is currently being developed for a single

family residential subdivision. Duke believes these factors have impacted the marketing of the property for office or other uses permitted by the Windward Master Plan. Duke has significant experience in the Alpharetta office market and does not believe the subject property is marketable as such at this time or for the foreseeable future. Therefore, Duke is requesting to add as a permitted use, Low Density Residential because of the recent activity in this market. Developing the subject property for executive single family homes is appropriate given the topographical challenges that make the property a poor choice for office development. Executive homes will compliment and support the surrounding corporate campuses. Additionally, if the subject property developed as an office complex it would add significantly more traffic at peak traffic times onto Webb Bridge Road. Lastly, as residential, the overall impervious coverage is only 35% of the site, significantly lower than the maximum impervious allowed of 70%. This is important given the properties contiguity with a creek and open space.

The Applicant proposes to market the property for a residential builder that will build executive style homes with square footage ranges from 2,500 sq. ft. to 3,500 sq. ft. The homes will have two and three car attached garages and will be marketed in the \$450,000 to \$600,000 price range based upon recent new home sales in the area.

The Applicant is seeking approval of the development of the lot sizes and setbacks as detailed in the attached site plan. The CUP designation is a zoning category intended to provide development flexibility within an approved Master Plan. The original Windward Master Plan CUP was adopted by the city in 1980. Amendments were made to the Windward Master Plan in 1985, 1989 and finally in January 1993. In

December 2013, the city amended the Master Plan for Pod 66 for the adjacent 51.5 acres for Ashton Atlanta Residential for 135 homes. The Master Plan was never intended to be a static document that did not change over time to reflect changing market conditions and development challenges such as the steep topography on the subject property. The original plan called for 1000 acres of low density residential. This was amended downward to only 800 acres after Ashton's fifty acres was added. The applicant is seeking to add only an additional 15.73 acres to the low density residential category, still far less than the original plan called for.

Duke has a record of successfully developing and marketing office property in Alpharetta and if the property was suited for this use, Duke would have successfully developed the property over the last twelve years. Duke believes that Low Density Residential development of the property that would allow the construction of executive style homes is the best and only practical use for the property.

Respectfully submitted this 30 day of June, 2015.

SAMS, LARKIN, HUFF & BALLI, LLP

By: 

PARKS F. HUFF
Attorney for Applicant

Preliminary Trip Generation Report

Applicant: Duke Realty Limited Partnership

Location: 15.73 acres on Webb Bridge Road, Alpharetta, Georgia

<u>ITE Code</u>	<u>Anticipated Land Use</u>	<u>Acres</u>	<u>GFA</u>	<u># of Units</u>	<u>AM Peak Hour Trips</u>	<u>PM Peak Hour Trips</u>
210	Single-Family Detached	15.73	N/A	47	45	56

SITE PLAN CHECK LIST

*This document is provided as a resource for the applicant to assist in the preparation of site plans to be submitted in support of applications for public hearing. The items listed below reflect the **minimum** information that must be included on all site plans submitted as part of the public hearing process.*

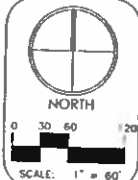
Site plans submitted as part of a public hearing application must be drawn to scale, and the scale must be displayed in the lower left corner of the plan page. The maximum page size for original full-size plan documents is 30" x 42". Plan copies submitted as part of the completed application packets may be a maximum of 11" x 17", must be folded to a size of 8.5" x 11", and must be attached to each submittal packet set.

Applications that include site plan documents that do not meet these requirements will not be accepted.

☒	Element Description
☒	Key and/or legend and site location map with North arrow
☒	Boundary survey of subject property which includes dimensions along property lines that match the metes and bounds of the property's written legal description and clearly indicates the point of beginning.
☒	Acreage of the subject property.
☒	Location of land lot lines and identification of land lots.
☒	Existing, proposed, new dedicated, and future reserved rights-of-way of all streets, roads, and rail lines adjacent to and on the subject property.
☒	Proposed streets on the subject site.
☒	Current zoning of the subject site and adjoining properties.
☒	Existing buildings (with square footages, heights, and stories), wells, driveways, fences, cell towers, and any other structures or improvements on the subject property.
☒	Location of proposed buildings with square footages, heights, and stories.
☒	Layout and minimum lot size of proposed single-family residential lots.
☒	Topography of subject site.
☒	Required and proposed setbacks.
☒	100-year flood plain horizontal limits and flood zone designations as shown on survey or FEMA FIRM maps.
☒	Required landscape strips, undisturbed buffers, and any other natural areas as required or proposed.
☒	Tree lines, woodlands, significant trees with critical root zones (1.3 x trunk diameter), and open fields on subject site.
☒	Required and proposed parking spaces, loading, and unloading facilities.
☒	Lakes, streams, and other waters on the site and associated buffers. Wetlands shown on GIS maps or survey.
☒	Proposed stormwater management facilities.
☒	Entrance distance profile assuming the driver's eye at a height of 3.5 feet.
☒	Existing driveways located within 150 feet of the subject property on adjacent or nearby parcels (including those parcels on the opposite side of a public street).
☒	Proposed access driveways and the available intersection sight distance (according to AASHTO Green Book).



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CANOPY
 landscape architecture + interior planning + contracting
 PO BOX 10352
 ALPHARETTA, GEORGIA 30007
 www.canopyatlanta.com 678.233.8444

WEBB BRIDGE PROPERTY
 CITY OF ALPHARETTA, GEORGIA

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PROJECT NO. 15-116
 DATE: 4.15.15

CONCEPT PLAN

CP-101

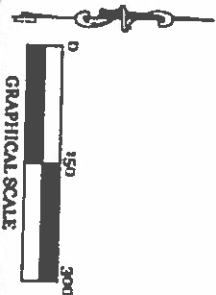
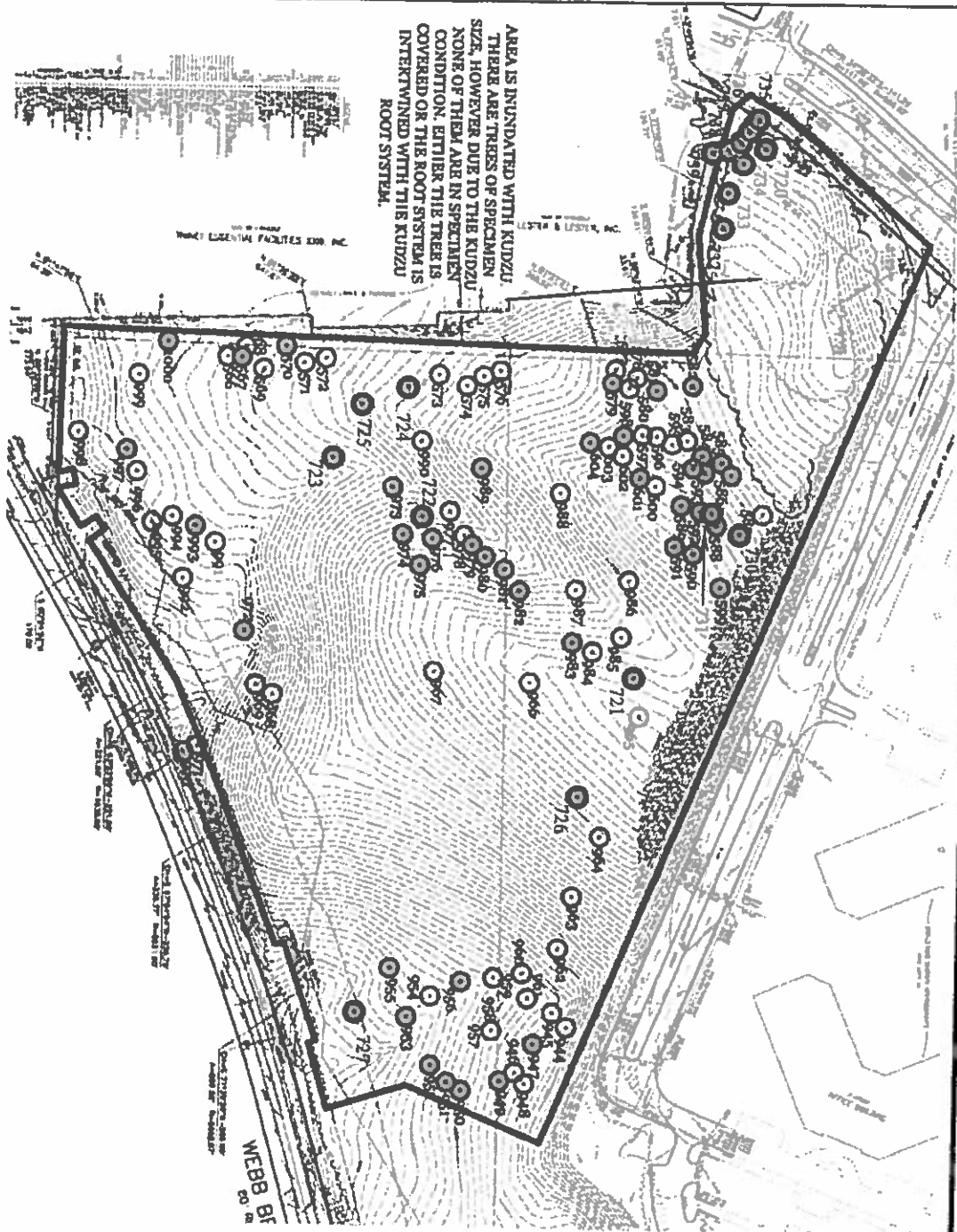
SHEET 1 of 1

AREA IS INUNDATED WITH KUDZU.
THERE ARE TREES OF SPECIMEN
SIZE, HOWEVER DUE TO THE KUDZU
NONE OF THEM ARE IN SPECIMEN
CONDITION. EITHER THE TREE IS
COVERED OR THE ROOT SYSTEM IS
INTERWIND WITH THE KUDZU
ROOT SYSTEM.

- LEGEND**
- Specimen by Size & Condition
 - Specimen in Poor Condition

○ Additional Specimen Observed
11-8-10, 3-23-11, 4-13-11
Not Survey Located

- NOTE**
1. Base information based upon Topographical Survey for Duke Realty Limited Partnership by David Design Group, Inc., Dated 7-14-00.
 2. All tree locations are approximate. All trees were field located by arborist and not field surveyed by surveyor.



8995 Roswell Road • Suite 200
Atlanta • Georgia • 30339-1820
(770) 641-1942
Fax (770) 698-6924
www.aecatl.com

21 Acres Northpoint at Webb Bridge
Specimen Tree Location See Appendix
A (Specimen Analysis)

Project No. 04-001
Date: 7-20-08
Drawn: 4-13-11
Checked: BPH

Sheet:
STAP 1

TO THE CITY OF ALPHARETTA MAYOR AND COUNCIL
CITY OF ALPHARETTA, GEORGIA

CONSTITUTIONAL CHALLENGE

COMES NOW, DUKE REALTY LIMITED PARTNERSHIP hereinafter referred to as the "Applicant", and asserts the following, to wit:

1.

By application to which this exhibit relates, Applicant has applied for a Master Plan amendment and Comprehensive Plan Amendment for certain real property lying and being in the City of Alpharetta, Georgia, a more particular description and delineation of the subject property hereinafter referred to as the "Property", being set forth in said Application.

2.

The Application for Public Hearing seeks to amend the Windward CUP to allow for a low density residential development on land that is currently planned for an office complex.

3.

The Master Plan which limits the subject property to an office campus is unconstitutional in that it deprives the Applicant under and pursuant to Article 1, Section I, Paragraphs I and II of the Georgia Constitution of 1983 and the Equal Protection and Due Process clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States. This deprivation of property without due process

violates constitutional prohibitions against the taking of private property without just compensation.

4.

The zoning and Master Plan conditions for the subject property violate the Applicant's right to the unfettered use of the property in that the existing zoning conditions do not bear a substantial relation to the public health, safety, morality or general welfare and is, therefore, confiscatory and void. Further, said conditions are unconstitutional in that they are arbitrary and unreasonable, resulting in relatively little gain or benefit to the public, while inflicting serious injury and loss upon the Applicant.

5.

The City of Alpharetta Zoning Ordinance is further unconstitutional in that the procedures contained therein pertaining to the public hearing held in connection with zoning applications also violates the aforementioned constitutional provisions in that said procedures contain the lack of procedural and evidentiary safeguards, do not restrict evidence received to the issues at hand and are controlled wholly and solely by political considerations rather than the facts and considerations required by law.

6.

Pursuant to O.C.G.A. §§ 36-11-1 and §36-33-5, please consider this your notice that as of today's date the Applicant is contending that the City of Alpharetta's unconstitutional zoning conditions of the property have caused damages to the Applicant. As a direct and proximate result of the unconstitutional zoning classifications, the Applicant has suffered and will continue to suffer monetary damages in the nature of attorneys' fees and costs, interest and other expenses on pending loans

on the property, loss of income from the property and other related damages. This amount cannot be calculated to an exact certainty, however, the Applicant will assist the City by providing whatever additional information, if any, the City feels is necessary to adequately investigate this claim. If the Applicant does not receive a timely request for additional information, it will be presumed that the City does not require any additional information and can make a determination within the allowed statutory period.

Respectfully submitted, this the 30 day of June, 2015.

SAMS, LARKIN, HUFF & BALLI, LLP

By: 
PARKS F. HUFF
Attorney for Applicant
Ga. Bar No. 375010

SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

GARVIS L. SAMS, JR.

JOEL L. LARKIN

PARKS F. HUFF

JAMES A. BALLI

SUITE 100

376 POWDER SPRINGS STREET

MARIETTA, GEORGIA 30064-3448

770•422•7016

TELEPHONE

770•426•6583

FACSIMILE

ADAM J. ROZEN

WWW.SLHB-LAW.COM

September 4, 2015

**VIA EMAIL AND
REGULAR MAIL**

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

Re: Public Hearing Application of Duke Realty Limited Partnership to amend the
Windward Master Plan for 15.73 acres on Webb Bridge Road.

Dear Ms. Cook:

Enclosed please find the completed Citizen Participation Form – Part B regarding the
above-referenced application. If you have any questions, please contact me.

Sincerely,

SAMS, LARKIN, HUFF & BALLI, LLP



Parks F. Huff
phuff@slhb-law.com

PFH/dvm
Enclosures

cc: Duke Realty Limited Partnership

CITIZEN PARTICIPATION FORM - PART B

This form must be completed and submitted to the City of Alpharetta Community Development Department a minimum of twenty (20) working days prior to the scheduled Public Hearing. Failure to do so will result in cancellation of the scheduled hearing.

Public Hearing or Project Name: Duke Realty Webb Bridge Road Subdivision

Contact Name: Parks F. Huff

Telephone: 770-422-7016

Please describe comments and concerns provided by any and all individuals contacted as part of the the Citizen Participation Program. If any individuals provided written correspondence, please attach copies of same to this report.

The Applicant has had discussions with the Windward Community Services Association (WCSA) because they represent the residents in the area.

The verbal feedback included concerns about the loss of office space and the impact on schools.

Method by which these individuals were contacted. Please mark all that apply. Please provide samples of any and all written communications used to provide notification.

- | | |
|---|---|
| ☐ Letter | ☒ Personal Visits |
| ☐ Telephone | ☐ Group Meeting |
| ☒ Email | ☐ Other (Please Specify) _____ |

Attach a list of people who have been notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified.

I, the undersigned, as an authorized representative of the applicant and Public Hearing item identified above, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Citizen Participation Form - Part B and in any and all documents provided in support of this report are true and accurate. I further understand that any false statements provided by representatives of the applicant as part of this report may result in penalties up to and including denial of the subject application.

Signature of Authorized Agent: 

Date: Sept 1 / 2015

Print Form

Notified Persons

- Chris Palmer, President of the Board of Directors for the Windward Community Services Association.
- Ashton Woods

SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

GARVIS L. SAMS, JR.

JOEL L. LARKIN

PARKS F. HUFF

JAMES A. BALLI

SUITE 100

376 POWDER SPRINGS STREET

MARIETTA, GEORGIA 30064-3448

770•422•7016

TELEPHONE

770•426•6583

FACSIMILE

ADAM J. ROZEN

SLHB-LAW.COM

November 18, 2015

VIA COURIER

Elle Taylor, Boards Assistant
Community Development
City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

Re: Public Hearing Application of Duke Realty Limited Partnership to amend the
Windward Master Plan for 15.73 acres on Webb Bridge Road.

Dear Ms. Taylor,

Enclosed please find the original Certification Authorization, Notice (including a site plan and renderings) sent to all property owners within 500 feet of the subject property, and a copy of the property owner's list with reference to the above application.

Please do not hesitate to give me a call if you need any further information or documentation.

Sincerely,

SAMS, LARKIN, HUFF & BALLI, LLP



Parks F. Huff
Attorney for Applicant
phuff@slhb-law.com

PFH/cel
Enclosures

cc: Duke Realty

CITIZEN PARTICIPATION FORM - PART B

This form must be completed and submitted to the City of Alpharetta Community Development Department a minimum of twenty (20) working days prior to the scheduled Public Hearing. Failure to do so will result in cancellation of the scheduled hearing.

Public Hearing or Project Name: Duke Realty Webb Bridge Road Subdivision

Contact Name: Parks F. Huff

Telephone: 770-422-7016

Please describe comments and concerns provided by any and all individuals contacted as part of the the Citizen Participation Program. If any individuals provided written correspondence, please attach copies of same to this report.

The applicant met personally with the President and Board of Directors with the Windward Community Services Association (WCSA) to discuss the project. The applicant initially shared the original proposal of 47 lots and then met with the entire Board to show them the proposed 24 lot subdivision. The Association seemed to agree that there must be significant development issues if the property owner was willing to sell the property for a relatively low density development and preserve approximately seven (7) acres of greenspace. The Association did want the assurance that the seven acres would remain greenspace and not become additional development in the future. Duke will request that the preservation of this greenspace be made a condition of zoning. Obviously, the Association recognized 24 lots is low intensity and it is helpful eliminating another curb cut on Webb Bridge Road.

Method by which these individuals were contacted. Please mark all that apply. Please provide samples of any and all written communications used to provide notification.

- | | |
|--|---|
| ☒ Letter | ☒ Personal Visits |
| ☐ Telephone | ☐ Group Meeting |
| ☒ Email | ☐ Other (Please Specify) _____ |

Attach a list of people who have been notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified.

I, the undersigned, as an authorized representative of the applicant and Public Hearing item identified above, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Citizen Participation Form - Part B and in any and all documents provided in support of this report are true and accurate. I further understand that any false statements provided by representatives of the applicant as part of this report may result in penalties up to and including denial of the subject application.

Signature of Authorized Agent: _____

Date: 11-18-2008

Print Form

SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

GARVIS L. SAMS, JR.
JOEL L. LARKIN
PARKS F. HUFF
JAMES A. BALLI

SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

770•422•7016
TELEPHONE
770•426•6583
FACSIMILE

ADAM ROZEN

SAMSLARKINHUFF.COM

November 16, 2015

To: Windward and Webb Bridge Road Neighbors

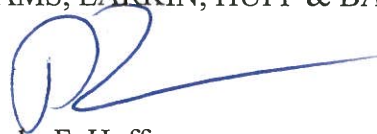
Re: Public Hearing Application of Duke Realty to amend the Windward Master Plan for 15.73 acres on Webb Bridge Road.

I represent Duke Realty in relation to a master plan amendment and comprehensive land use plan amendment for a 15.73 acre tract of land on the north side of Webb Bridge Road just east of North Point Parkway and directly across Webb Bridge Road from Alpharetta High School. The property is within the Windward Master Plan which designates the property for Research and Development which allows for a large office complex, Churches or retail uses. The application seeks to amend the master plan to allow for 24 single-family home. The property will be developed as an addition to Ashton Woods subdivision known as Eastgate. The property that is a part of this request has development issues because of subsurface rock that will result in the preservation of approximately 7 acres as greenspace as depicted on the site plan. The City of Alpharetta Comprehensive Plan and Land Use Map places the subject property in the Windward Activity Center which anticipates intensive office or institutional uses. Duke, however, believes the property is not well suited to this intensive development and that it is more suited for a few single family homes and the preservation of a significant part for greenspace. The City of Alpharetta requires that during the land use plan amendment process, an applicant must reach out to the surrounding property owners to inform them of the proposal and to give neighbors an opportunity to get additional information and to give feedback in relation to the request.

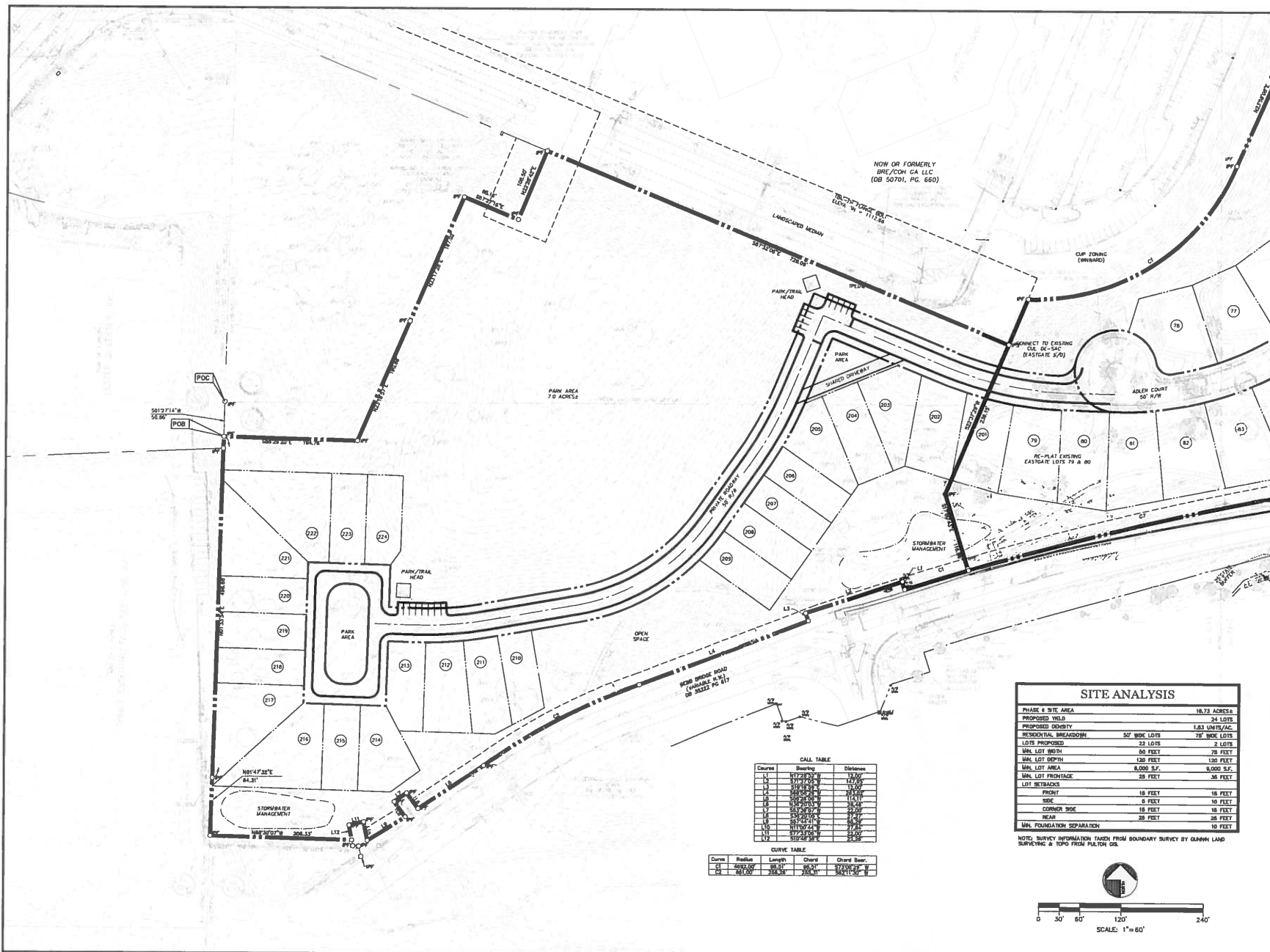
Once you've had a chance to review the attached information, if you have any questions, concerns or comments, you can contact me via mail, email or telephone. Representatives of Duke and Ashton would also be glad to meet with any of you individually or as a group if you have some specific questions. The application will be heard by the Planning Commission on December 3, 2015 at 7:30 p.m. and thereafter by the Mayor and Council on December 14, 2015 at 7:30 p.m. Both of these meetings will also be held at the Alpharetta City Hall. I look forward to hearing from you.

Sincerely,

SAMS, LARKIN, HUFF & BALLI, LLP



Parks F. Huff
Attorney for Applicant
phuff@slhb-law.com



CP&E

**CHRISTOPHER PLANNING
& ENGINEERING**



10/15/2016

CSWCC LEVEL II CERTIFIED
DESIGN PROFESSIONAL #05744
(EXP. 12/17/2018)

280 SETTINGHAWK COURT
ROSWELL, GEORGIA 30075
PHONE 770.331.7303
FAX 678.352.1015

THIS PLAN AND THE PROPERTY OF CHRISTOPHER PLANNING & ENGINEERING, INC. ARE THE PROPERTY OF CHRISTOPHER PLANNING & ENGINEERING, INC. AND ARE NOT TO BE REPRODUCED, COPIED, OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF CHRISTOPHER PLANNING & ENGINEERING, INC.

ZONING PLAN
FOR:

EASTGATE
PHASE II

LAND LOTS 1113, 1176, 1179, 1180,
1242, & 1243
2ND DISTRICT, 1ST SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

FOR:

DUKE REALTY

3715 DAVINCI COURT, SUITE 300
PEACHTREE CORNERS, GEORGIA 30092

CONTACT:
WES HARDY
PHONE 770.638.2522

REVISIONS

DATE: OCTOBER 15, 2016 CP&E DRAWING NO: 2012168.2041_101515.dwg

ZONING
PLAN

SHEET NO.

Z.1









Name and Address of Sender

SAMS, LARKIN, HUFF & BALLI, LLP
376 POWDER SPRINGS STREET
SUITE 100
MARIETTA, GA 30064

Check type of mail or service:

- ☐ Certified
☐ COD
☐ Delivery Confirmation
☐ Express Mail
☐ Insured
- ☐ Recorded Delivery (International)
☐ Registered
☐ Return Receipt for Merchandise
☐ Signature Confirmation

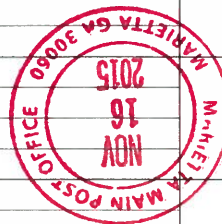
Affix Stamp Here

(If issued as a
certificate of mailing,
or for additional
copies of this bill)

Postmark and
Date of Receipt

\$6.86

Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1.	SEE ATTACHED MAILING LIST.											
2.												
3.												
4.												
5.												
6.												
7.												
8.												
Total Number of Pieces Listed by Sender 14	Total Number of Pieces Received at Post Office 14	Postmaster, Per (Name of receiving employee) <i>[Signature]</i>										



See Privacy Act Statement on Reverse

CDCG 3AW c/o Cold River Land LLC or
Current Property Owner

P.O. Box 2249

Cumming GA 30028

North Point Enterprises LLC or Current
Property Owner

3180 North Point Pkwy Ste 105

Alpharetta GA 30005

Health Care Reit Inc c/o Altus Group or
Current Property Owner

P.O. Box 92129

Southlake TX 76092

Windward Forest II LLC or Current
Property Owner

P.O. Box 450233

Atlanta GA 31145

North Point Enterprises LLC or Current
Property Owner

3180 North Point Pkwy Ste 105

Alpharetta GA 30005

Fulton County Board of Educati or
Current Property Owner

786 Cleveland Ave

Atlanta GA 30315

Trinet Essential Facilities XXIII Inc or
Current Property Owner

P.O. Box 4900, Dept. 114

Scottsdale AZ 85261

Nero Holdings LLC or Current Property
Owner

3455 Webb Bridge Rd

Alpharetta GA 30005

Duke Realty LP or Current Property
Owner

P.O. Box 40509

Indianapolis IN 46240-0509

Opus Woods Owners Association or
Current Property Owner

3500 American Blvd W #200

Minneapolis MN 55431-1090

Maloney James B or Current Property
Owner

2560 Jay Bridge Rd

Dahlonega GA 30533

Duke Realty Limited Partnershi or
Current Property Owner

P.O. Box #a-3879

Chicago IL 60690-3879

North Point Webb Bridge I LLC or
Current Property Owner

3500 American Blvd W #200

Minneapolis MN 55431-1090

Kokil Enterprise LLC or Current Property
Owner

80 Senoia Ct

Senoia GA 30276



STAFF REPORT

Submitting Department: Community Development

Submitted By:

Meeting Date: May 23, 2016

I. AGENDA ITEM TITLE: V-16-11 BENTLEY ATLANTA SIGN VARIANCE
CONSIDERATION OF A VARIANCE FROM THE UNIFIED DEVELOPMENT CODE, ARTICLE II, SECTION 2.6.12 IN ORDER TO ALLOW THE TWO SIGNS PERMITTED BY CODE ON ONE BUILDING FACE. THE PROPERTY IS LEGALLY DESCRIBED AS LAND LOT 560, 1ST DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA.

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

Council Agenda Report, Location Map, Bentley Application



BOARD OF ZONING APPEALS

FROM: Kathi Cook, Community Development Director
Prepared by:

SUBJECT: V-16-11 Bentley Atlanta Sign Variance

City Council: May 23, 2016

STAFF RECOMMENDATION

Deny V-16-11 Bentley Atlanta Sign Variance.

If approval is considered, the following conditions are recommended:

- 1. Two wall signs shall be permitted on the building front with placement substantially as depicted on rendering dated 2-29-16. A sign permit is required.**
- 2. No additional signage on the end of the building shall be permitted.**

REPORT-IN-BRIEF

The subject property is located at 10995 Westside Parkway. The applicant, Bentley Atlanta is requesting approval of a variance from the Unified Development Code, Article II, Section 2.6.12 in order to allow one additional wall sign.

DISCUSSION

The subject property is located on Westside Parkway. The dealership is remodeling a showroom building and is seeking approval to allow two signs when only one is permitted by code. If approved, both signs would be installed on the building face.

Section 2.6.12 states:

2. One wall sign per tenant for each road frontage no greater than 1 sq. ft. of sign area per 1 Ln. ft. of tenant space frontage.

Each sign is to be installed on the building elevation with the street frontage. One would be angled toward Mansell Road and the other toward Westside Parkway. They seek approval to have both brands visible from Westside Parkway.

The front of the building which faces Westside Parkway is approximately 232 linear feet. Although the frontage measures 232 feet the Unified Development Code permits a maximum allowed signage of 156 square feet. The Applicant is proposing 2 wall signs at 58.18 sf each for a total of 116.36sf.

The elevation submitted depicts the signs placed at each end of the building face. Since the applicant has only one frontage, then one wall sign is permitted by Code.

VARIANCE REQUIREMENTS

The City of Alpharetta Unified Development Code Article II, Section 2.6.5 outlines the criteria set forth for granting a variance to the sign regulations. The ordinance specifically states..."a variance may be granted pursuant to procedures set forth in the City Zoning Ordinance, where all of the following conditions exist:

(1) Exceptional conditions pertaining to the property where the sign is to be located as a result of its size, shape or topography, which are not applicable to other lands or structures in the area.

The applicant has stated that the building is situated on a higher elevation than the roadway making it difficult to see the wall sign. Two wall signs have been permitted on the same building face in the past when two signs are permitted. In this case, there is only one road frontage therefore only one wall sign permitted.

(2) The applicant would be deprived of rights that are commonly enjoyed by others similarly situated.

In 2011 Cherokee Ford was approved to have two signs along their frontage due to co-branding, however they also have two road frontages and were permitted two wall signs.

(3) Granting the variance would not confer on the applicant any significant privileges, which are denied to others similarly situated.

It is Staff's opinion that granting the variance request would grant the applicant significant privileges denied by others because they are not permitted two signs. In cases where two signs were permitted along on the same building face the applicant was already permitted to have two signs by the UDC.

(4) The exceptional circumstances are not the result of action by the applicant.

Not applicable.

(5) The requested variance is the minimum variance necessary to allow the applicant to enjoy the rights commonly enjoyed by others similarly situated.

Not applicable.

(6) Granting of the variance would not violate more than one standard of this Ordinance.

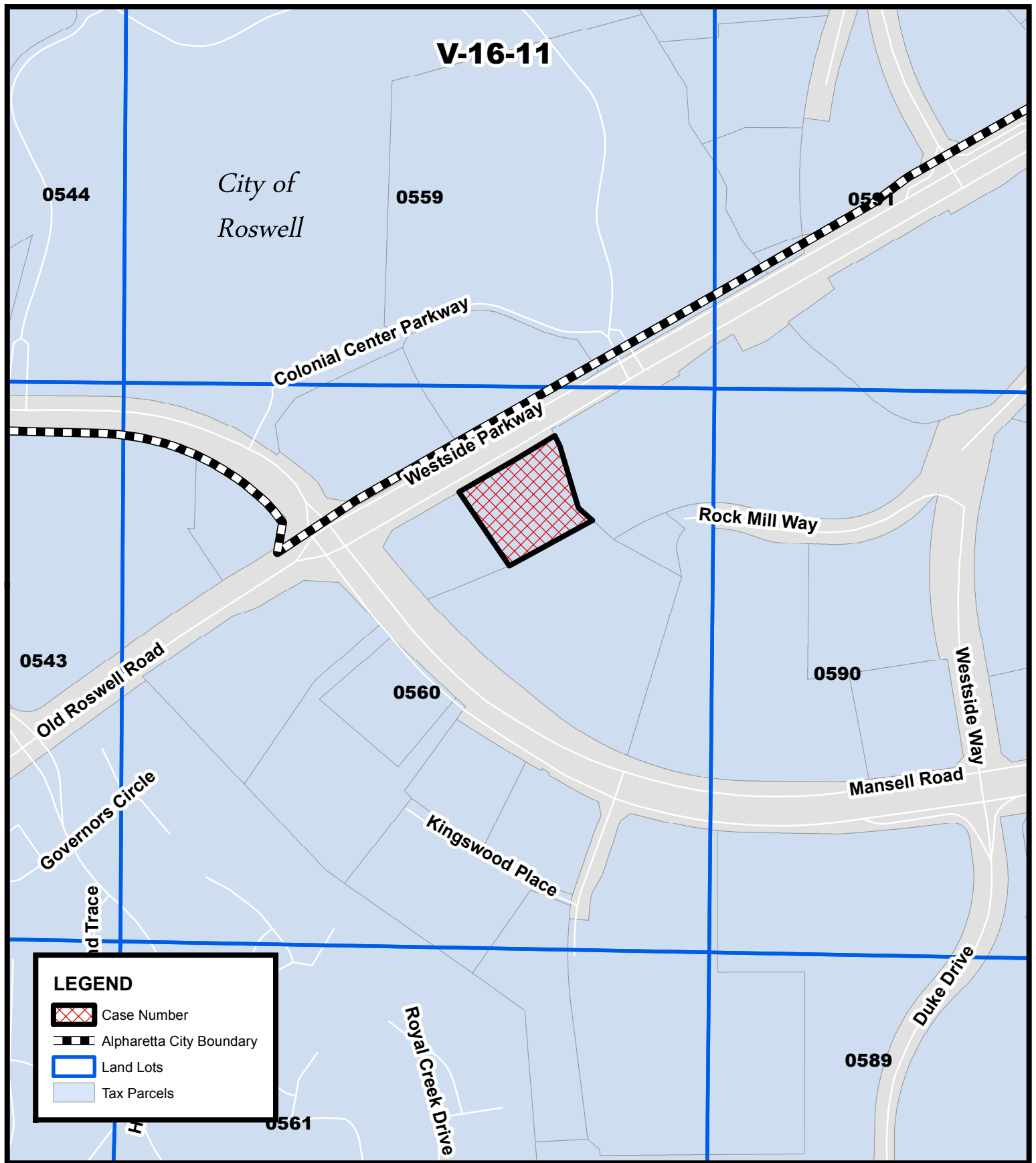
Granting the variance would violate two standards of the ordinance. One additional sign would be allowed and both signs would be permitted on the same building face.

(7) Granting the variance would not result in allowing a sign that interferes with road or highway visibility or obstruct or otherwise interfere with the safe and orderly movement of traffic.

Granting the variance requested would not interfere with road or highway visibility or obstructs the safe and orderly movement of traffic.

CONCURRENCES

Staff finds that the conditions for a variance have not been met since the applicant is not permitted two wall signs.



Location Map **Bentley Atlanta** **10995 Westside Parkway**

V-16-11
D/LL: 1/2/560
CC Date: 5/23/16

Location Map Provided by:
Community Development - GIS

02/29/16

PHA160012

V-16-11

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

Bentley ATL
 FOR OFFICE USE ONLY

Case #: _____

☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

1. This page should be the first page in each of your completed application packets.
2. It is preferred that all responses be typed. Illegible applications will not be accepted.
3. Prior to signing and submitting your application, please check all information supplied on the following pages to ensure that all responses are complete and accurate. Incomplete applications will not be accepted.
4. Payment of all applicable fees must be made at the time of application. Payment may be made via cash, credit card (American Express, Master Card or Visa), or check made payable to "City of Alpharetta."
5. Applications will be accepted only on the designated submittal dates between the hours of 8:30 AM and 3:30 PM.
6. If you have any questions regarding this form, please contact the Community Development Department by calling 678-297-6070.

Contact Information:

Contact Name: Rebecca Talafous

Telephone: 706-219-1225

Address: 48 Bloodroot Drive

Suite: _____

City: Cleveland

State: GA

Zip: 30528

Fax: 706-219-0017

Mobile Tel: 770-363-2428

Email: rebecca@naiservices.com

Subject Property Information:

Address: 10995 Westside Pkwy

Current Zoning: L-I

District: 1

Section: 2

Land Lot: 560

Parcel ID: 122270-0560-0550

Proposed Zoning: L-I

Current Use: Car Dealership

This Application For (Check All That Apply):

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

PROPERTY OWNER AUTHORIZATION

Property Owner Information: Atlanta Real Estate Holdings, LLC dba: Bentley of Atlanta
Contact Name George Karolis, Vice President Telephone 770-418-8200
Address: 2905 Premiere Parkway Suite 300
City Duluth State GA Zip 30097

Authorization:

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

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

☐ Annexation☐ Special Use☐ Rezoning☐ Conditional Use☒ Variance☐ Master Plan☐ Land Use Application☒ Other Sign

Identify Authorized Applicant:

Rebecca Talafous

Name of Authorized Applicant:

North Atlanta InstallationTelephone: 706 219 1225

Address:

48 Bloodroot Drive

Suite: _____

City

Cleveland

State:

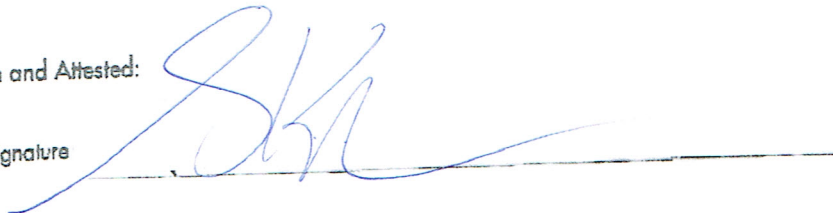
GA

Zip:

30528

So Sworn and Attested:

Owner Signature

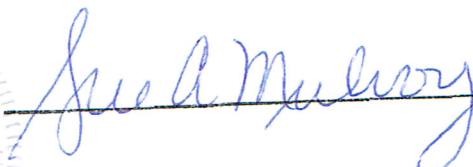


Date:

2/22/16

Notary:

Notary Signature:



Date:

2/22/16

NOTARY PUBLIC, FORSYTH COUNTY, GEORGIA
MY COMMISSION EXPIRES MAY 8, 2018

APPLICANT REQUEST AND INTENT

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

The subject property is located at 10995 Westside parkway. The dealership is being remodeled as a showroom building and is seeking approval to allow the two signs allowed by code to be installed on the same building face. The dealership currently has (2) wall signs on the front elevation and (1) service sign. it has 1 wall sign on the side elevation.

Applicant's Request (Please itemize the proposal):

The applicant, Bentley Atlanta is requesting approval of a variance from the Unified Development Code, Article II, Section 2.6.12 in order to allow the two signs permitted by Code on one building face.

The front of the building which faces Westside pkwy is 232'-8" linear feet. Although the frontage measures 232'-8" feet the Unified Development Code permits a maximum allowed signage of 156 square feet. The side of the building which faces Mansell Rd is 80 feet permitting an 80 square foot sign.

Section 2.6.12 states:

2. One wall sign per tenant for each road frontage no greater than 1 sq. ft. of sign area per 1 Ln. ft. of tenant space frontage. Each sign is to be installed on the building elevation with the street frontage.

The elevation submitted depicts the signs placed at each end of the building fascia and on an angle . One would be angled towards Mansell Rd and the the other angled toward Westside pkwy.

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

The proposal would allow us to put 2 wall signs on the front elevation on the fascia band angled out facing each road, Thus giving up the right to have a sign facing Mansell Rd.

SIGN VARIANCE REVIEW CRITERIA

Are there exceptional conditions pertaining to the property where the sign is to be located as a result of the property size, shape, or topography which are not applicable to other lands or structures in the area? If "yes," please explain.

☒ Yes

The building is situated up on a higher elevation than on going traffic. It is difficult to see the wall signs. This is why we are asked to install both wall signs on the front elevation. However, the size, shape and topography do not result in exceptional circumstances.

☐ No

Would the applicant be deprived of rights that are commonly enjoyed by others similarly situated? If "yes," please explain.

☒ Yes

Crate and Barrel was permitted two signs on one face with a large separation due to the size of the building and multiple entrances. In 2002 PJ's Coffee and Planet Smoothie were approved to have two signs along their frontage due to co-branding. Finally, Cherokee Ford was permitted (1) wall sign and 2 logos due to branding issues on one elevation.

☐ No

Would granting the variance confer on the applicant any significant privileges which are denied to others similarly situated? If "yes," please explain.

☐ Yes

Granting the variance request would not grant the applicant significant privileges denied by others because they are permitted two signs they are simply moving the location of the permitted sign.

☒ No

Are the exceptional circumstances the result of actions of the applicant or the applicant's representatives? If "yes," please explain.

☐ Yes

☒ No

Is the requested variance the minimum necessary to allow the applicant to enjoy rights commonly enjoyed by others similarly situated? If "no," please explain.

☐ Yes

☒ No

Would granting of the variance violate more than one standard of the Unified Development Code? If "yes," please explain.

☒ Yes

Granting the variance would violate only the one standard of the ordinance.

☐ No

Would granting the variance result in allowing a sign that interferes with road or highway visibility or obstruct or otherwise interfere with the safe and orderly movement of traffic? On a separate sheet or sheets, please defend your response.

☐ Yes

☒ No

02/29/16

PHA160012
DISCLOSURE FORMV-16-11
Bentley ATL

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: Bentley Atlanta

Subject Public Hearing Case:

Campaign Contribution Information:

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

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

Name of Official: N/A

Position:

Description of Contribution: N/A

Value:

Description of Contribution:

Value:

Description of Contribution:

Value:

Description of Contribution:

Value:

Description of Contribution:

Value:

Campaign Contribution Information:

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

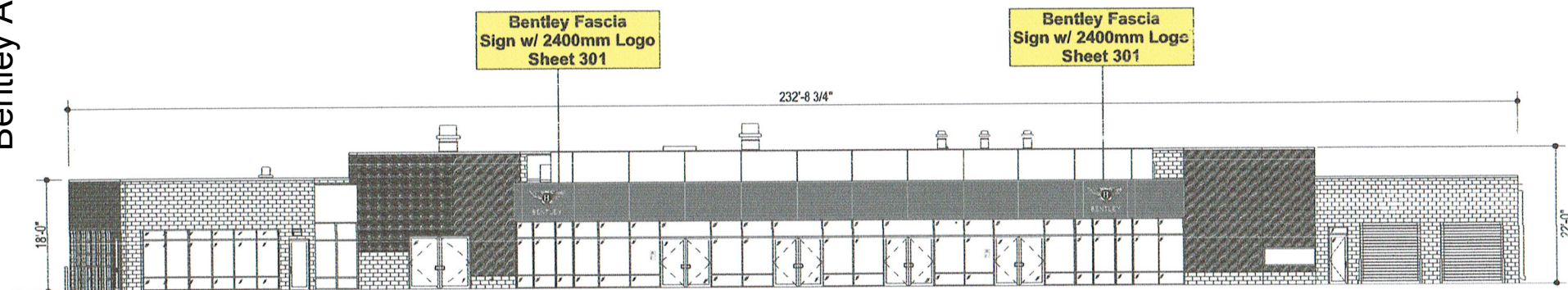
Signature:



Date:

2/22/16

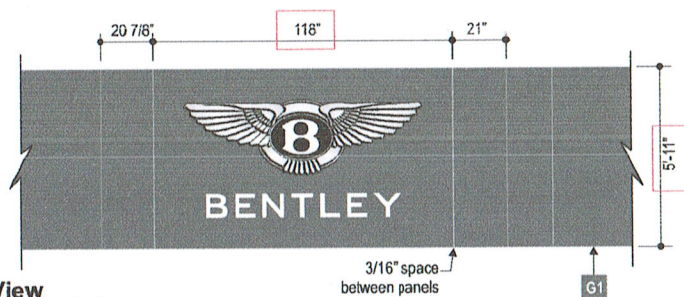
V-16-11
Bentley ATL



North Elevation
Scale: 1/16"=1'-0" @ 11x17

PHA160012

Sign is 5'-11" (71") x 9'-10" (118") 58.18sqft



Color View
Scale: 1/4"=1'-0" @ 11x17

Current Code allowed:

City of Alpharetta allows 1 wall sign per elevation and 1sqft per linear up to a max 156sqft

We are proposing (2) wall signs at 58.18sqft each for a total of 116.36sqft which is less than max allowed

The linear footage of the store front is 232"+

1800mm Fascia band on East and West Elevations

Color Specifications

G1	A1
Bentley Thunder Grey	1/2 7328 White Acrylic
	G4
	Satin Black

Electrical Specifications

Electrical circuit dedicated to sign only required. Power to sign to be installed and supplied by others.

CABINET Power Supplies
24v/96w

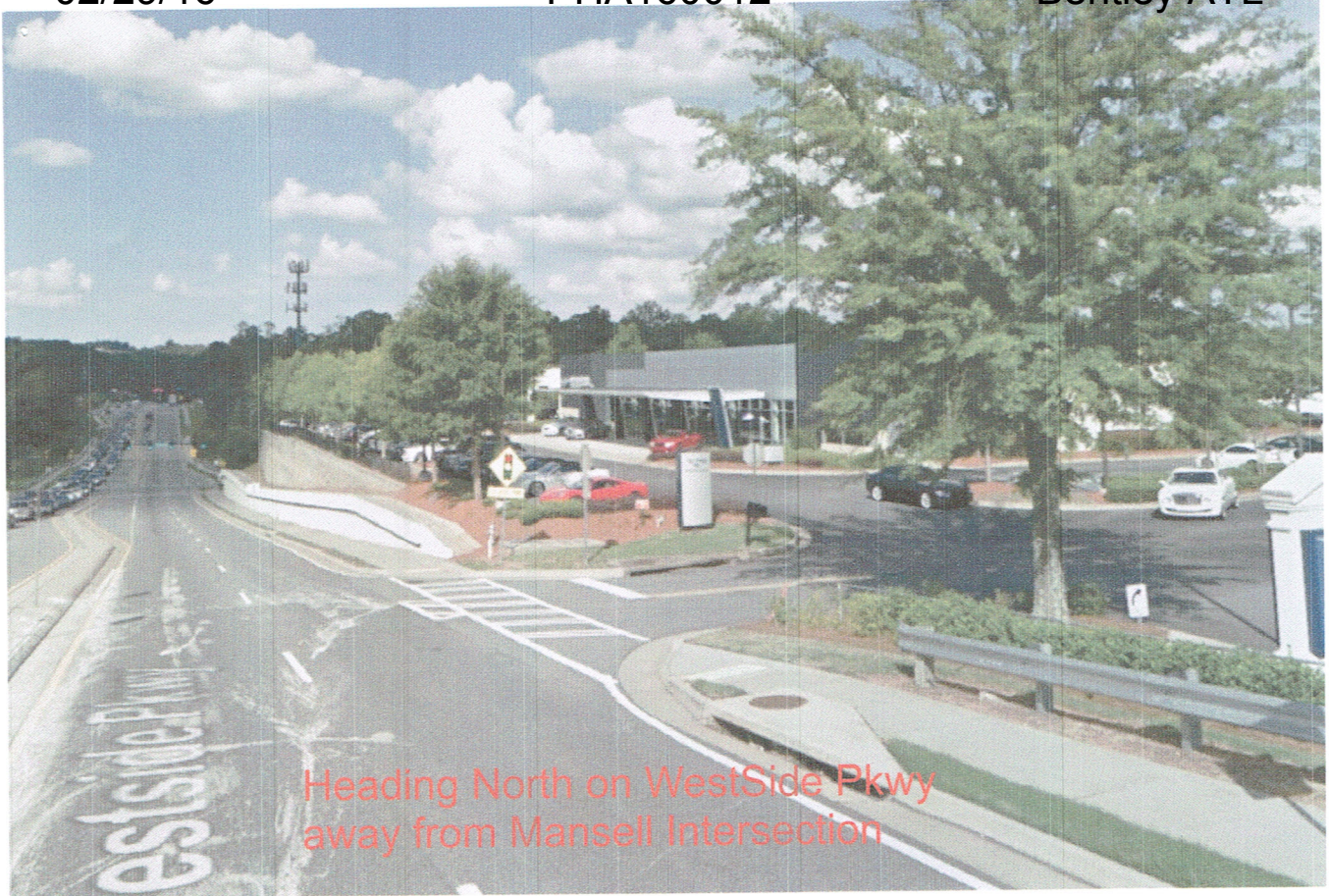
Qty Req'd: 2 @ 1.1 Amps Ea

White LED's
Qty Req'd: 15 TBV

Max. Amps Req'd: 2.2

Voltage Req'd: 120-277v

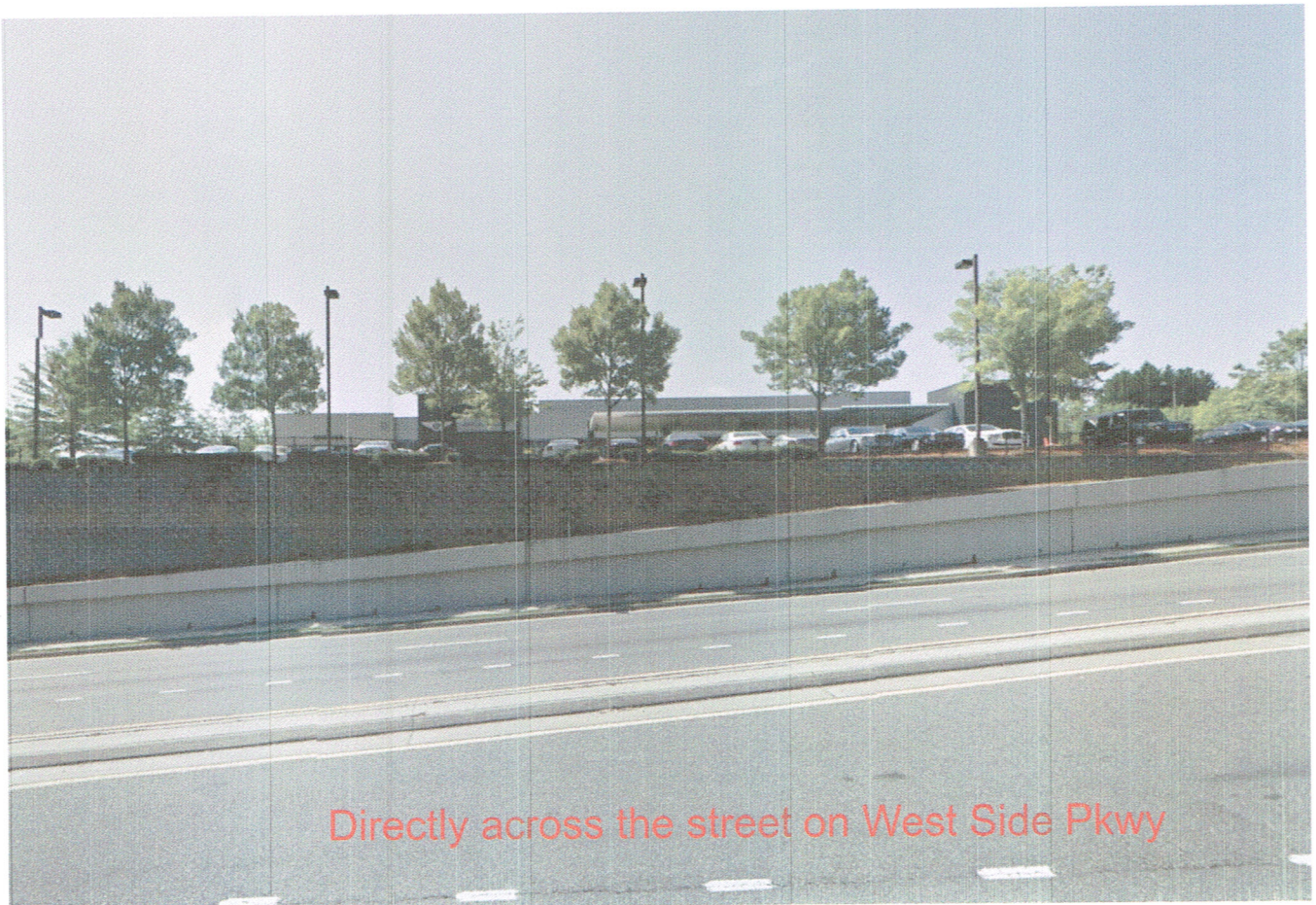
02/29/16



02/29/16

PHA160012
Other Variance granted.

V-16-11
Bentley ATL



Directly across the street on West Side Pkwy



STAFF REPORT

Submitting Department: Community Development

Submitted By:

Meeting Date: May 23, 2016

I. AGENDA ITEM TITLE: V-16-12 UNITED BMW SIGN VARIANCE
CONSIDERATION OF A VARIANCE FROM THE UNIFIED DEVELOPMENT CODE, ARTICLE II, SECTION 2.6.12 IN ORDER TO ALLOW THE TWO SIGNS PERMITTED BY CODE ON ONE BUILDING FACE. THE PROPERTY IS LEGALLY DESCRIBED AS LAND LOTS 597, 600 1ST DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA.

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

Council Agenda Report, Location Map, BMW Application



COUNCIL AGENDA REPORT

FROM: Kathi Cook, Community Development Director

SUBJECT: V-16-12 United BMW Sign Variance

City Council: May 23, 2016

STAFF RECOMMENDATION

Approve V-16-12 United BMW Sign Variance subject to the following conditions:

1. Two wall signs shall be permitted on the building front with placement substantially as depicted on rendering dated 2-29-16. A sign permit is required.
2. No additional signage on the end of the building shall be permitted.
3. No parking of "for sale" vehicles on grass areas.
4. Corner of Alpharetta Highway and Upper Hembree Road shall be heavily landscaped with final approval by Staff.
5. North and South 5' landscape strip shall include shrubs as well as trees.

REPORT-IN-BRIEF

The subject property is located at 1501 Alpharetta Hwy. The applicant, United BMW is requesting approval of a variance from the Unified Development Code, Article II, Section 2.6.12 in order to allow the two signs permitted by Code on one building face.

DISCUSSION

The subject property is located on Alpharetta Hwy. The dealership is relocating its showroom from Roswell to Alpharetta and is seeking approval to allow the two signs allowed by code to be installed on the same building face.

Section 2.6.12 states:

2. One wall sign per tenant for each road frontage no greater than 1 sq. ft. of sign area per 1 Ln. ft. of tenant space frontage.

Each sign is to be installed on the building elevation with the street frontage. Due to the location and the angle of the building with the front façade facing the

corner of the lot, each elevation is not directly facing a road frontage. The Applicant is requesting to place the BMW logo on the corner of the front façade.

The front of the building which faces Alpharetta Hwy is approximately 185 linear feet. Although the frontage measures 185feet the Unified Development Code permits a maximum allowed signage of 156 square feet. The Applicant is proposing 2 wall signs; one at 93.34 sf and one at 76.5 sf for a total of 169.84sf.

The elevation submitted depicts the signs placed at each end of the building face.

VARIANCE REQUIREMENTS

The City of Alpharetta Unified Development Code Article II, Section 2.6.5 outlines the criteria set forth for granting a variance to the sign regulations. The ordinance specifically states..."a variance may be granted pursuant to procedures set forth in the City Zoning Ordinance, where all of the following conditions exist:

- (1) Exceptional conditions pertaining to the property where the sign is to be located as a result of its size, shape or topography, which are not applicable to other lands or structures in the area.

The applicant has stated that the angle of the building makes visibility of the side elevation difficult. The fact that each elevation is not directly facing a road frontage constitutes a hardship.

However, the size, shape and topography do not result in exceptional circumstances.

- (2) The applicant would be deprived of rights that are commonly enjoyed by others similarly situated.

Crate and Barrel was permitted two signs on one face with a large separation due to the size of the building and multiple entrances. In 2011 Cherokee Ford was approved to have two signs along their frontage due to co-branding.

- (3) Granting the variance would not confer on the applicant any significant privileges, which are denied to others similarly situated.

It is Staff's opinion that granting the variance request would not grant the applicant significant privileges denied by others because they are permitted two signs they are simply moving the location of the permitted sign.

- (4) The exceptional circumstances are not the result of action by the applicant.

Not applicable.

(5) The requested variance is the minimum variance necessary to allow the applicant to enjoy the rights commonly enjoyed by others similarly situated.

Not applicable.

(6) Granting of the variance would not violate more than one standard of this Ordinance.

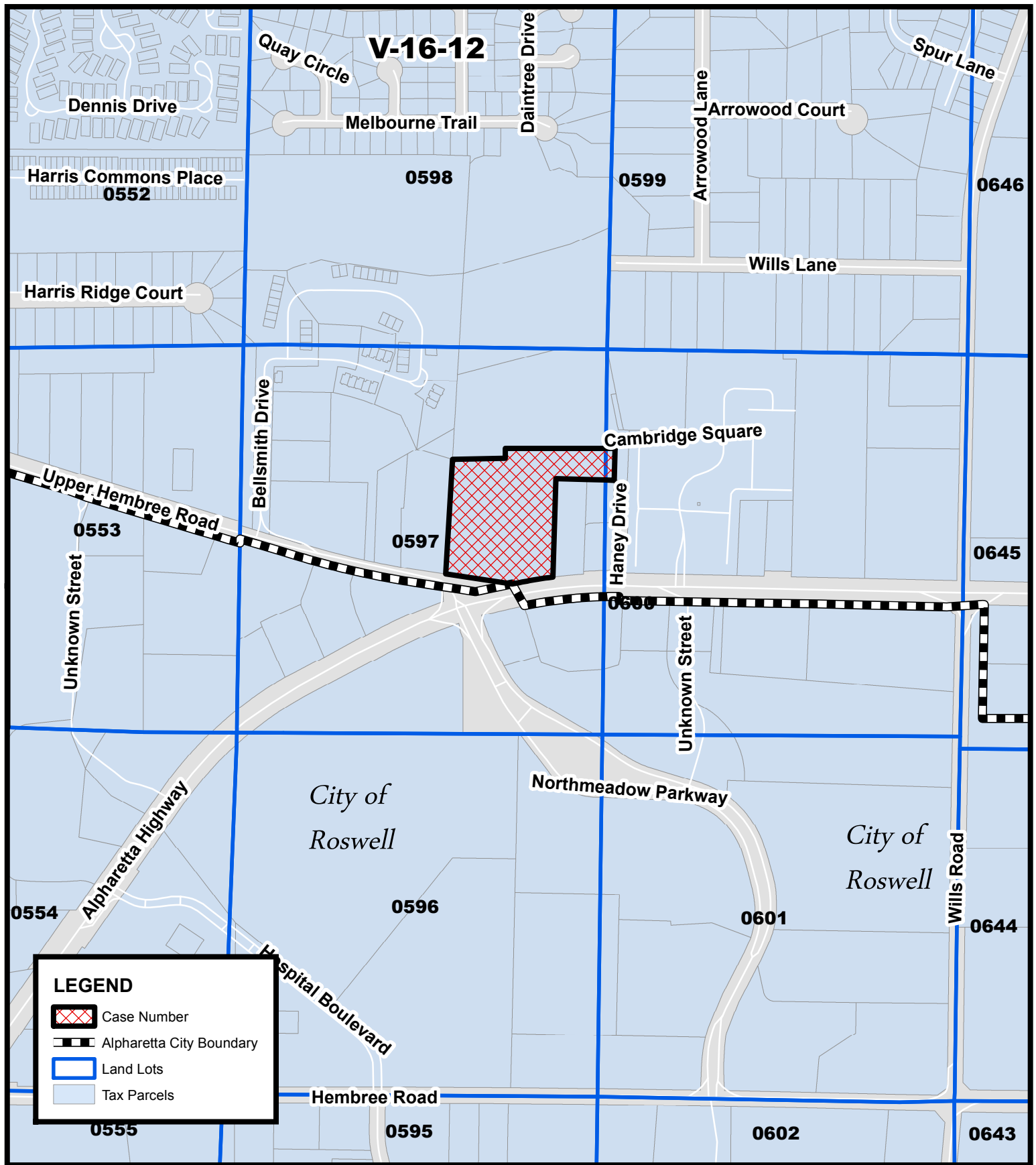
Granting the variance would violate only the one standard of the ordinance.

(7) Granting the variance would not result in allowing a sign that interferes with road or highway visibility or obstruct or otherwise interfere with the safe and orderly movement of traffic.

Granting the variance requested would not interfere with road or highway visibility or obstructs the safe and orderly movement of traffic.

CONCURRENCES

Staff finds that the conditions for a variance have been met and the applicant's request should have no impact on surrounding businesses.



Location Map **United BMW** **1501 Alpharetta Highway**

V-16-12
D/LL: 1/2/597, 600
CC Date: 5/23/16



Location Map Provided by:
Community Development - GIS

3/1/16

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

V-16-12
United BMW

FOR OFFICE USE ONLY

Case #: _____

☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

1. This page should be the first page in each of your completed application packets.
2. It is preferred that all responses be typed. Illegible applications will not be accepted.
3. Prior to signing and submitting your application, please check all information supplied on the following pages to ensure that all responses are complete and accurate. Incomplete applications will not be accepted.
4. Payment of all applicable fees must be made at the time of application. Payment may be made via cash, credit card (American Express, Master Card or Visa), or check made payable to "City of Alpharetta."
5. Applications will be accepted only on the designated submittal dates between the hours of 8:30 AM and 3:30 PM.
6. If you have any questions regarding this form, please contact the Community Development Department by calling 678-297-6070.

Contact Information:

Contact Name: Rebecca Talafous

Telephone: 706-219-1225

Address: 48 Bloodroot Drive

Suite: _____

City: Cleveland

State: ga

Zip: 30528

Fax: 706-219-0017

Mobile Tel: 770-363-2428

Email: rebecca@naiservices.com

Subject Property Information:

Address: 1501 Alpharetta Hwy

Current Zoning: C-2

District: 1

Section: 2

Land Lot: 597,600

Parcel ID: 122340-0597-0678

Proposed Zoning: C-2

Current Use: Car Dealership

This Application For (Check All That Apply):

☐ Conditional Use

☐ Master Plan Amendment

☐ Rezoning

☐ Master Plan Review

☒ Variance

☐ Public Hearing

☐ Comprehensive Plan Amendment

☒ Other (Specify): Sign Variance

3/1/16

APPLICANT REQUEST AND INTENT

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

Automobile Dealership- Auto Sales and Service

We are closing the location at 11458 Alpharetta Hwy, Roswell, GA 30076 and relocating to the showroom at 1501 Alpharetta Hwy, Alpharetta, GA.

Applicant's Request (Please itemize the proposal):

We are requesting a sign variance allowing us to display two signs on the front face of the new building. We would not utilize the sign allowance on the site of the building, and we request the opportunity to use that square footage for a second sign on the front of the building.

The front of the building is at an angle and it is facing the corner of Upper Hembree and Alpharetta Hwy.

Per the sign code, we are allowed to have a total of 2 wall signs and they are not to exceed 156sqft max.

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

Due to the location and the angle of the building with the front facade facing the corner of the lot, each elevation is not directly facing a road frontage. This is why we are asking to allow us to put the BMW logo on the corner of the front facade.

3/1/16

SIGN VARIANCE REVIEW CRITERIA

Are there exceptional conditions pertaining to the property where the sign is to be located as a result of the property size, shape, or topography which are not applicable to other lands or structures in the area? If "yes," please explain.

☐ Yes☒ No

Would the applicant be deprived of rights that are commonly enjoyed by others similarly situated? If "yes," please explain.

There are other Car Dealerships that have dual dealerships and multiple signs on the front fascia.

☒ Yes☐ No

Would granting the variance confer on the applicant any significant privileges which are denied to others similarly situated? If "yes," please explain.

☐ Yes☒ No

Are the exceptional circumstances the result of actions of the applicant or the applicant's representatives? If "yes," please explain.

☒ Yes

This building has 2 road frontages and is allowed to have 2 wall signs, however due to the angle of the building will not allow us to see the side elevation sign very well. We would like to move it around to the front right hand corner.

☐ No

Is the requested variance the minimum necessary to allow the applicant to enjoy rights commonly enjoyed by others similarly situated? If "no," please explain.

there have been other car dealerships that were granted 2 wall signs on front wall elevations

☒ Yes☐ No

Would granting of the variance violate more than one standard of the Unified Development Code? If "yes," please explain.

☐ Yes

according to Alpharetta's signage regulations, we would be allowed one sign on the side of the building, and one on the front of the building. We are asking to allow the sign from the side to be moved onto the front fascia.

☒ No

Would granting the variance result in allowing a sign that interferes with road or highway visibility or obstruct or otherwise interfere with the safe and orderly movement of traffic? On a separate sheet or sheets, please defend your response.

☐ Yes☒ No

3/1/16
PROPERTY OWNER AUTHORIZATIONProperty Owner Information:

Contact Name: Tyler Heard

Telephone: 501-831-5215

Address: 3150 Steve Reynolds Blvd

Suite:

City Duluth

State: GA

Zip: 30096

Authorization:

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

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

☐ Annexation☐ Special Use☐ Rezoning☐ Conditional Use☒ Variance *Sign*☐ Master Plan☐ Land Use Application☐ OtherIdentify Authorized Applicant:

Name of Authorized Applicant: UAG Atlanta IV Motors Inc.

Telephone: 678-812-4252

Address: 3150 Steve Reynolds Blvd

Suite:

City Duluth

State: GA

Zip: 30096

So Sworn and Attested:

Owner Signature:

Date:

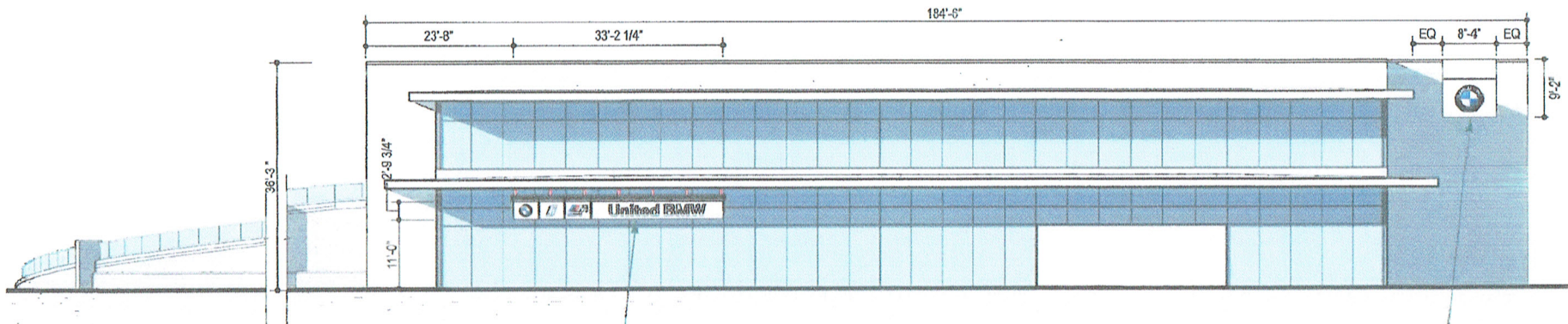
2/24/16

Notary:

Notary Signature:

Date:

2/26/2016



South Elevation

Scale: 1/16"=1'-0" @ 11x17

LM-3B, LM3i, CNM-3
Sheet 302
93.34 Sq Ft

LDM6, VEM6
Sheet 301
76.5 Sq Ft

Distance shown from left of canopy
and from ground are approximate,
based on elevations received

CLIENT:	United BMW	THIS DESIGN IS SUBMITTED AS PART OF OUR PROPOSAL AND IS TO REMAIN OUR PROPERTY EXCLUSIVELY UNTIL ACCEPTED AND APPROVED BY PURCHASE.	REV #	DESCRIPTION	DATE	BY	THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 806 OF THE NATIONAL ELECTRICAL CODE AND / OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.	CUSTOMER APPROVAL: SIGNATURE: _____ DATE: _____ APPROVAL RECEIVED BY UNITED: _____ DATE: _____	IMPORTANT: PERMANENT ACCESS TO THE BACK SIDE OF THE WALL IS REQUIRED FOR INSTALLATION AND WIRING OF THE SIGN. IF IT IS NOT AVAILABLE IT MUST BE PROVIDED BY THE CUSTOMER BEFORE INSTALLATION.	united sign systems A Division of United Advantage Sign Companies, Inc.	206 Tower Drive Oldsmar, Florida 34677 unitedsignsystems.com 888-704-1516 A Division of United Advantage Sign Companies, Inc.
LOCATION:	Alpharetta, GA										
DATE:	June 3, 2015										
DRAWING #	BMW-United-201										
DRAWN BY:	DEA	SHEET SIZE 11 x 17									

3/1/16

V-16-12
United BMW

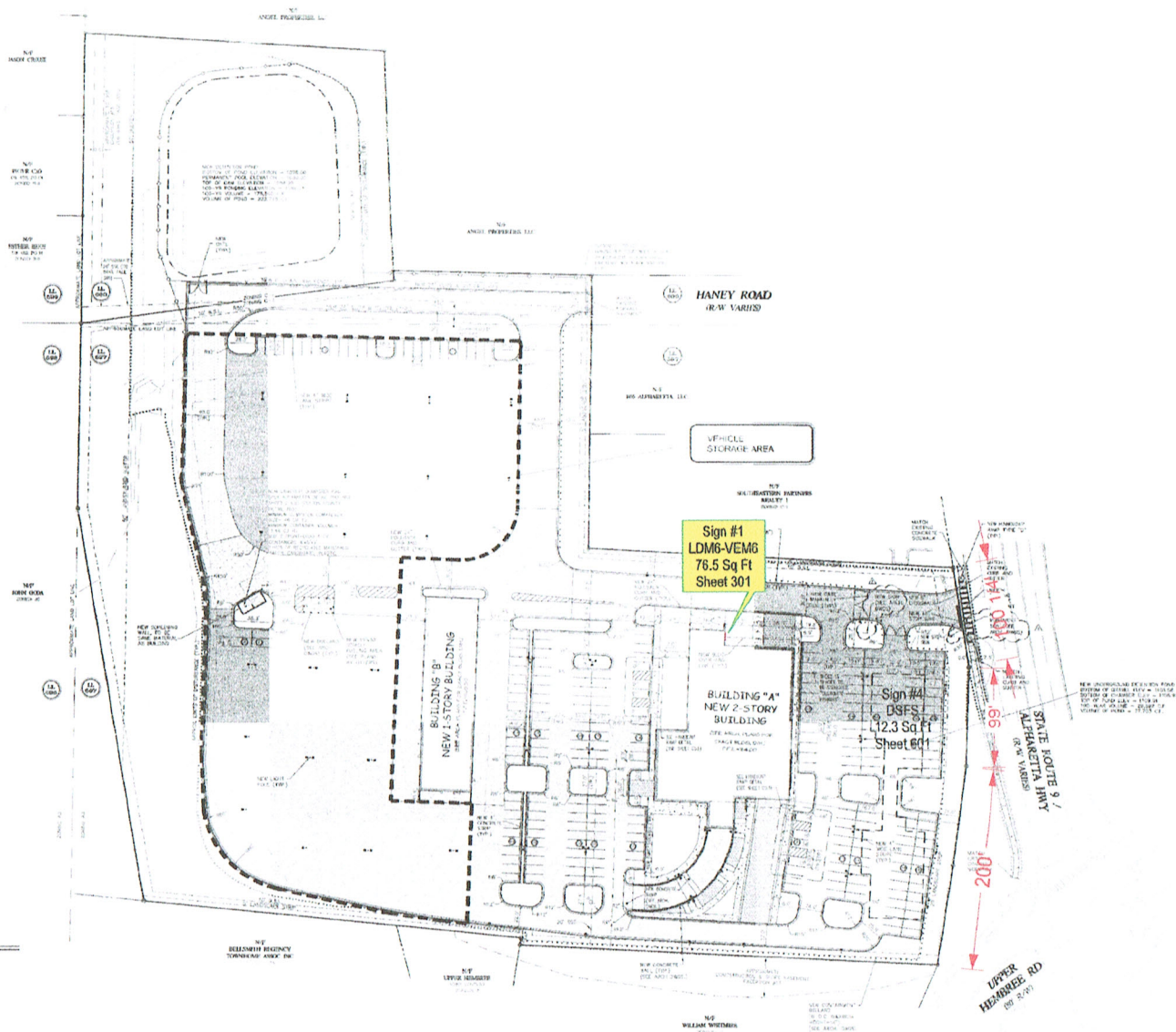
3/1/16

United BMW
V-16-12



Site Plan

Scale: 1" = 110' @ 11x17



CLIENT:	United BMW		
LOCATION:	Alpharetta, GA		
DATE:	02-26-2016	CODE #	X
DRAWING #	BMW-United-103		
DRAWN BY:	SD	SHEET SIZE	11 x 17

THIS DESIGN IS SUBMITTED AS PART OF OUR PROPOSAL AND IS TO REMAIN OUR PROPERTY EXCLUSIVELY UNTIL ACCEPTED AND APPROVED BY PURCHASE.

REV #	DESCRIPTION	DATE	BY
#2	Updated to new site plan, corrected position of sign #1	11-06-15	DEA
#1	Added magnified view, street names	06-16-15	DEA



THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 606 OF THE NATIONAL ELECTRICAL CODE AND / OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

CUSTOMER APPROVAL:

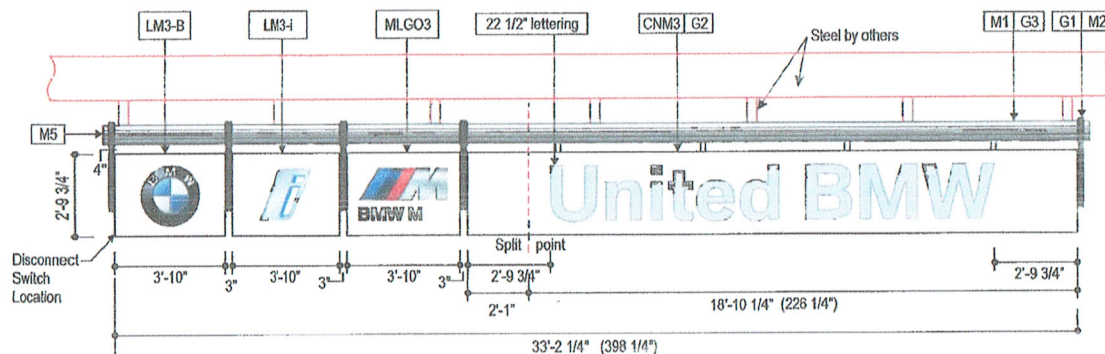
SIGNATURE _____
DATE: _____
APPROVAL RECEIVED BY UNITED _____
DATE: _____

IMPORTANT:

PERMANENT ACCESS TO THE BACK SIDE OF THE WALL IS REQUIRED FOR INSTALLATION AND WIRING OF THE SIGN. IF IT IS NOT AVAILABLE IT MUST BE PROVIDED BY THE CUSTOMER BEFORE INSTALLATION.



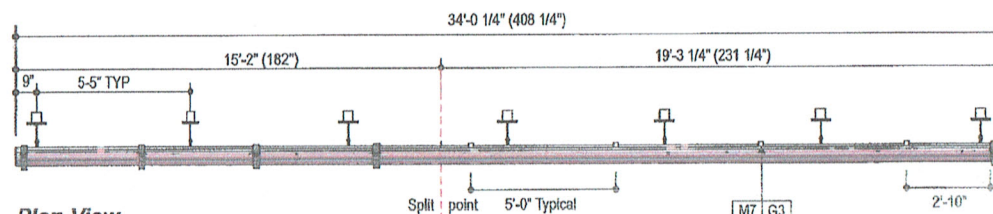
206 Tower Drive
Oklawaha, Florida 34677
unitedsignsystems.com
888-704-1516
A Division of United Advantage Sign Companies, Inc.



LM3-B, BMW-i & CNM3 Elevation

Scale: 1/4" = 1'-0" @ 11x17

Qty = (1)



Plan View

Scale: 1/4" = 1'-0" @ 11x17

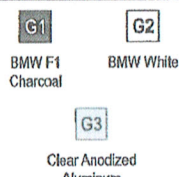
Specifications:

Sign modules are fabricated from .090 aluminum faces painted G2.
Internally illuminated routed faces.
Lettering is clear acrylic push-through with 20 gauge Polished Stainless Steel on first surface
Logo modules are identical to pylon modules, mounted with stainless steel hardware.

Material Description

- | | |
|----|---|
| M1 | 200mm pole - bearing structure. Length as required (2" past outside cantilevers, typ.) |
| M2 | Cantilever supports at each end of facade module (36" ±) w/ 1/2" S.S. mounting hardware |
| M3 | LED insert strip on front of bearing structure (typ) |
| M4 | Blank insert strip on building side of bearing structure (typ) |
| M5 | End Cap (typ) |
| M6 | Wall Brackets: Spaced no further than 5'-6"± as required for overall length. Minimum three required per bearing structure. |
| M7 | Middle Support Brackets: on modules longer than 10 feet. Brackets add stability to sign structure. Spaced 6'-0" on center (CNM1-3) and 3'-0" on center for a CNM4 |

Color Specifications



Electrical Specifications

Electrical circuit dedicated to sign only required. Power to sign to be installed and supplied by others.

CABINET Power Supplies
24v/96w

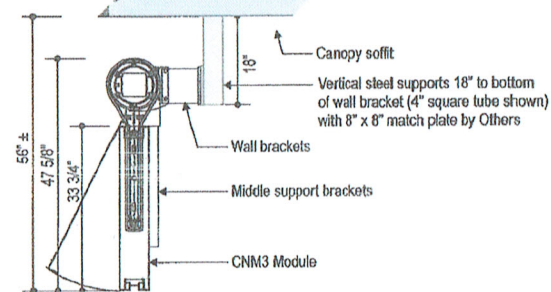
Qty Req'd: 4 @ 1.1 Amps Ea

White LED's
Qty Req'd: 37 TBV

Bearing Structure Power Supplies:
Qty Req'd: 1 @ 1.0 Amps Ea

Max. Amps Req'd: 5.4

Voltage Req'd: 120-277v

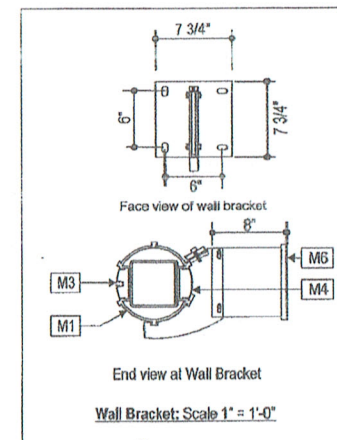


Detail

Scale: 1/2" = 1'-0" @ 11x17

CNM3 SQFT.
2'-9 3/4" x 33'-2 1/4"
= 93.34 SQFT.

Approx. Weight = 1900 Lbs



CLIENT:	United BMW
LOCATION:	Alpharetta, GA
DATE:	June 3, 2015
DRAWING #:	BMW-United-302
DRAWN BY:	JJM

THIS DESIGN IS SUBMITTED AS PART OF OUR PROPOSAL AND IS TO REMAIN OUR PROPERTY EXCLUSIVELY UNTIL ACCEPTED AND APPROVED BY PURCHASE.

REV #	DESCRIPTION	DATE	BY



THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND 1 OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

CUSTOMER APPROVAL:

SIGNATURE: _____
DATE: _____
APPROVAL RECEIVED BY UNITED: _____
DATE: _____

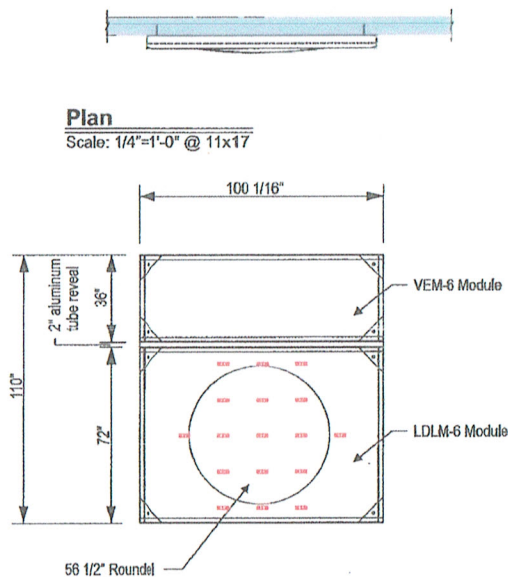
IMPORTANT:
UNITED SIGN SYSTEMS IS NOT RESPONSIBLE FOR REMOVING EXISTING CONCRETE FOUNDATIONS OR UNKNOWN UNDERGROUND OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO UNARMED UTILITIES, STONE, SEPTIC SYSTEMS, ETC.



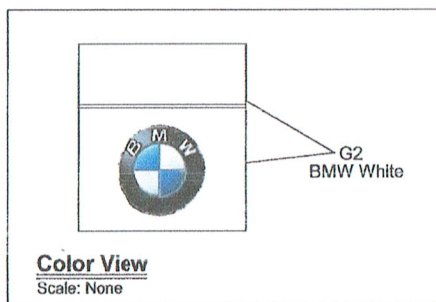
206 Tower Drive
Oldsmar, Florida 34677
unitedsignsystems.com
888-704-1516
A Division of United Advantage Sign Companies, Inc.

3/1/16

United BMW
V-16-12



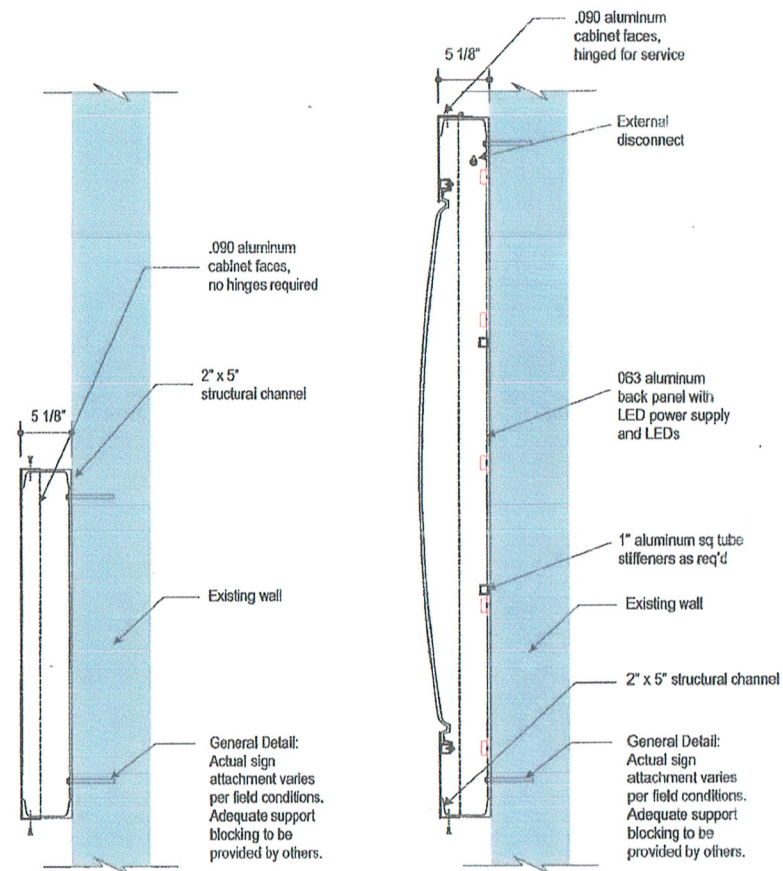
Elevation
Scale: 1/4"=1'-0" @ 11x17



Electrical Specifications	
Panel:	
White LEDs Qty:	17
LED Power Supply (2) @ 1.1 Amps Ea	
Voltage Req'd: 120V-277V	Max Amps Req'd: 2.2

Approx. Weight = 251 Lbs

LDM6 & VEM-6
9'-2" x 8'-4 1/16"
= 76.5 Sq Ft



Module Sections
Scale: 1"=1'-0" @ 11x17

CLIENT:	United BMW	THIS DESIGN IS SUBMITTED AS PART OF OUR PROPOSAL AND IS TO REMAIN OUR PROPERTY EXCLUSIVELY UNTIL ACCEPTED AND APPROVED BY PURCHASE.	REV #	DESCRIPTION	DATE	BY	THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND / OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.	CUSTOMER APPROVAL: SIGNATURE: _____ DATE: _____ APPROVAL RECEIVED BY UNITED: _____ DATE: _____	IMPORTANT: PERMANENT ACCESS TO THE BACK SIDE OF THE WALL IS REQUIRED FOR INSTALLATION AND WIRING OF THE SIGN. IF IT IS NOT AVAILABLE IT MUST BE PROVIDED BY THE CUSTOMER BEFORE INSTALLATION.	united sign systems A Division of United Advantage Sign Companies, Inc.	206 Tower Drive Odessa, Florida 34677 unitedsignsystems.com 888-704-1516 A Division of United Advantage Sign Companies, Inc.
LOCATION:	Alpharetta, GA		ENGINEER								
DATE:	June 3, 2015										
DRAWING #	BMW-United-301		DESIGNER								
DRAWN BY:	DEA	11 x 17									

3/1/16

United BMW
V-16-12



STAFF REPORT

Submitting Department: Legal
Submitted By: Sam Thomas, City Attorney
Meeting Date: May 23, 2016

I. AGENDA ITEM TITLE: ORDINANCE AMENDING CHAPTER 13, SECTION 13.6 OF THE CITY CODE
(SECOND READING)

II. RECOMMENDATION:

Staff requests the adoption of an ordinance amending Chapter 13, Section 13.6 of the Code of the City of Alpharetta, Georgia pertaining to urban camping and improper use of property.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

IV. REPORT IN BRIEF:

The City Attorney will present for consideration an ordinance amending Chapter 13, Section 13.6 of the Code of the City of Alpharetta, Georgia pertaining to urban camping and proper use of property.

V. ALTERNATIVES:

VI. ATTACHMENTS:

Proposed Ordinance

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF
ALPHARETTA, GEORGIA TO AMEND CHAPTER 13 OF ARTICLE I OF
THE CODE OF THE CITY OF ALPHARETTA, GEORGIA REGARDING
URBAN CAMPING AND THE PROPER USE OF PROPERTY

WHEREAS, the Mayor and Council have heretofore adopted Chapter 13 of the Code of Alpharetta, Georgia regarding urban camping and improper use of property; and

WHEREAS, the Mayor and Council deem it appropriate to amend Chapter 13 to repeal an exception;

NOW, THEREFORE, IT IS ORDAINED:

Section 1 of Amendment. Chapter 13 is amended by deleting and repealing in its entirety subparagraph (2) of Section 13-6(f) and substituting in lieu thereof the following:

"(2) Reserved;"

Section 2 of Amendment. This Amendment shall become effective immediately upon adoption. This Amendment shall be incorporated into the Code of the City of Alpharetta, Georgia. This Amendment hereby repeals any and all conflicting ordinances and amendments.

ADOPTED AND APPROVED this _____ day of _____,
2016.

CITY OF ALPHARETTA, GEORGIA

By: _____
David Belle Isle, Mayor

COUNCILMEMBERS

Jason Binder

Jim Gilvin

Mike Kennedy

Dan Merkel

Donald Mitchell

Chris Owens

(SEAL)

Attest:

Lyn Kennedy, Asst., City Clerk

First Reading:_____

Second Reading:_____

Adopted:_____

2085541



STAFF REPORT

Submitting Department: Council

Submitted By:

Meeting Date: May 23, 2016

I. AGENDA ITEM TITLE: RESOLUTION SUPPORTING RENOVATION OF DOGWOOD SQUARE SENIOR HOUSING FACILITY

II. RECOMMENDATION:

Should City Council wish to communicate its support for the project recommended that Council adopt a resolution supporting the renovation and rehabilitation of the Dogwood Square senior housing facility.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT.
BUDGET: NO

TOTAL PROJECT COST: THERE IS NO COST OR
FISCAL IMPLICATION TO THE CITY.

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

IV. REPORT IN BRIEF:

Dogwood Square is an aging senior living facility located in the southern portion of Downtown Alpharetta on Janis Lane. The property consists of 100 units, all of which are Section 8 assisted living units, making it one of the few senior housing opportunities in Alpharetta for low income seniors.

The owners of the property are currently pursuing the renovation and rehabilitation of the property with the intent of improving the overall property quality. Upon completion of the project, the property would still be targeted to low income seniors.

The property owner is pursuing financing for the project through a mechanism that would provide federal tax credit assistance. They have requested a document from the City indicating Alpharetta's support for the renovation / rehabilitation of Dogwood Square and their application for federal tax credit assisted financing.

V. ALTERNATIVES:

VI. ATTACHMENTS:

Resolution - Dogwood Square Renovation

**A RESOLUTION OF THE MAYOR AND COUNCIL
OF THE CITY OF ALPHARETTA, GEORGIA SUPPORTING
THE RENOVATION AND REHABILITATION OF THE
DOGWOOD SQUARE SENIOR HOUSING FACILITY**

WHEREAS, approximately 21.4% of current Alpharetta residents are at or near retirement age; and

WHEREAS, the City of Alpharetta recognizes that, as the “Baby Boom” generation ages, there is an increasing need to encourage seniors to continue to live in Alpharetta, as retention of this demographic can help the social, cultural, and economic well-being of the community; and

WHEREAS, the City, in its Comprehensive Plan 2030, has identified as a community goal the need to encourage the development of housing opportunities for seniors that accommodates the needs of the aging population, and

WHEREAS, the City has also identified a goal of encouraging 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, and

WHEREAS, at this time, there are few senior housing opportunities that are priced to serve lower income citizens; and

WHEREAS, the Dogwood Square property is a senior housing independent living facility that is priced to serve those of lower incomes and is located within Downtown Alpharetta; and

WHEREAS, Dogwood Square was developed more than 30 years ago and is now in significant need of rehabilitation and improvement so that it is capable of providing quality housing opportunities for lower income seniors;

NOW, THEREFORE, BE IT SO RESOLVED this 23rd day of May, 2016, BY the Mayor and City Council of the City of Alpharetta, Georgia that the City encourages the renovation and rehabilitation of the Dogwood Square Senior Housing Facility and supports the application by the Purchaser of Dogwood Square, Dogwood Square, LP, for federal tax credit financing so that the renovation and rehabilitation of the property results in high quality housing opportunities to serve lower income senior residents of Alpharetta.



COUNCIL AGENDA REPORT

FROM: Kathi Cook, Community Development Director
Prepared by: Eric Graves, PE

SUBJECT: PH-15-25 Update to Comprehensive Land Use Plan

PLANNING COMMISSION: May 5, 2016

CITY COUNCIL WORKSHOP: May 23, 2016

PUBLIC WORKSHOP: June 2, 2016

PLANNING COMMISSION: June 2, 2016

CITY COUNCIL: June 20, 2016

PLANNING COMMISSION:

This item was heard at the May 5, 2016 Planning Commission. Members of Members of the Planning Commission recommended that a Public Workshop be held before forwarding the item to City Council for Consideration as well as additional advertising on social media. After discussion, the Commission unanimously recommended the item be deferred until Thursday, June 2, 2016.

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.



Comprehensive Plan Update

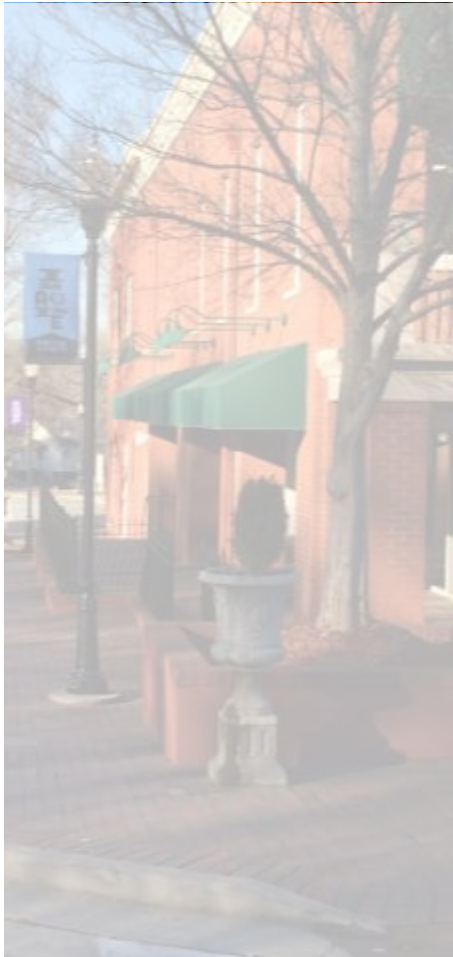




Schedule

Presentation for PC 5.5.16

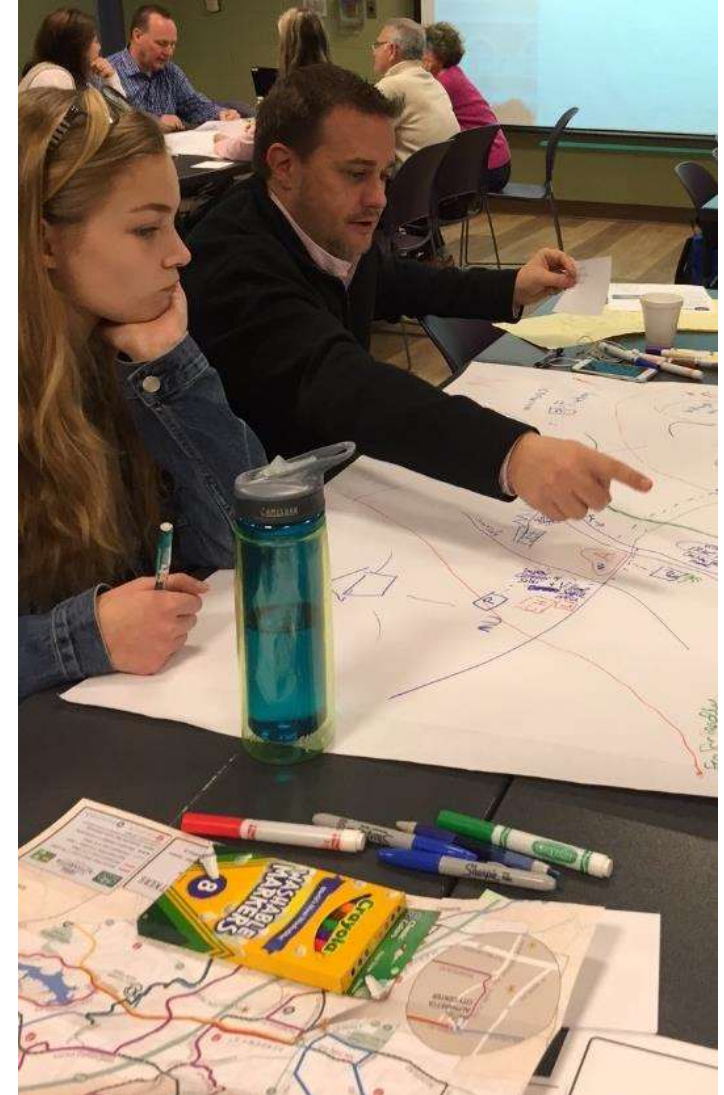
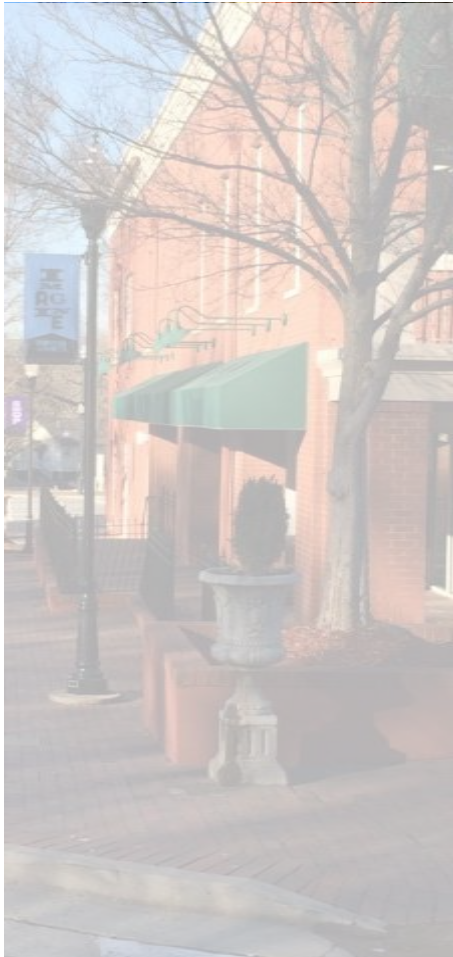
- **February 9:**
Steering Committee Meeting #1
- **February 16 and 25:**
Public meetings
- **March 7:**
Steering Committee Meeting #2
- **March 16 and 24:**
Public meetings
- **April 22:**
Steering Committee Meeting #3
- **May-June:**
Council review and approval





February Public Meetings

Presentation for PC 5.5.16

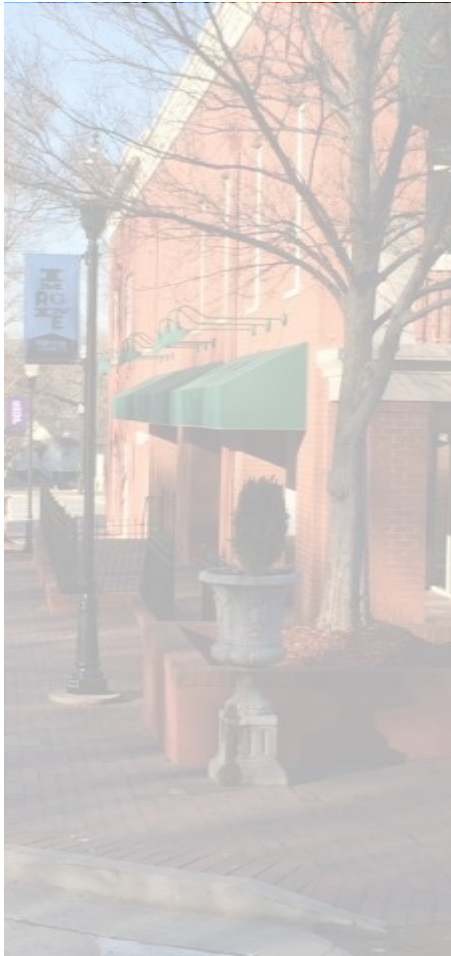
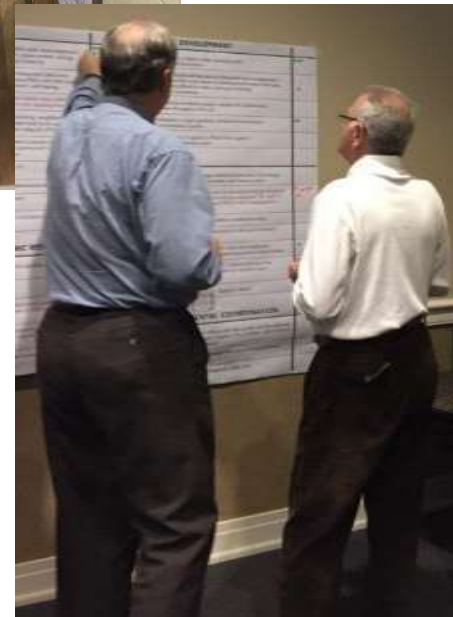
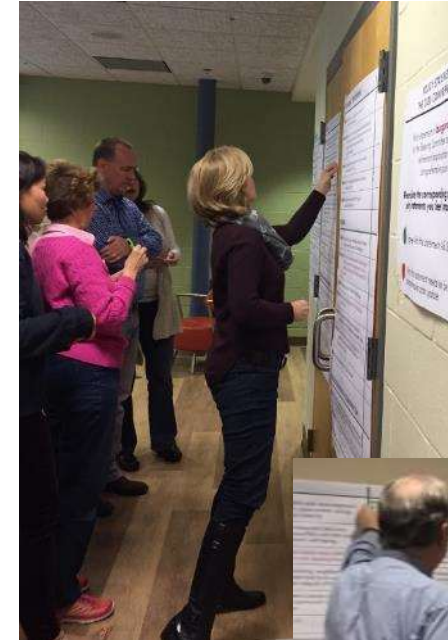




February Public Meetings

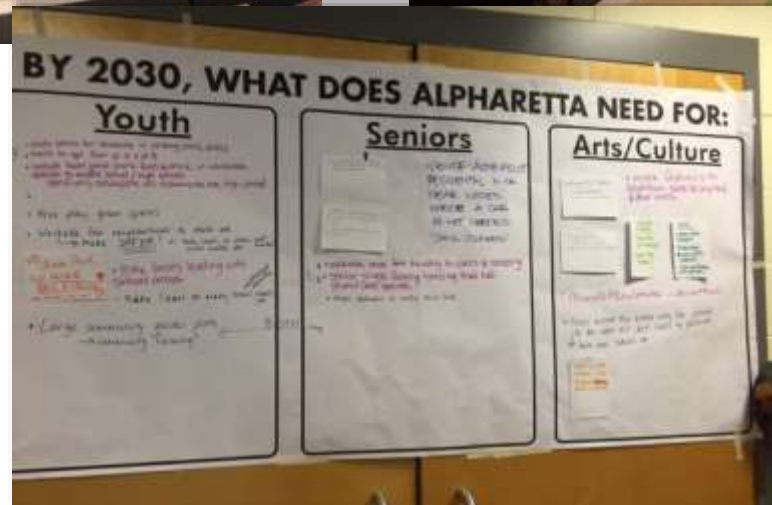
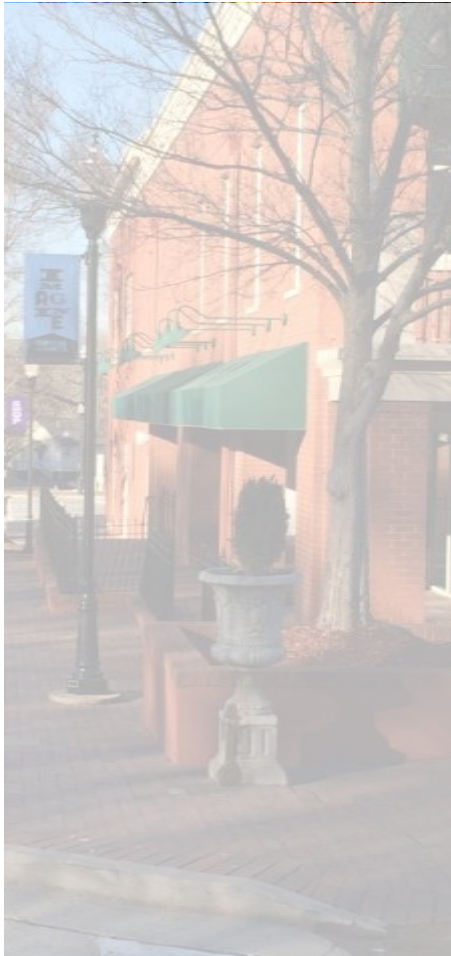
POLICY STATEMENT INPUT

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



5/4/16

Presentation for PC 5.5.16





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

Presentation for PC 5/5/16

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

Presentation for PO 5/5/16

LAND USE, DEVELOPMENT, AND TRANSPORTATION

- Development nodes/clusters

Added language about nodal development/activity centers to Land Use section:

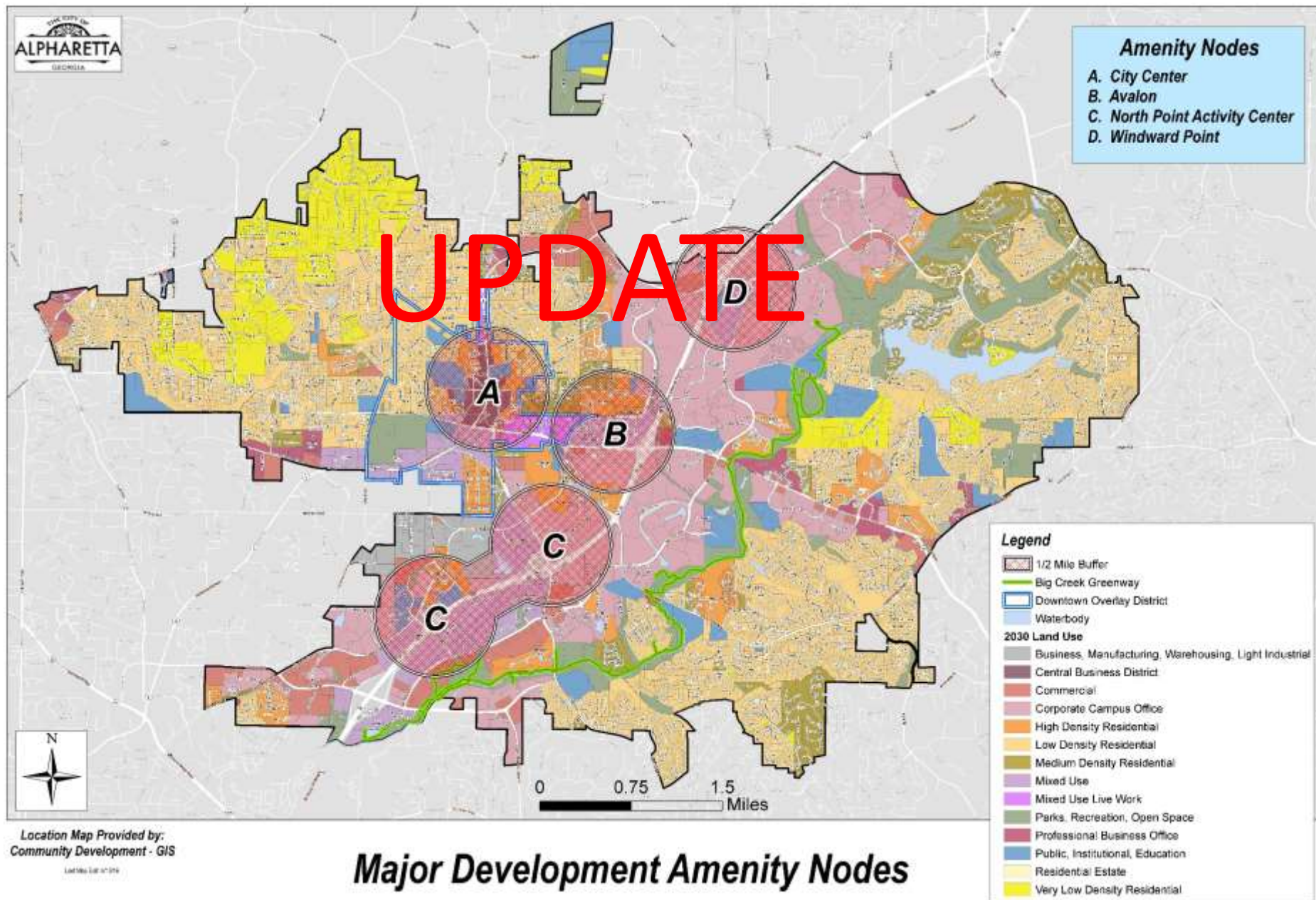
"The Community desire is to revise focus from a linear growth pattern to a cluster/nodal growth pattern that focuses on North Point, Windward, Old Milton/Avalon, and Downtown."



DEVELOPMENT NODES/CLUSTERS

5/4/16

Presentation for PC 5.5.16

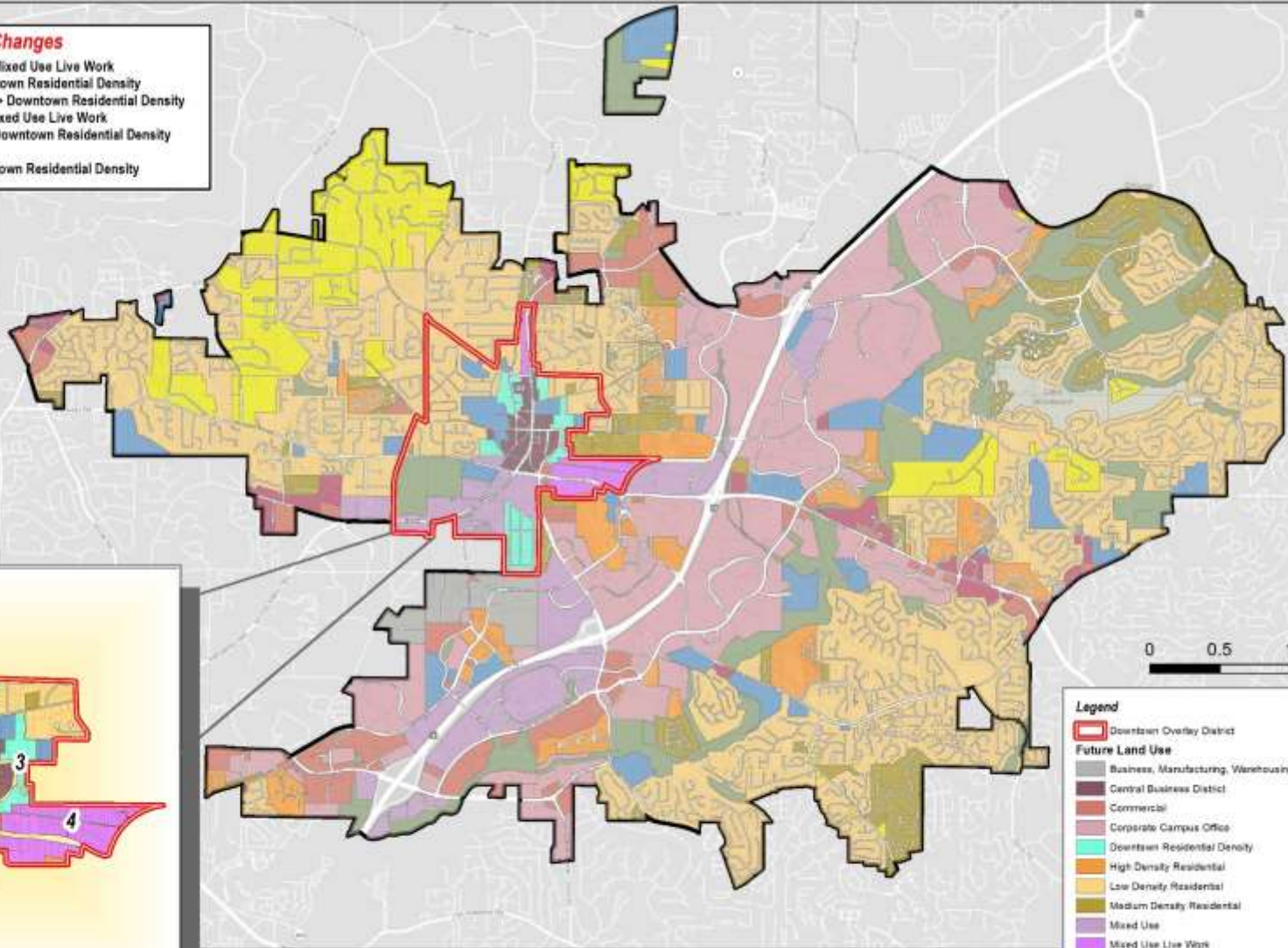


6/4/16 DOWNTOWN FUTURE LAND USE CHANGES

Presentation for PC 5.5.16

Recent Land Use Changes

1. Professional Business Office ----> Mixed Use Live Work
2. High Density Residential ----> Downtown Residential Density
3. Low & High Density Residential ----> Downtown Residential Density
4. Professional Business Office ----> Mixed Use Live Work
5. Medium Density Residential ----> Downtown Residential Density
6. Commercial ----> Mixed Use
8. Central Business District ----> Downtown Residential Density



0 0.5 1 Miles

Legend

 Downtown Overlay District

Future Land Use

- Business, Manufacturing, Warehousing, Light Industrial
- Central Business District
- Commercial
- Corporate Campus Office
- Downtown Residential Density
- High Density Residential
- Low Density Residential
- Medium Density Residential
- Mixed Use
- Mixed Use Live Work
- Parks, Recreation, Open Space
- Professional Business Office
- Public, Institutional, Education
- Residential Estate
- Very Low Density Residential

Downtown Future Land Use Changes
(Since Comprehensive Plan Adoption in 2011)



How Topics are Being Incorporated into the Comprehensive Plan Update

Presentation for PO 56.76

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:

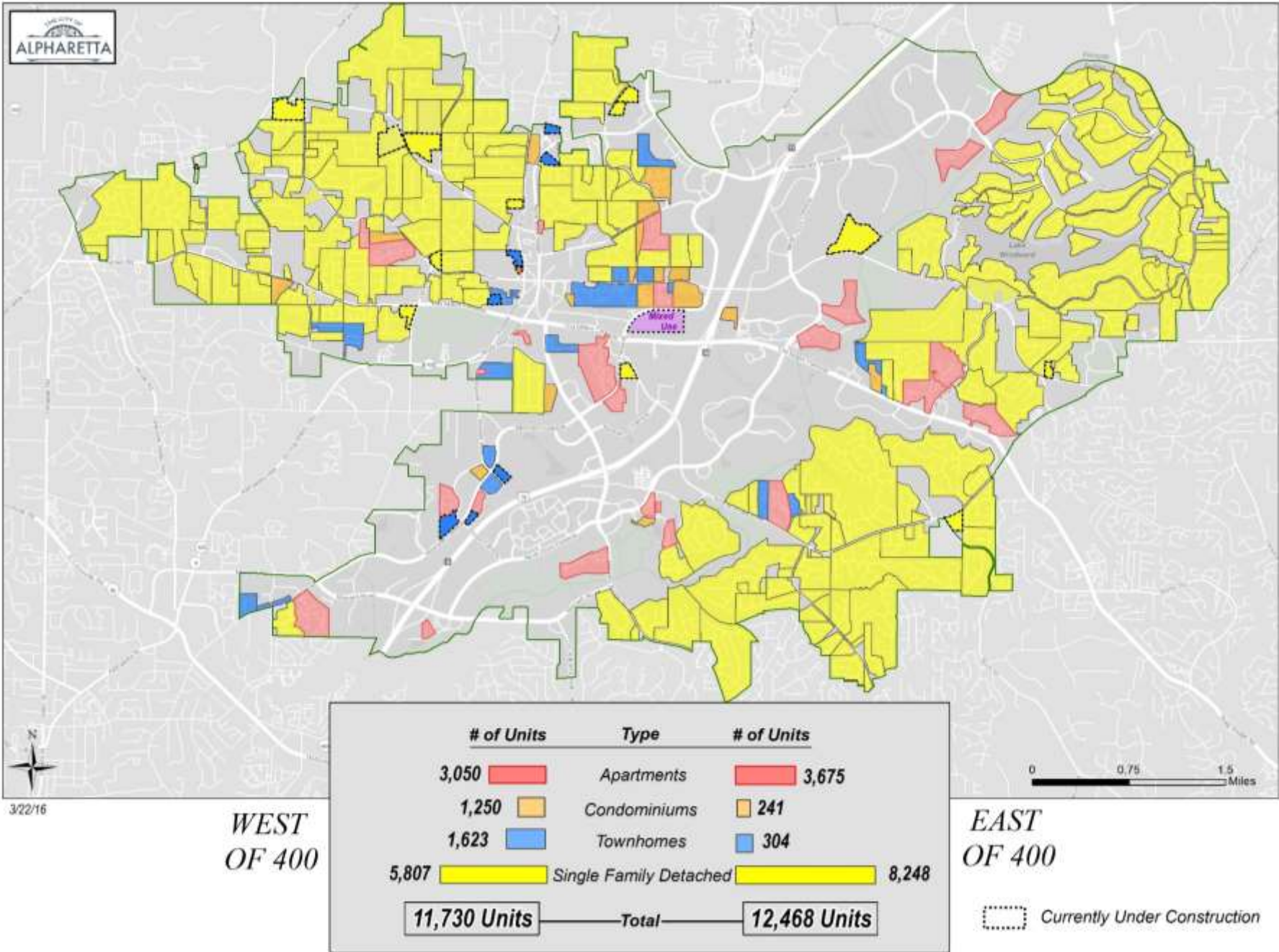
- LU Strategy 8.5: Establish a Mixed Use Zoning classification for land areas less than 25 acres



EAST-WEST BALANCE: HOUSING STOCK BY TYPE

5/4/16

Presentation for PC 5.5.16





How Topics are Being Incorporated into the Comprehensive Plan Update

Presentation for PO 5/5/16

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

Presentation for PO 5/5/16

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

Presentation for PC 5/5/16

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

Presentation for PC 5/5/16

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

Presentation for PO 56.76

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

Presentation for PC 5/5/16

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

Presentation for PC 5/5/16

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

Presentation for PO 56.76

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

Presentation for PO 56.76

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

Presentation for PC 5.5.16





STAFF REPORT

Submitting Department: Administration

Submitted By:

Meeting Date: May 23, 2016

I. AGENDA ITEM TITLE: RETAIL PARKING AT CITY CENTER

II. RECOMMENDATION:

III. REPORT IN BRIEF:

City Administrator Bob Regus and Cheri Morris of Morris & Fellows will introduce a discussion on retail parking at City Center.

IV. ALTERNATIVES:

V. ATTACHMENTS:



STAFF REPORT

Submitting Department: Finance

Submitted By:

Meeting Date: May 23, 2016

I. AGENDA ITEM TITLE: PRESENTATION AND DISCUSSION OF THE RECOMMENDED FISCAL YEAR 2017 BUDGET

II. RECOMMENDATION:

The purpose of this presentation is to provide an overview of the Recommended Annual Operating and Capital Budget (the "FY 2017 Budget") and allow for a question and answer dialogue.

III. REPORT IN BRIEF:

The FY 2017 Budget was distributed electronically to the City Council on April 25, 2016, and is available on the City's website through the financial transparency portal (OpenGov) and as a downloadable pdf document.

The Finance Department presented an overview of the operating and capital budget at the April 25th City Council meeting and a detailed discussion of the operating/capital initiatives at the May 2nd and May 16th City Council meetings.

This meeting will continue the discussion on the operating and capital initiatives included within the FY 2017 Budget. Material changes to the budget since the May 16th City Council meeting involve adjustments to the capital and operating initiative recommendations as requested by City Council and are specifically set forth in the attached "Summary of Capital and Operating Initiative Changes" document.

Department Directors will be present to discuss their initiatives and answer questions.

Public hearings and City Council action on the FY 2017 millage levy and budget are scheduled for June 6th and June 20th.

IV. ALTERNATIVES:

V. ATTACHMENTS:

FY 2017 Budget (excerpt), Overview Of Changes To Capital And Operating Initiatives



2 PARK PLAZA
ALPHARETTA, GA 30009
PHONE: 678.297.6000
WWW.ALPHARETTA.GA.US

May 23, 2016

To the City Council and Citizens of Alpharetta:

We are pleased to present our Annual Operating and Capital Budget (line-item budget detail) for Fiscal Year 2017 (the "Budget") of the City of Alpharetta, Georgia. Our recommendations are based on direction provided at the City Council Retreat as well as a thorough review of our current financial status, revenue trends, economic data, and our standard of providing top level service while maintaining our focus on keeping Alpharetta an affordable option for our citizens and stakeholders.

This budget is the culmination of years of financial stewardship by the City Council, City Administrator, city departments, and includes the following:

- ✓ Tax-burden reductions for our homeowners and business owners including:
 - Maintenance of the city's \$40,000 homestead exemption which saves our homeowners \$2.4 million annually. This savings equates to a 1.3 mill reduction for the average homeowner (see section entitled *Taxpayer Savings* for more information).
 - Maintenance of the city's millage rate at 5.750 mills (flat with FY 2015) including funding \$4.5 million from General Fund operations for recurring capital initiatives (e.g. milling and resurfacing of city streets; traffic equipment replacement; drainage maintenance; etc.).
- ✓ Funding totaling \$16.8 million available for capital investment within our city (includes the \$4.5 million in recurring capital discussed above). The city's capital plan for FY 2017 totals \$77.8 million and represents all estimated funding sources including the \$16.8 million 2017 budget request, \$52 million in proposed 2016 Alpharetta Parks and Transportation Bond proceeds (discussed on the next page), and other sources

MAYOR
DAVID BELLE ISLE

COUNCIL MEMBERS
JASON BINDER
JIM GILVIN
MIKE KENNEDY
DAN MERKEL
DONALD F. MITCHELL
CHRIS OWENS

CITY ADMINISTRATOR
ROBERT J. REGUS

which are available for your review and described in detail under the *Capital Initiatives* section of this report.

- ✓ Funding for a new state-of-the-art 44,000 square foot Conference Center through a public-private partnership with North American Properties (developer of Avalon). Along with the Conference Center, North American Properties will construct a 330-room Marriott Autograph hotel abutting the Center. North American Properties is operating the Conference Center that will include the largest meeting room in the north Fulton market. Economic impact studies have indicated that a conference center could bring in almost \$23.5 million in visitor spending, generating 545 jobs with more than \$15.7 million in earnings and over \$51.3 million in total economic output annually. The FY 2017 budget includes funding within the Hotel/Motel Fund to cover debt service associated with bonds issued to fund construction of the Center. The debt service is fully funded through the hotel/motel tax.
- ✓ Funding for the 2016 Alpharetta Parks and Transportation Bond which would provide \$52 million in improvements aimed at traffic congestion, expanding sidewalk connectivity, improving park amenities, extending the Big Creek Greenway north to connect with Forsyth County's Greenway, and securing parkland for future passive and active park systems. This bond is subject to voter approval on May 24, 2016. Funding is provided through the city's existing millage rate structure.
- ✓ Continuation of the same high service levels our citizenry, business owners, and stakeholders have to expect from our city.

Expanded service levels within the City Administration and Public Safety Departments are available for your review and described in detail under the *Operating Initiatives* section of this report.

BUDGET PROCESS AND OVERVIEW

The Fiscal Year 2017 Budget process was refined through an update of the city's financial condition which was presented during the City Council retreat (February 7-9, 2016). During this update, a financial plan was established which prioritized the use of available fund balance to most effectively position the city for financial success in the future. This information was also shared with the city's department directors during the budget review process.

As provided monthly to the City Council through the Financial Management Reports, the Finance Department has closely monitored our revenue and expenditure trends, indicating spending would continue to be closely managed for FY 2016 to ensure operations are funded at an acceptable level while also maximizing available funding for recurring capital initiatives (e.g. milling and resurfacing of city streets, stormwater maintenance, etc.). Accordingly, the Finance Department analyzed departmental spending needs and calculated target budgets for each department.

City departments responded to the direction provided by the Finance Department and submitted base operating budgets (non-personnel) for each activity and program in line with current revenue estimates that cover the city's primary cost drivers (e.g. salaries, healthcare, etc.).

The FY 2017 Budget is balanced for all funds and totals \$113 million with the breakdown by fund type as follows:

– General Fund:	\$ 67,733,011
– Special Revenue Funds:	14,856,985 (A)
– Debt Service Fund:	5,816,807
– Capital Project Funds:	12,259,857 (A)
– Solid Waste Fund:	3,304,278
– Risk Management Fund:	1,312,200
– Medical Insurance Fund ¹ :	<u>7,932,994</u>
Total	\$113,216,132

(A) Amounts contained herein represent new appropriations for FY 2017. Unexpended FY 2016 appropriations for Council approved projects are re-appropriated annually pursuant to city policy.

Several of the major points of the FY 2017 Budget are as follows:

- Property Taxes: The FY 2017 Budget is based on maintenance of the city's millage rate at 5.750 mills. Property tax digest growth is estimated at 4% with additional new construction values forecasted for recent development within the city (e.g. Avalon).

The property tax revenue estimates are net of the city's \$40,000 homestead exemption which saves our homeowners \$2.4 million annually (e.g. equates to a 1.3 mill reduction for the average homeowner). The city's homestead exemption is more than double the amounts offered from our companion cities and goes great lengths in keeping Alpharetta an affordable place to live and raise a family.

- Operating expenditures of the General Fund are up 3.8% over FY 2016. This figure includes the incremental budgetary impact for the initiatives approved during the FY 2016 Mid-Year Budget (new positions including a Building Inspector and two part-time Parking Enforcement Officers; Alpharetta Bike Share Program startup/operating costs; Court facility use agreement with the City of Milton; reservation of expanded portion of the city's share of Hotel/Motel taxes towards a debt service reserve on the Conference Center Bonds) as well as the full impact of the capital leases for replacement of Fire Engines #4 and #6 (all fire apparatus are now under a capital leasing program and built into the city's operating budget). After adjusting for these new incremental budgetary impacts, the base operational budget growth totals 3.1%.
 - Management of personnel and compensation program to align with current market environment:
 - ✓ Reduction of Personnel staffing to 438 full-time equivalents (reduction of one vacant Grants Administrator position²).

¹ Please refer to the *Budget Narrative* section for detailed financial information.

- ✓ Continuation of a performance-based merit program of 3% on April 1, 2017, per authorized/funded position (estimated cost of \$227,000 citywide³). This merit program is contingent upon a mid-year review of revenue trends to determine if sufficient funding is available. Research of national and local wage growth data indicates the 3% rate is a responsible average (i.e. not among the highest or the lowest).
- ✓ Coverage of group insurance premiums (8% premium increase; \$480,669⁴ incremental budget impact citywide). The premium growth is due to claims patterns that are trending at 90% of premiums (industry standard is 80-85%), general medical cost inflation, and costs associated with the Affordable Care Act. Unfortunately, the city has experienced large claims at twice the actuarial assumed average over the last 12 months. The claims are primarily of a non-chronic nature outside of the reach of wellness initiatives.
- ✓ Increase in the actuarially determined defined benefit pension contribution of 4%, or \$100,000 (citywide), compared to FY 2016. This increase is due to new pronouncements and their impact on certain assumptions which offset accrued liabilities as well as adjustments recommended by our actuary.
- Targeted growth (2.6% or \$356,862) in departmental maintenance and operations budgets (General Fund) including FY 2017 operating initiatives⁵.
- The departmental operating capital/lease budget primarily represents funding for the city's capital lease obligations (fire trucks, finance software, public works and community development software, etc.). The increase of \$111,969 is due to capital lease payments for the replacement of Fire Engines #4 and #6 which were approved during FY 2016 but the first payment will not occur until FY 2017. The city has now programmed all of its fire apparatus into the operating budget under capital lease obligations which will allow replacement upon expiration of the underlying leases. Thereby guaranteeing functional emergency equipment to serve our customers.
- The Other Uses category includes the following: contingency (approximately 1% of the operating budget); Risk Management claims funding (this allocation represents funding for insurance premiums; funding for claims and administration/brokerage fees has been allocated to departments through the personnel services category); funding of debt service on the Gwinnett Technical College contribution (Alpharetta campus); continuation of funding for the Police Athletic League (\$35,000) and Friends of the Library (\$10,000); and debt service reserve for the Conference Center Bonds⁶.

² Job duties have been absorbed by the Finance Department.

³ This represents the financial impact in FY 2017 (i.e. April-June 2017).

⁴ The General Fund increased \$411,477 while the other operating funds (combined) increased \$69,192.

⁵ Please refer to the *Operating Initiatives* section for more information.

⁶ It is the city's intent to reserve \$1.5 million of surplus hotel/motel taxes for a debt service reserve on the Conference Center bonds. The intent of this reserve is to be fully funded through the Conference Center portion of the tax. However, the city will

Please refer to the *Budget Narrative* tab for a detailed narrative of the FY 2017 Budget, including a multi-year personnel listing by department.

BUDGET AND MILLAGE RATE HEARINGS

As set forth under Georgia law and the City Code, citizen input is solicited during the process of adopting the budget through publicly advertised meetings as follows:

- April 25, 2016: Distributed the FY 2017 Mayor's Recommended Budget
- May 2, 2016: Council Meeting
- May 16, 2016: Council Meeting
- May 23, 2016: Council Meeting
- June 6, 2016: Public Hearing and Council Meeting (Budget/Millage)
 - 1st reading of Budget Ordinance*
 - 1st reading of Millage Rate Ordinance*
 - E-911 Resolution*
- June 20, 2016: Public Hearing and Council Meeting (Budget/Millage)
 - 2nd reading of Budget Ordinance*
 - 2nd reading of Millage Rate Ordinance*

BUDGET ISSUES AND PRIORITIES

The FY 2017 Budget formalizes numerous key financial factors which have been themes for several years within the government:

- Bond ratings;
- Sustainability of existing services;
- Cost of government;
- Taxpayer savings;
- Debt service payments;
- Expansion of departmental service levels;
- Maintaining an effective capital improvement program;
- Proper use of fund balance; and
- Funding recurring capital from operating budget.

Bond Ratings

The city's AAA bond rating was reaffirmed by *Moody's* and *Standard & Poor's* ("S&P") during April 2016 in conjunction with the sale of \$25 million (par) of Development Authority of Alpharetta Revenue Bonds, Series 2016, for a new state-of-the-art 44,000 sq. ft. Conference Center through a public-private partnership with North American Properties (developer of Avalon).

contribute taxes from its expanded portion towards the reserve in the early years and recapture those funds as they become available through the Conference Center portion.

The AAA rating represents the highest rating available to municipalities and translates to significant savings to our citizens and stakeholders through reduced borrowing costs. This rating demonstrates the strongest creditworthiness relative to other US municipal or tax-exempt issuers and reflects the city's current sound financial position as well as strong financial management practices guiding our ongoing decision making. These practices are supported by formal policies to guide budget and procurement practices, capital investment, and debt management. Other positive factors include a relatively strong economic base, moderate debt burden, and manageable capital needs. The FY 2017 Budget is mindful of these factors and the importance of maintaining the highest rating, not only for our citizens but also our bondholders.

Alpharetta is one of only 214 (*Moody's*)/336 (*S&P*) cities in the United States to earn an AAA bond rating. Additionally, Alpharetta is one of only two cities in Georgia to earn an AAA rating from both *Moody's* and *S&P*.

S&P recently raised the city's Financial Management Assessment score from "good" to "strong" based on the city's formalized long-term financial projections (operations and capital) as part of the Conference Center bond review.

Sustainability of Existing Services

The City Council, City Administration, and City Departments have displayed impressive financial stewardship over the years through an established philosophy of budgetary evaluation. This philosophy entails reviewing the needs of the city relative to a standard that services and associated costs should not be appropriated unless they are justified as strategic goals of the organization that serve to accomplish our guiding principles.

This philosophy is the foundation of our budget process as evidenced by the Finance Department's direction to departments that base operating budgets should be submitted in line with the city's revenue trends. City departments responded to the direction provided by the Finance Department and submitted base operating budgets (non-personnel) for each activity and program in-line with current revenue estimates that cover the city's primary cost drivers (e.g. personnel compensation and healthcare).

As with many employers, one item that is affecting the sustainability of services is healthcare costs. The City of Alpharetta has been proactive in the latest wellness initiatives to help reduce these costs in the long run and as such has been recognized by the Atlanta Business Chronicle as one of "Atlanta's Healthiest Employers". To mitigate the rising costs of healthcare, the city is focused on the following initiatives:

- Continuation with our consumer driven HRA (Health Reimbursement Account) and HSA (Health Savings Account) healthcare plans supplemented with a wellness program. Together these programs engage the employee and his/her family into making more informed decisions about their medical care and overall health.
- Incentivizing our wellness program for all employees who elect city health coverage through discounts in their health insurance premiums. This includes the completion of

a health risk assessment questionnaire, biometric screening, and in-person meetings with a trained wellness coach. Failure to enroll (employee and covered spouse) includes a loss of the wellness program discount and results in higher premiums paid by the employee.

- Instituting measures to facilitate trend management of chronic illnesses including allowing employees/spouses identified as high risk (including tobacco use) for chronic disease via the biometric screening receive wellness program discounts by actively meeting with a wellness coach through the year or by enrolling in a tobacco cessation program.
- Instituting a Minimum Premium Plan model with our insurance carrier (CIGNA) that reduces premium taxes while maintaining coverage benefits.

Cost of Government

The city has historically acknowledged the need to provide a taxation rate commensurate with the government's level of service. The FY 2017 Budget is based on maintenance of the city's millage rate at 5.750 mills.

The table to the right provides a historical snapshot of millage rate levies.

The portion of the millage rate funding operations and recurring capital investment (General Fund) will decrease from 5.00 mills in FY 2016 to 4.62 mills in FY 2017. Property tax revenue estimates for FY 2017 total

Fiscal Year	Operating Millage Levy	Debt Service Millage Levy	Total Millage Levy	% Increase (Decrease)
2017	4.620	1.130	5.750	0.0%
2016	5.000	0.750	5.750	0.0%
2015	4.950	0.800	5.750	0.0%
2014	4.870	0.880	5.750	0.0%
2013	4.820	0.930	5.750	0.0%
2012	4.215	1.535	5.750	0.0%
2011	4.215	1.535	5.750	0.0%
2010	4.215	1.535	5.750	0.0%
2009	4.215	1.535	5.750	-8.0%
2008	4.508	1.740	6.248	-5.3%
2007	4.150	2.450	6.600	-5.7%
2006	4.550	2.450	7.000	0.0%
2005	4.700	2.300	7.000	0.0%
2004	4.750	2.250	7.000	-3.2%
2003	4.900	2.330	7.230	-3.3%
2002	5.060	2.420	7.480	-5.1%
2001	4.930	2.950	7.880	0.0%
2000	5.170	2.710	7.880	

\$19.9 million (excluding motor vehicle taxes). Of this amount, \$4.5 million is included for a recurring capital program (e.g. milling and resurfacing of city streets; traffic equipment replacement; drainage maintenance; etc.). The capital funding will be transferred to the Capital Projects Fund and Stormwater Capital Fund to properly account for the capital improvement activities.

The portion of the millage rate funding debt service (Debt Service Fund) will increase from 0.75 mills in FY 2016 to 1.13 mills in FY 2017 (0.38 mill increase). The FY 2017 Budget proposes to program the operating millage reduction into the Debt Service Fund

to reserve for debt service on the proposed Alpharetta Parks and Transportation Bonds⁷ which are set for voter referendum on May 24, 2016.

The city has estimated a 4% increase in digest values with additional new construction values forecasted for recent development within the city (e.g. Avalon).

Taxpayer Savings

The FY 2017 millage rate, coupled with the city's substantial Homestead Exemption, goes great lengths in keeping Alpharetta an affordable place to live and also strategically positions us relative to neighboring areas.

The city's homestead exemption totals \$40,000 and saves our homeowners over \$2.4 million annually (e.g. equates to a 1.3 mill reduction for the average homeowner). The city's homestead exemption is more than double the amounts offered from our companion cities and goes great lengths in keeping Alpharetta an affordable place to live and raise a family.

Debt Service Payments

The city's primary method of funding large scale capital projects is through the issuance of bonds (e.g. general obligation bonds, Development Authority bonds, etc.). General obligation bonds have been issued to fund numerous large scale projects including public safety facilities, parks and recreation facilities, and transportation improvements that continue to define Alpharetta as a desirable community to work and live. Development Authority bonds were issued in 2016 to fund construction of a new state-of-the-art Conference Center. Principal and interest payments for fiscal year 2017 are budgeted at \$4,624,377 with the following forecast: 2018 - 2041⁸: \$3,904,415 (annual average).

The debt service amounts listed above do not include the debt service reserve associated with the Alpharetta Parks and Transportation Bonds. This debt service amounts will be reallocated from reserve into specific debt service accounts upon voter approval/issuance (Alpharetta Parks and Transportation Bonds).

⁷ Please refer to the *Capital Initiatives* section for detailed descriptions of the proposed bond projects.

⁸ Represents final maturity of the Series 2016 Development Authority bonds (Conference Center).

Expansion of Departmental Service Levels (Operating Initiatives)

Recommended operating initiative funding for FY 2017 totals \$362,000 and has been programmed into the General Fund (non-allocated appropriation of \$150,000) and E-911 Budgets (non-allocated appropriation of \$212,000). Please refer to the *Operating Initiatives* section for a detailed listing of operating initiatives including descriptions.

	Net Budget Impact
General Fund	
City Administration	
Contracted Marketing/Public Relations Services	\$ 100,000
Public Safety	
Cardiac Monitors Replacement Lease	50,000
Fingerprint Technician (PT to FT)*	-
E-911 Fund	
Communication Officers (4 FTE)	212,000
	\$ 362,000

*\$40,000 (net cost) will be absorbed in base budget request; no additional budget allocation is being requested.

Maintaining an Effective Capital Improvement Program (Capital Initiatives)

The FY 2017 Budget includes funding of \$16.8 million for capital initiatives. As part of the capital planning process, departments submitted capital/one-time initiative funding requests totaling \$23 million. Recommended capital projects total \$15.5 million with an additional \$1.3 million set aside for future capital initiatives.

FY 2017 Capital Improvement Program

Source and Use

	General Fund	Impact Fee Fund	E-911 Fund	DEA Fund	Capital Projects Fund	Total
Sources:						
Available Fund Balance	\$ 6,049,857	\$ 2,355,609	\$ -	\$ 1,750,000	\$ 1,730,000	\$ 11,885,466
(1) Recurring Capital Program	2,800,000	-	-	-	-	2,800,000
Recurring Stormwater Capital Program	1,700,000	-	-	-	-	1,700,000
Pay-as-you-go Capital Investment	-	394,391	32,000	-	-	426,391
	\$10,549,857	\$ 2,750,000	\$ 32,000	\$1,750,000	\$ 1,730,000	\$ 16,811,857
Uses:						
(2) Capital/Grant-Matching	\$ 10,549,857	\$ 2,750,000	\$ 32,000	\$ 1,750,000	\$ 466,037	\$ 15,547,894
	\$10,549,857	\$ 2,750,000	\$ 32,000	\$1,750,000	\$ 466,037	\$ 15,547,894
Non-Allocated:						
Future Capital/one-time Initiatives	\$ -	\$ -	\$ -	\$ -	\$ 1,263,963	\$ 1,263,963

(1) Represents funding programmed within the General fund budget to cover recurring capital needs (e.g. milling & resurfacing of city roadways, fleet replacement, etc.).

(2) All Capital Initiative funding will be transferred and accounted for within the Capital Projects Fund, Stormwater Capital Fund, Impact Fee Fund, E-911 Fund, DEA Fund, and Operating Grants Fund.

The city's capital plan for FY 2017 totals \$77.8 million and represents all estimated funding sources including the \$16.8 million 2017 budget request, \$52 million in proposed 2016 Alpharetta Parks and Transportation Bond proceeds, and other sources which are available for your review and described in detail under the *Capital Initiatives* section of this report

Proper Use of Fund Balance

General Fund - Based on audited financial statements for the year ended June 30, 2015, the city's fund balance totaled \$23.6 million. Of this amount, approximately \$5 million was appropriated in the FY 2016 Budget for capital/one-time initiatives and \$12.5 million has been designated as an emergency account based on a conservative policy of 21% of total appropriations (i.e. roughly 2½ months of operating expenditures). It has been the city's policy to utilize the remaining fund balance above the emergency requirement for one-time capital expenditures. Available capital/one-time initiative funding for FY 2017 totals \$6.1 million.

Funding Recurring Capital from Operating Budget

FY 2017 includes appropriations totaling \$4.5 million within the General Fund for recurring capital initiatives (e.g. milling and resurfacing of city streets; traffic equipment replacement; drainage maintenance; etc.). By programming the capital program into the operating budget, the city is announcing to its citizens and stakeholders that capital investment in our roads and infrastructure is a priority that should be funded with certainty as opposed to relying on fund balance which may or may not be accumulated.

In closing, this budget is committed to continuing our focus on providing effective and efficient savings to our citizens and stakeholders.

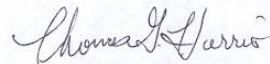
Respectfully Submitted,



David Belle Isle
Mayor



Robert J. Regus
City Administrator



Thomas G. Harris
Finance Director

OPERATING INITIATIVE **REQUESTS**

City of Alpharetta FY 2017 Budget Operating Initiative Requests

Executive Summary

Recommended operating initiative funding for FY 2017 totals \$362,000 and has been programmed into the General Fund (non-allocated appropriation of \$150,000) and E-911 Budgets (non-allocated appropriation of \$212,000).

General Fund

City Administration

Contracted Marketing/Public Relations Services \$100,000

Contracted services with a private marketing/public relations agency to augment current marketing/public relations/publicity efforts. The primary focus will be on promoting projects, activities, and successes related to three primary focus areas:

1. Growth of our technology sector and position as the Technology City of the South;
2. Growth and activity in Downtown Alpharetta; and
3. Overall quality of life and positive projects and newsworthy happenings in the community.

The contracted services will not replace current public information efforts, but augment them in a manner to elevate Alpharetta's exposure through proactive story placement, media buys, and other activities. The contract and activities performed will be managed by the Public Information Office of the City Administration Department and will be coordinated by a marketing team comprised of staff from Public Information and Economic Development to ensure continuity across all public relations/marketing efforts and consistency of brand and messaging. This initiative is supportive of the following Council Goals: (a) Responsive, Open Government to Meet the Needs of our Citizens and Stakeholders; and (b) Promotes Development.

Public Safety

Cardiac Monitors Replacement Lease \$50,000

This request is for funding of an annual lease payment for the replacement of the city's cardiac monitors (9 units; Zoll E-Series). Each of the city's fire apparatus is equipped with a cardiac monitor.

The city's existing cardiac monitors were purchased in 2008 and have exceeded their useful life as they do not meet several current American Heart Association (AHA) recommendations.

Benefits offered by current cardiac monitors over our existing models include:

- Ability to measure End Tidal Co2 (AHA recommendation);

- Ability to transmit 12-Lead EKG to hospital via Wi-Fi (AHA recommendation);
- More intuitive interface (current units require scrolling through several screens to enter certain information);
- EKG printouts are easier to read;
- Units are much lighter and ergonomic.

The cardiac monitors cost approximately \$27,500 each or \$247,500 to replace all 9 units. The department was planning on replacing the units over a three year period but believes it makes more operational sense to replace all the units at once. Having a standard cardiac monitor unit in place allows personnel to focus their training efforts and provides more efficient service to our customers by eliminating variables inherent in having to think and react when operating multiple cardiac monitor units. The Department recommends funding the cardiac monitor replacements through a 5-year capital lease which will ensure a dedicated funding source for replacement of the monitors upon expiration of the underlying lease. The goal is to ensure that our fleet of cardiac monitors is replaced every five years thereby ensuring the best and most advanced care for our customers.

Public Safety

Fingerprint Technician (part-time to full-time)

\$40,000 (net cost) will be absorbed in base budget request; no additional budget allocation is being requested

This request is for approval of the reclassification of the existing part-time Fingerprint Technician position to a full-time position. Fingerprinting is part of the mandatory background checks required for City permits such as serving alcohol and operating a taxi, and the service is also offered as a courtesy to citizens for personal purposes such as firearms licenses and employment applications. Demand has grown significantly, driven by local development (new restaurants) and expanded background requirements in the private sector. An expansion of the hours during which the service is offered is required to meet both volume and service level demands. Reclassification of the part-time position to full-time will accomplish this while maintaining appropriate controls in the function.

Fingerprint volume is tracked via actual counts, which have grown from 3,869 in 2013 to 4,084 in 2015 to a projected 4,300 in 2016. Quality is tracked by the percentage of print sets that are accepted or rejected by the GBI. The current technician has an exceptionally high acceptance rate and can expand his hours to meet demand while maintaining quality standards.

On an annualized basis, this reclassification of one part-time (current) Fingerprint Technician position to full-time status is estimated to cost \$40,000 annually (\$65,000 annualized budget allocation of full-time position less \$25,000 current budget allocation of part-time position). However, the Public Safety Department will absorb the cost of this reclassification into their base budget request for FY 2017 (no additional funding is being requested). Please note: the city collects fees for fingerprinting, and the volume growth that has created this need is also generating incremental revenue growth and will offset a portion of the increased costs.

E-911 Fund**Public Safety****Communication Officers (4 FTE)****\$212,000 (net cost)**

The request is to fund four additional full-time Communications Officer positions for the Emergency 911 Center. The 911 Center has adopted call-taking and dispatch protocols that enable operators to play a more effective role in emergency calls: taking better information from callers, dispatching appropriate responders and equipment, and providing better pre-arrival instructions to callers. Service levels are improved considerably by keeping operators on the phone with callers longer, but this effectively increases the workload. Operators are presently working mandatory overtime at an annual cost of more than \$150,000 to meet this need and this is not sustainable. One additional communications officer per shift is needed to satisfactorily meet the need on a permanent basis.

The Center keeps statistics on answering time, dispatch time, response time and other "customer service" metrics. All are and will be monitored to assess the effectiveness of this addition to staff.

Costs are estimated at \$282,000 annually which represents personnel (salary/benefits) and operational (training and uniforms) costs which would be partially offset through reduction in budgeted overtime costs (\$70,000) leaving a net budget impact of \$212,000. Funding is provided through the E-911 Fund.

CAPITAL INITIATIVE **REQUESTS**

City of Alpharetta FY 2017 Budget Capital Initiative Requests (Narrative)

Executive Summary

General Fund

Recurring Capital Program	\$ 4,500,000
Available Fund Balance	6,049,857
Capital Projects Fund (Available Fund Balance)	1,730,000
Impact Fees	2,750,000
DEA Fund ¹	1,750,000
E-911 Fund ²	32,000
LMIG Grant Funds ³	500,000
Downtown Parking Fund ³	120,000
Developer/Association Contributions ³	765,000
Avalon Park Land Contribution ³	1,000,000
City Center Land Sales ³	6,600,000
Proposed 2016 Bond Issue ⁴	52,000,000
Total Sources:	\$77,796,857

Recommended Capital Initiatives*:

Proposed Bond Projects	\$56,750,000
Proposed Parking Garage (west of Main St.)	7,200,000
Proposed Surface Parking Lot (west of Main St.)	1,125,771
Recurring Capital Initiatives	6,352,500
General Capital Initiatives	5,104,623
Total Uses:	\$76,532,894

Reserve for Future Capital/One-Time Investment: **\$ 1,263,963**

** Capital initiatives not recommended for funding total \$7,448,000.*

¹ Funding for the Public Safety Headquarters Expansion project.

² Funding for an allocable share of the HVAC replacements at Public Safety Headquarters.

³ Funding sources are being shown herein to provide a comprehensive view of capital investment in FY 2017. Grant proceeds, land sales and developer contributions, while not included in the FY 2017 budget, will be appropriated in accordance with policy (e.g. budget ordinance) when the proceeds are legally earned/received by the city. The contribution from Avalon is currently appropriated in the FY 2016 capital budget for parkland acquisition within close proximity to the Avalon Development (e.g. 3 miles). The sale of City Center parcel 11 is currently appropriated in the FY 2016 capital budget to fund construction of a surface parking lot west of Main Street. The remaining City Center land sales, coupled with current appropriations within the Downtown Parking Fund, will be used for construction of a parking garage west of Main Street. Developer contributions will be used for the: (a) Northwinds Street and Pedestrian Lighting project (contribution from the Parkway 400 developer estimated at \$82,500); and (b) the parking garage west of Main Street (developer contributions towards parking spaces in the proposed garage; \$570,000). Contributions from the Alpharetta Youth Baseball Association will be used towards the Wills Park Batting Pavilion project (\$112,500).

⁴ Proposed Alpharetta Parks and Transportation Bond issue is on the May 24, 2016 ballot.

Proposed Bond Projects (funded fully/partially through Bond Proceeds)**Rucker Road Corridor Improvements \$16,000,000**

This request is for roadway and streetscape improvements along the Rucker Road Corridor from Wills Road west to the City Limits. The project is designed to improve safety and traffic flow while reducing vehicle travel speeds and providing pedestrian enhancements. This will be accomplished through narrowing travel lanes, providing sidewalks along both sides of the roadway, and adding aesthetic features such as trees, planted medians, and pedestrian lighting. Safety and operational improvements will be made at key intersections. **Funding is proposed to be provided through the following sources: 2016 Alpharetta Parks and Transportation Bond Issue (the "2016 Bond"; \$14,850,000); Impact Fees (\$1,150,000).**

Kimball Bridge Rd Congestion Mitigation \$9,000,000

This request is for roadway and streetscape improvements along Kimball Bridge Road between Northpoint Parkway and Waters Road designed to ease traffic congestion during peak commuting periods. This will be accomplished by extending the dedicated eastbound right turn lane from Northpoint Parkway onto Waters Road to better accommodate the evening traffic pattern. A westbound dedicated right turn lane from Kimball Bridge Road onto Northpoint Parkway will also be extended to better address the needs of the primary morning peak commute period. The addition of wider sidewalks and improved access to the Big Creek Greenway is also included. Funding would be provided through the proposed 2016 Bond.

Windward Parkway Corridor Improvements \$2,000,000

This request is for Windward Parkway improvements including the addition of one travel lane in each direction from State Route 9 to Westside Parkway to improve traffic flow and safety. The project involves changing the existing dedicated right turn/deceleration lanes along the roadway into thru-travel lanes and connecting them to create one continuous travel lane. This project combines with a soon-to-be under construction project that adds turning lanes from the northbound GA400 off-ramp onto Windward Parkway and extends those to Westside Parkway. The combined projects will help to address backups that are currently occurring on the ramp. This project entails a joint partnership with the City of Milton. The funding set forth above represents Alpharetta's contribution. Funding would be provided through the proposed 2016 Bond.

Lilly Garden Terrace Extension \$1,500,000

The extension of Cumming Street west from Main Street to Canton Street to provide additional travel options within and through Downtown Alpharetta. This project advances a goal outlined in the current Downtown Plan to improve the street grid network within Downtown to reduce traffic congestion. Funding would be provided through the proposed 2016 Bond.

Greenway Extension to Forsyth County \$6,500,000

Extension of the Big Creek Greenway north from Windward Parkway to connect to Forsyth County's greenway trail system. Completing this leg of the Big Creek Greenway will result in a trail system that runs more than 14 miles through Roswell, Alpharetta, and Forsyth County. Ultimately the trail system will span from the Chattahoochee River in Roswell to Bethelview Road in Forsyth County. Funding would be provided through the proposed 2016 Bond.

Sidewalk Improvements**\$6,000,000**

In 2015, City Council adopted a priority ranking of sidewalk projects to construct continuous sidewalk along one-side of all non-subdivision streets based on stated criteria (e.g. connection to schools, connection to greenways, homeowners served, cost, etc.).

Construction of sidewalks in various locations around Alpharetta to improve pedestrian mobility and provide recreational opportunities. The project helps to achieve the goal of providing sidewalks on at least one side of every public street that is not located within a neighborhood or subdivision. Funding would be provided through the proposed 2016 Bond.

Parkland Acquisition**\$6,450,000**

Strategic acquisition of undeveloped land for the purpose of creating public parks and preserving greenspace. This effort will help Alpharetta achieve the goal of providing 15 acres of park land (combined active and passive space) for every 1,000 residents. Some acquisitions will be of larger parcels of land for creation of traditional parks or greenspace preservation, while other purchases will be of smaller parcels for the purpose of providing pocket parks or areas of passive park space. An ambition of this project is to provide a public park of some type and scale within one mile of every home in Alpharetta. **Funding would be provided through the Proposed 2016 Bond (\$5,450,000) and a contribution from Avalon (\$1,000,000).**

Wills Park Pool Renovation**\$4,000,000**

Renovation of public pool facilities at Wills Park, which has not been updated since it was constructed in 1987. The project includes the construction of one new competition pool, one new leisure pool, three pavilions, and other amenities. Also included is a complete renovation of the Bathhouse and showers. Interior renovations will include up-to-date registration/circulation as well as training rooms for lifeguard staff. **Funding would be provided through the following sources: Proposed 2016 Bond (\$2,700,000); and General Fund (fund balance of \$1,300,000).**

Eastside Community Center/YMCA Partnership**\$2,500,000**

The creation of indoor recreation facilities to better serve Alpharetta citizens who live east of Georgia 400. The project would involve either the development of a dedicated facility owned and operated by the City or the development of a facility through a partnership between the City and the Ed Isakson YMCA that would be operated by the agency but open for use by citizens of Alpharetta. The decision as to which method would best meet the needs of Alpharetta residents would be made following an extensive public input process. Funding would be provided through the proposed 2016 Bond.

Alpharetta Arts Center Development**\$2,800,000**

The extensive renovation of the building and land located at the northwest corner of Mayfield Road and Canton Street for the purpose of creating a new Alpharetta Arts Center. The property was formerly the location of the Alpharetta branch of the Fulton County Library. The project would result in improved and more centrally located facilities for cultural arts classes, programs, exhibits, and performances. **Funding**

would be provided through the Proposed 2016 Bond (\$1,500,000) and Impact Fees (\$1,300,000).

Proposed Projects funded fully/partially from City Center Land Sales

Parking Garage/ (west side of Main Street) \$7,200,000

As identified in the Downtown Master Plan, this project would enhance parking opportunities on the west side of Main Street and provide opportunities for new development and redevelopment within the City's Downtown area. The proposed parking garage would accommodate in excess of 325 spaces for nearby restaurants, shops, and offices. **Funding is being provided through City Center land sales (\$5,474,229), Downtown Parking Fund (\$120,000), General Fund (fund balance of \$1,035,771), and Developer cost sharing (e.g. contributions towards parking spaces in the proposed garage; \$570,000).**

Surface Parking Lot (west side of Main Street) \$1,125,771

As identified in the Downtown Master Plan, this project would enhance parking opportunities on the west side of Main Street and provide opportunities for new development and redevelopment within the City's Downtown area. The proposed surface parking lot would accommodate in excess of 90 parking spaces. **Funding is being provided through City Center land sales (\$1,125,771).**

Recurring Capital Initiatives

Priority 1: Imperative/ Urgent

Priority 2: Essential/ Needed

Priority 3: Important

Public Works

Recurring Traffic Signal System Maintenance \$75,000

Priority 1: This request is for the continual maintenance and repair of vehicle detectors (sensors that tell the traffic signal a car is waiting) and traffic signal communications throughout the city. Vehicle detectors are required to be repaired and/or replaced in order to maintain traffic signal responsiveness. Traffic signal communications enable the intersections to work together and smooth traffic flow. The annual funding request has increased to allow for the replacement of loops removed during the milling and resurfacing projects.

Recurring Milling and Resurfacing \$2,500,000

Priority 1: This request is for the on-going maintenance of milling and resurfacing of city streets. Resurfacing of city streets increases the life expectancy of the roads. Without resurfacing, roadways will deteriorate and be more costly to repair. It is anticipated that this project will be augmented through an LMIG grant (additional \$500,000 that will be appropriated upon grant submission/approval).

The city maintains a road rating database similar to that of the Georgia Department of Transportation. In using this approach, each road receives a rating from 1 to 100, with lower scores representing a greater need for maintenance. **Funding is proposed to be provided through the following sources: Recurring Capital (\$2,000,000); LMIG Grant (\$500,000).**

Recurring Traffic Control Equipment \$75,000

Priority 1: This request is for the repair/replacement of traffic signal parts and supplies. Purchase of this necessary equipment will provide ongoing maintenance to the city's existing traffic system.

Recurring Traffic Striping and Signage **\$180,000**

Priority 1: This request is for the (a) replacement and repair of traffic/Bike-lane striping and traffic control signs and the (b) restriping of city roadways after milling and resurfacing. This funding will provide ongoing maintenance to the city's existing traffic system.

Recurring Traffic Calming/Intersection Safety Improvements **\$35,000**

Priority 1: This request is for the identification and implementation of safety improvements in neighborhoods and at high crash rate intersections. Additionally, funds will enable staff to implement necessary traffic calming measures within the city. Projects will consist of roadway striping, signage, channelization, and minor widening to mitigate existing safety deficiencies. Program will enhance public health and safety for users of the city's transportation system.

Recurring Bridge Maintenance **\$175,000**

Priority 1: This request is for the continual performance of required repairs and maintenance measures identified by Georgia Department of Transportation (GDOT) inspectors during their biennial inspections of city owned bridges. Tasks include: the removal of corrosion and repainting of bridge supports; remediation of erosion issues; installation/extension of concrete encasements around piles; cleaning and sealing deck joints; and replacement of failed wing walls. Failure to address these items can lead to further deterioration of bridge conditions.

Work items for FY 2017 will be based on 2015 GDOT Inspections. Existing bridge maintenance funding will be leveraged to offset maintenance and repair costs for 2017.

Recurring Tree Planting and Landscape Improvements **\$75,000**

Priority 1: This request is for the annual tree and landscape improvements which includes, but is not limited to the removal of dead trees, stump removal, light grading, soil preparation and planting in medians, right-of-ways and city properties.

FY 2017 request is for landscape improvements within city right-of-ways including the existing roadway section of Mansell Road around the GA 400 interchange (i.e. the median area between Davis Drive and North Point Parkway). Landscape improvements will include trees, shrubs and groundcovers. Tree bank funds will be used for tree planting and root barrier within the project.

Recurring Fleet Replacement (F-150s; Qty: 2) **\$70,000**

Priority 1: This request is for the recurring replacement of F-150 trucks within the Public Works fleet. These replacements are based on age and maintenance/repair costs. These vehicles are expected to last in excess of 10 years and/or 130,000 miles.

FY 2017 request is for the replacement of one 2000 F-250 (unit #124; 108,000 miles) and one 2003 F-150 extended cab (unit #329; 109,000 miles). Unit #124 has impending transmission issues (slippage and loose linkage) and unit #329 has normal wear for its age. The F-250 is being replaced with an F-150 which is a more appropriate combination of size/power for the required function.

Recurring Fleet Replacement (Admin; Qty: 1)**\$35,000**

Priority 1: This request is for the recurring replacement of administrative vehicles within the Public Works fleet. These replacements are based on age and maintenance/repair costs. These vehicles are expected to last in excess of 10 years and/or 130,000 miles.

FY 2017 request is for the replacement of one 2002 Ford Crown Victoria (unit #295; 95,000 miles). Unit #295 needs suspension/undercarriage work that is not considered critical at this time (worn bushings that cause noise). However, this unit has recently had almost \$4,000 worth of suspension work done in the last several years to make it safe, and it's uncertain whether it's worth investing another \$2,500 - \$3,000 into it for the undercarriage/suspension work described above (mostly labor costs) due to its age.

Rubber Tire Backhoe/Loader (replacement)**\$90,000**

Priority 2: This request is for the purchase of a Rubber Tire Backhoe/Loader to replace a 1994 Ford 555D backhoe/loader (unit #130) that is becoming more costly to maintain and repair due to its age (20 years). This piece of equipment enables staff to dig holes, haul dirt, move materials, lift heavy objects, clean debris from roads and on job sites, and load materials into dump trucks. This will allow the splitting of crews as necessary to ensure prompt and efficient service.

Stormwater (\$1,675,000)**Recurring Stormwater Pipes/Structure Repair/Maintenance****\$1,250,000**

Priority 1: This request is for stormwater pipe and structure maintenance, repair, and replacement. This category includes unclogging pipes and structures filled with sediment and debris, repairing pipes by relining, contractual repairs to stormwater structures, and pipe replacement projects. The contractual pipe unclogging and structure repair will be throughout the city based on inspection results.

The following project locations have been identified for pipe repair or replacement: (1) North Hickory Trace; and (2) Lynne Circle.

The following subdivisions will have pipe lining projects: (1) Lantern Ridge; (2) Andover North; (3) Surrey Place; and (4) Providence Square.

Recurring Stormwater Drainage Maintenance**\$200,000**

Priority 1: This request is for the continual maintenance and small drainage maintenance work within the city including: (1) small repairs such as grouting, paved inverts, and replacing tops; (2) annual maintenance of the city's stormceptor units, oil/water separators, and city-owned detention ponds (as required by the Georgia Environmental Protection Division); (3) Water Quality lab testing (as required by the Georgia Environmental Protection Division); and (4) Street sweeping.

Recurring Stormwater Inspections**\$100,000**

Priority 1: The National Pollutant Discharge Elimination System (NPDES) Stormwater Permit requires Alpharetta to complete a number of inspections to protect our stormwater system. These inspections include site visits to private industrial facilities, private carwash and auto body repair shops, city ponds and stormwater management facilities, private ponds and stormwater management facilities, and city maintained storm structures and pipes. These inspections help us identify maintenance repair work, help us prioritize our crews and CIP lists, and help us recognize private

violations of the stormwater ordinance. This project would include hiring a private consultant to complete the inspections so that city staff can focus their efforts toward planning, maintenance, and enforcement activities.

Wills Park Drainage/Water Quality Imp. Design (Equestrian Ctr) \$75,000

Recreation Commission Priority #1

Department Priority: #1

Priority 1: This request is for Wills Park drainage and water quality improvements. Wills Park is bisected by a tributary to Foe Killer Creek. This stream has been tested to show elevated levels of fecal bacteria. Foe Killer Creek is included on Georgia Environmental Protection Division's regulated list for not meeting the maximum allowable levels of fecal bacteria. The city regularly tests our stream waters for this parameter. The FY 2015 capital budget included funding for a study that identified projects to reduce impurities in the stormwater runoff from the park. Additionally, the streams through the park show evidence of severe erosion that has impacted the trails and the Frisbee golf course.

This project includes a combination of improvements that will aid in addressing some of the causes of the degradations in the stream next to the equestrian center. The first task is the installation of cisterns at the covered horse arena to capture rainwater runoff for reuse in watering the fields and providing dust control to the rings. Removing some of the volume of water going to the stream should help reduce the high velocity erosion in this section of the channel. The second task will include the installation of a proper waste receptacle (including tie in to the sanitary sewer system) for use especially during horse and dog shows (in an effort to reduce the runoff of fecal bacteria into the stream). The current system is to use a temporary container with no overflow protection. The final task is the installation of a bioswale or bioretention that will treat water runoff before it enters the stream.

FY 2017 request includes funding for design costs. Construction costs are estimated at \$425,000 and will be requested as part of a future capital budget.

Wills Park Drainage Improvements Design (main parking lot) \$50,000

Recreation Commission Priority: #2

Department Priority: #2

Priority 1: This project is located in a forested area between the main parking lot for Wills Park and a stream that runs east to west through the park. Currently the area receives runoff from the parking lot and part of a baseball field with no detention. High volume and high velocity storm flows have carved a large gully, 6-8 feet deep, through the wooded area which is causing mature trees to fall over and a dangerous hazard for Frisbee golfers. The project will involve the construction of a 30'x20'x8' stormwater vault at the outlet of the parking lot which will reduce velocities by releasing the water through multiple orifices. The gully below the vault will be re-shaped into step-pool structures with bank stabilization and stone weirs to cascade the water gently downslope into the stream. Several large trees will need to be removed to accommodate this feature, but the area will be left as wooded as possible, and the design will accommodate Frisbee golf and provide a safe crossing for golfers and hikers.

FY 2017 request includes funding for design costs. Construction costs are estimated at \$330,000 and will be requested as part of a future capital budget.

Community Development**Recurring Fleet Replacement (F-150s; Qty: 2)****\$50,000**

Priority 1: FY 2017 request is for the replacement of two 2004 Ford F-150s (Unit CD2112 has 82,975 miles, and Unit CD2113 has 55,255 miles) for the Inspections and Code Enforcement divisions. These vehicles warrant replacement based on age and maintenance/repair costs..

Information Technology**Technology Replacement (all city departments)****\$300,000**

Priority 1: This request is to provide for the annual replacement of technology for all city departments. As in prior-years, funding for technology replacement is placed in one capital project account to allow for more efficient management (as opposed to being spread across multiple departments based on an estimate of replacement needs which may or may not equate to the actual need during the fiscal year). The city currently has 455 computers in operation (265 desktops; 190 laptops). The main component of the FY 2017 request includes funding for the replacement of approximately 109 PCs, 66 cellular phones, 91 iPhones, 98 iPads, and wireless access points throughout city facilities (although actual replacement will be driven by equipment condition).

The current city standards for technology replacement (based on funding availability) are as follows: servers (5-6 years); SANS – Storage (5-6 years); desktop PCs (4 years); laptop PCs (3 years); iPad tablets (2 years); iPhones (2 years); large scale multi-function printers (MFPs) (5-7 years); small scale MFPs (5 years); small printers (3-5 years); desktop UPS (electrical service backup) (3 years); Network UPS (closets) (4 years); Wireless Access Points [WAPs] (5 years); network routers/switched/firewalls (5 years); telephony gateways (5-6 years). Larger replacement initiatives are not included in this appropriation (e.g. CISCO network devices).

Data Center Backup Storage (replacement)**\$220,000**

Priority 1: This request is for replacement of the primary data backup storage for the Public Works (PW) data center. This storage is for the local backup of data used by the Commvault System as opposed to the storage used by the VMware Hosts to run our applications and provide failover capacity or remotely archived data. This is a large scale SAN that will be sized at the time of the replacement and includes the storage drive enclosure that is secured in our existing racks as well as the drive components that are removable. The current equipment is 6-years old and is scheduled to be replaced every 5–6 years (normal maintenance life) in order to provide for both reliable and efficient service, but also to provide newer technology that has greater capability and hardware that requires less power and gives off less heat.

Telephony VOIP Network Switches (replacement)**\$150,000**

Priority 2: This request is for the replacement of existing CISCO VOIP Network switching equipment across the city campus. System-wide telephony devices that use our CISCO Network for VOIP (major devices listed): (3) UCS C210M2 servers at the Public Works (PW) data center; CISCO 2910 telephony servers with 32 or 64 channel capacity and 24 Port VOIP Components for PW, Public Safety, City Hall, Fire Stations, Recreation and Parks facilities, Community Development, Courts, and Finance; and various other minor cost components. The current equipment is 6-years old and is scheduled to be replaced every 5–6 years (normal maintenance life). Specifically, this

initiative is needed to not only refresh the equipment but also to install the latest version of Unity Connect for our entire system.

Application and Desktop Virtualization (Phase I)**\$50,000**

Priority 2: The Application and Desktop Virtualization initiative will provide greater reliability, possible reduced annual costs, and enhanced system applications security. Through the virtualization of the desktop, each user's profile and desktop are stored centrally in the data center to be available for use from any pc or remote system given the appropriate security measures. This technology is rapidly becoming the standard deployment for organizations as they move more applications and capability to the "Cloud" and seek to provide more reliable and efficient service. This request will also lead to the deployment of virtual application technology. The ability to manage city software applications from a central platform rather than deploying the system to every desktop will save significant amounts of time needed to "touch" each desktop and/or deploy the systems individually over the network. This way, each user accesses the software they need using the latest updates and tested systems. This will provide greater reliability, reduced annual costs, and greater security with respect to the city's software applications. This initiative should lead to decreased costs in annual desktop system replacements (reduces need for certain computer components such as a hard drive).

Pilot and Proof of Concept of Virtual Desktops was funded as part of the FY 2016 capital budget and represented costs for the development and testing (proof of concept) of virtual application and desktop technology.

Phase I (FY 2017): This phase is primarily aimed at the Public Safety Department with the primary cost driver being Mirage and Horizon software licensing. While not immediately providing relief for replacement of the primary device (laptops), the Mirage software will provide both image custom deployment management and reliability improvements and daily snapshots of the state of the laptops to provide a quick reinstatement of the laptop in case of corruption or damage. Horizon software will also provide the accessibility to applications independent of the laptop and have functionality in the cloud supported through our Data Center.

Public Safety**Fleet Replacement (Qty: 8)****\$300,000**

Priority 1: This request is for the forecasted annual replacement of police and fire sedans, light trucks and motorcycles. The replacement need is driven by the mileage and mechanical condition of the vehicles. Emergency response vehicles are expected to last at least 110,000 miles; administrative vehicles are generally run somewhat longer.

The forecast need based on a mileage threshold of 110,000 miles is 15 vehicles annually. The city purchased seven pursuit related Impalas in 2016 (at a significant savings over 2017 model year alternatives discussed below) to be placed into service in 2017 which lowers the need in 2017 to eight vehicles. Vehicles to be purchased in FY 2017 include five sedans, one SUV, one motorcycle, and one van (for inmate transport). The van is an addition to the fleet and is necessitated through changes to the Jail Intergovernmental Agreement between the city and the Fulton County Sheriff's Office relating to inmate transport to the city's municipal court. The city will be

performing this function under the revised agreement (the County had previously performed this function).

Historically, the standard pursuit vehicle has been the Impala police sedan which ended production with the 2016 model year. The new standard pursuit vehicle is the Ford Taurus (sedan)/Explorer (SUV) Interceptor which provides better visibility, interior space, and reliability than alternatives such as the Dodge Charger. The Interceptors, fully equipped, approximates \$34,000-36,000 (sedan/SUV).

Public Safety Equipment (replacement) \$185,500

Priority 1: This request is primarily for scheduled replacement of equipment that is essential for the safety of firefighters and police officers which has expired, failed inspection, is uneconomical to repair or otherwise must be taken out of service.

The FY 2017 request includes the following for the Fire Division: two thermal imaging cameras (\$48,000); eight airpicks (\$48,000); replacement furniture/bedding for two stations (\$16,000); fire hose/small equipment (\$6,000); and 15 sets of tactical body armor (\$67,500).

Recreation & Parks

Fleet Replacement (Qty: 2) \$50,000

Priority 2: This request is for the replacement of two 2003 F-250s (mileage totals are 73,000 and 85,000 respectively and repairs are coming closer and closer together). These vehicles warrant replacement based on age and repair costs. Repair costs for these vehicles are escalating and replacement parts can be difficult to locate.

Replacement criteria is as follows: 1) when the department director determines it is no longer cost effective to retain the vehicle; 2) when either mileage or age reaches or exceeds 10-years of service or 125,000 miles; and 3) motorized equipment damaged in accidents shall be inspected by the Safety/Risk Administrator to determine feasibility of repairs as compared to replacement cost.

Athletic Scoreboards (maintenance/replacement) \$20,000

Priority 2: The city owns and maintains thirty-one athletic and equestrian scoreboards.

Staff has developed a plan for systematic replacement of scoreboards. The replacement cost is estimated at \$20,000 for a wireless scoreboard (includes shipping, installation, and stamped engineering drawings). Maintenance/ refurbishment of scoreboards is estimated at an additional \$1,000 to \$2,000 annually.

FY 2017 request is for the replacement of Wills Park Baseball Field A. Scoreboard replacement may vary from what's included herein if it is in the Director's opinion that a higher priority replacement is needed (e.g. due to mechanical malfunction) or if additional funds are available

Staff will seek to partner with pertinent sports associations to offset scoreboard replacement costs where possible. Also, there is a scoreboard sponsorship program in place to generate revenue for the city to offset expenses associated with maintaining and/or replacing scoreboards. This program is dependent upon the success of youth athletic associations in selling advertising space.

Park Equipment Replacement**\$42,000**

Priority 2: This request is for the replacement of one 1991 Kubota Tractor for Wills and Webb Bridge Parks that warrants replacement based on age and repair history.

General Capital Initiatives**City Administration****Alpharetta History Room****\$250,000**

Priority 2: The FY 2015 Alpharetta History Room capital budget included funding for the following: (1) Programming, Schematic Design and Cost Estimating; (2) Design Development and Construction Documents; and (3) Bidding and Construction Services.

This request is for construction/equipping of the History Room to achieve the following goals: presenting the collections and exhibits to the best advantage; capturing and engaging the interest of the visitor; complimenting the design of City Hall; and ensuring cost-effectiveness in maintenance.

Downtown Beautification/Façade Imp. Grant Program**\$50,000**

Priority 2: This request is for seed funding for the Downtown Beautification grant program which is used to incentivize downtown building renovations and improvements (including façade improvements). This small city investment has resulted in numerous private renovation projects in downtown over the past 15 years.

Economic Development Toolkit**\$100,000**

Priority 1: Funding in this capital account will be used for projects with the city related to business assistance for existing and future businesses, initiatives and programs that support development and re-development throughout the city and corridors of influence such as downtown Alpharetta, and business retention and expansion programs. Additionally, this funding is crucial in covering expenses that are incurred each year relating to support for the Alpharetta Technology Commission (ATC) and Innovation Center including funding for a feasibility study aimed at facilitating financial self-sustainability for operations.

An additional initiative includes funding for the Alpharetta360 video marketing series. The city embarked on the Alpharetta360 video marketing program in FY 2016 to promote Alpharetta. The videos created as part of this initiative were lifestyle videos to showcase the amenities, events and character of the city and business showcase videos to give testimonials from Alpharetta CEO's of why to locate and start your business in Alpharetta. As part of this pilot Video Marketing Program, the city has contracted for the filming of 13 videos (as of February 2016) for release every 2 weeks of the remaining fiscal year (June 30, 2016). This request will extend the contract for the addition of 26 more videos to be released in the new Fiscal year beginning July 1, 2016 through June 30, 2017. The videos can be viewed here www.Alpharetta360.com. In the first month and half, views have totaled 365 to date, with 24 subscribers to our YouTube channel, Grow Alpharetta. Economic Development staff has detailed analytics tracking views of the videos in addition to tracking subscribers to the YouTube channel. Staff will also be layering in a new tracking tool that identifies the businesses that view the videos out of state so we can develop leads for new companies to recruit to the city. Economic Development staff plans on leveraging the city's \$50,000 investment with a matched contribution from the ACVB that will bring

total funding for the Alpharetta360 program to \$100,000 which includes the release of a new video every two weeks for the entire fiscal year (26 videos).

Senior Citizen History Project

\$25,000

Priority 2: This project entails video recording the stories and oral history of our citizens and their memories of the Alpharetta Experience. This project will continue into the future and involve the recordings of a number of citizens each year as seniors are willing to express their emotions, memories and recollections of the Alpharetta they have known. As time progresses, the videos will be compiled so they can be used as an online story of our past and its respected citizens who have helped to shape our city. This documentation can also be used within the History Center as an oral history of Alpharetta's development over time. We are hoping to record 50 citizens within the next year.

Downtown Sculpture Program

\$75,000

Priority 2: As a means of creating additional visual interest throughout Downtown Alpharetta, promoting the district's emerging music scene, and providing for "picture moments" that can distinguish Downtown Alpharetta from other communities, it is proposed that a program of public art installations focused on music and dance be adopted by the City. The program would feature 10 "lifesize" musical instruments cast in bronze and 10 "in ground" sculptures based upon dance steps of the Rhumba, Foxtrot, Tango, Waltz, Mambo, Cha Cha, Jive, Lindy Hop, Quickstep, and the Samba. Implementation of the program could be accomplished over a period of time and will leverage funding from a variety of private, public, and grant sources. Total program costs are estimated at \$300,000 (currently estimated at \$150,000 in public contributions with the remaining \$150,000 raised from other sources). The FY 2016 capital budget included funding totaling \$75,000 for this initiative. This request brings the total public contribution to \$150,000 and highlights to the community that the City is serious about moving forward with this initiative. These funds will provide a basis for leveraging funding from private/grant sources.

Community Development

Design Services

\$50,000

Priority 2: This request is to provide funding for various studies and professional services that arise each year from Council and/or Department initiatives. Such services may include revisions to Comprehensive Plans, Small Area Plans, project designs such as plazas, landscape architecture, hosting a series of public input sessions, conceptual design standards, etc. These types of studies and professional services are essential and will assist in forecasting the current market environment, recommend standards that will assist in policy decisions, improve project completion timelines and functionality to maintain the high level of performance by City Staff that our citizens and business owners are accustomed to.

Public Works

Northwinds Street Lighting

\$210,000 (\$127,500 City; \$82,500 Developer)

Priority 1: This request is for installing Street Lights along Northwinds from Old Milton Parkway to the start of the Weiland Residential Development. The City is funding \$125,000 towards the purchase and installation of an estimated 11 streetlights along the entrance/area fronting Gwinnett Technical College and providing electrical stubbing for the installation of pedestrian lighting in the future.

The area fronting the Parkway 400 development is estimated to include a combination of alternating streetlights and pedestrian lights (estimated quantity of 6 of each type or 12 light poles in total) of which the developer would fund (currently estimated at \$82,500). The design of alternating street lights with pedestrian lights will also be incorporated within the Weiland Development.

Pedestrian Intersection Improvements (design)

\$60,000

Priority 2: This request is for design of pedestrian improvements at intersections to improve the walkability of downtown. The purpose of doing so is to:

- Encourage more walking.
- Reduce the number of pedestrian/motor vehicle crashes and injuries.
- Better accommodate those who use walking as their primary mode of transportation.

The intersections include:

- Old Milton Parkway @ Main Street;
- Old Milton Parkway @ Haynes Bridge Road; and
- Marietta Street @ SR9.

Construction costs are unknown at this time.

Old Roswell Street Pedestrian Improvements

\$150,000

Priority 1: This request is to install a raised crosswalk at the intersection of Roswell Street and Old Roswell Street to assist pedestrians from the parking lot off Roswell Street to the restaurants, shops, and offices within Downtown. The raised intersection will also have lighting installed to bring attention to the motoring public. The raised intersection will also act as a traffic calming measure to help maintain traffic along this corridor at the posted 25mph.

Webb Bridge Rd Corridor (design)

\$100,000

Priority 3: This request is to fund conceptual designs based off public outreach and input sessions that will be led by City staff. In addition, these funds will go towards various traffic studies to determine the most efficient operational improvements that can be implement to improve traffic flow along this corridor. Once an overall concept has been developed, then cost estimates for design and construction will be developed.

Old City Hall Brick Wall Project

\$25,000

Priority 2: This request is for costs related to the construction of a brick wall outside the Multi-Purpose Room in the new City Hall utilizing bricks obtained from the old City Hall building. The cost estimate referenced herein is subject to change in accordance with findings from a structural engineer that is assessing various installation possibilities given the structural load capacity of the new City Hall.

Pole Barn Extension

\$35,000

Priority 2: This request is for an extension to the existing Pole Barn (an open-sided shed with a roof) at the Public Works facility which will replace four (4) 16'x10' storage buildings. The existing storage buildings intended to be replaced are aging and beginning to deteriorate.

The proposed extension of the Pole Barn will consist of two parts:

- Enclosed 16'x40' metal building, 10' high in the front and 8' high in the rear with three 4'-wide doors on the front and four windows.
- 16'x20' three-sided enclosure (also 10' high in front and 8' high in rear) with an open front.

Storing equipment and supplies under cover, out of the weather, will extend their useful life. The Pole Barn, via its storage capabilities, will provide for better utilization of the Department's warehouse. The return on investment will be the added useful life of both equipment and supplies.

Downtown Enhancements

\$35,000

Priority 1: This request is for the design, installation, and repair of streetscape/aesthetic enhancements on city property throughout the downtown area. Improvements consist of new trash receptacles, kiosks, benches, arbors, and landscape enhancements to city owned property.

Design Services

\$115,000

Priority 1: This request is for various design services associated with minor projects unable to be completed by city staff. Such services include structural designs and or evaluations, sub-surface geotechnical investigations, miscellaneous right-of-way/easement research. Utilizing experts in various fields enables city staff to make the appropriate decisions related to resolving construction issues. Additionally, the information gathered by the design professionals allows staff to properly design or address issues in the field.

Public Safety

PS Headquarters Improvements

\$100,000

Priority 1: Public Safety Headquarters is approximately sixteen years old and has the original carpet/flooring and HVAC units. Replacement of the carpet, flooring, and approximately 8 HVAC units was funded as part of the FY 2016 capital budget. All the HVAC units have reached the end of their expected life and are candidates for replacement.

Replacement costs for the Public Safety Headquarters HVAC units, including installation of a centralized temperature control system, totals \$200,000 and includes 24 units: 12 roof-top units; 9 split-system units; 2 mini split-system units; and a smaller stand-alone unit. The new units will be significantly more energy efficient and, coupled with the centralized thermostat control technology, will save the City over 20% annually on its energy consumption.

The FY 2016 capital budget has residual funding of \$100,000 for HVAC leaving \$100,000 to be requested as part of the FY 2017 capital budget. Funding is split between the General Fund (\$68,000) and the E-911 Fund (\$32,000; HVAC units servicing the E-911 call center).

PS Facility Roof Repair/Replacement/Wall Restoration \$206,000

Priority 1: Roof repair and wall restoration to the clock tower (\$6,000) and replacement of the Jail roof segment (\$200,000).

Jail Re-Roof

In 2014, a nuclear scan was conducted on this roof revealing several large sections of wet insulation due to multiple punctures in the roofing membrane. While good long-term roofing practice would dictate a complete tear out and replacement of these roof areas, the funding was not available to do this at that time. An intermediate action was taken instead: A re-skin with new membrane was installed over the top of wet areas only. This was done in order to buy a couple years' time before a proper re-roof project could be funded. At this time, it is becoming increasingly more difficult to chase down the leaks on this roof. Since that 2014, there have been six separate leaks in the roof areas that were found to be dry by the infrared scan in 2014. This means that insulation in formerly dry areas is now saturated as well. If left alone, the wet insulation within this roof system will corrode the metal deck, decreasing its structural load abilities, as well as increasing future costs for metal deck replacement. A re-roof with a 30-year high performance roof system is strongly recommended.

Jail Roof Scope: 15,000 sq. ft.; replacement would be warranted for 30-years.

- Remove ballast and Remove EPDM Membrane and dispose of properly;
- Review existing insulation and provide per sq. ft. cost to Garland for removal and replacement of damaged areas. Replace as necessary and ensure it is fastened to deck per I-90;
- Fasten down ½ inch recovery board per I-90;
- Squeegee down 80 mil SBS modified base sheet in cold applied adhesive at 2½ gal per square;
- Squeegee down 120 mil cap sheet in cold applied adhesive at 2½ gal per square;
- Install Flashings with weatherking flashing adhesive (parapet avg height is 1 ft.);
- Coat all field and wall flashings with reflective aluminizer in 2 coats at ½ gal per coat (must wait 30 days for membrane to lose glossiness);
- Paint all perimeter copings with 1 coat rust-go primer (.5 gal per sq) and 2 coats (.5 gal per square) rust-go top coat; and
- Replace damaged upper wall Coping (approximately 90 lineal ft.) with 22ga Kynar metal copings.

Clock Tower Repair and Wall Restoration:

The EIFS clock tower walls show obvious signs of moisture infiltration, and there have been a few leak calls under this area in the building. Moisture is likely entering the walls through the metal roof above it, as well as failing control joints and cracks in the EIFS wall itself.

Scope:

- Hand tool clean all cracks and expansion joints;
- Fill all cracks and expansion joints with Garland sealant;

- Apply simple green to sub-straight then clean with 3000psi pressure washing. 4. Apply one base coat of Tuff coat at 100sf per gallon (color is sand stone);
- Apply one top coat of Tuff coat at 100sf per gallon (color is sand stone);
- Remove existing sealant on all metal joints;
- Reseal these metal roof joints with Greenlock Structural adhesive;
- Remove all loose and old caulking around penetrations; and
- Apply tuff stuff sealant around top of penetration boots and fasteners.

RAPSTC Repairs/Improvements

\$171,623

Priority 1: The Roswell/Alpharetta Public Safety Training Center (RAPSTC) is a joint venture between the City of Alpharetta and the City of Roswell that is dedicated to providing Public Safety Professionals with the most comprehensive educational and training curriculum available. RAPSTC provides training for both State and Local Public Safety personnel. This includes Police, Fire, and Emergency Medical professionals. This training prepares our first responders to meet the dynamic demands placed on the public safety community so that they can provide exemplary emergency services to their communities. RAPSTC terms are set forth in an IGA with associated costs allocated based on the relative facility use. The most recent measurement period indicated Alpharetta used the facility 53% of the time and would be responsible for 53% of all allocated costs.

One component of the RAPSTC facility is the burn building which provides sustained, high temperature, live burn simulations for flame and smoke evolution to train our firefighters for actual fire situations. The burn building is classified as a “non-combustible” Class B burn building, which means the system burns propane gas only (as opposed to combustible materials). This provides a training environment that is monitored and controlled through a computer system that regulates the amount of propane released to create a fire, and the amount of water that is used to extinguish the fire. The system is over ten years out-of-date and is no longer supported by the industry. The computer, sensors, operating system and technical support all need to be up-dated so that we can maintain a safe and effective training facility. A comprehensive renovation of the burn building is estimated to cost \$313,566. Alpharetta’s share totals \$166,190 (53%). Additional improvements are needed for the bathroom facility which is estimated to cost \$10,250. Alpharetta’s share totals \$5,433 (53%).

PS Headquarters Expansion

\$2,700,000

Priority 1: This request is for an expansion of the current Headquarters building, which is needed for several reasons. First and foremost is the need to better serve the public. There has been tremendous growth in the number of lobby visits for services such as filing and obtaining reports, applying for permits, getting fingerprinted for various reasons, and meeting with personnel. The building lobby as currently configured is unable to meet the need in an efficient and professional manner. Related to this is the need to expand the physical size of the Records Unit, which has outgrown the space allocated to it nearly fifteen years ago. Also, there is a need to provide for public meeting/function space in a way that preserves the privacy of public safety-related

visits. Finally, there is a need for additional workspace for personnel, particularly specialized functions such as Intelligence and Special Investigations. Both of these functions improve efficiency in law enforcement operations, but require dedicated, confidential space for personnel and equipment. **Funding is proposed to be provided through the following sources: Fund Balance (\$650,000); DEA Forfeiture Proceeds (\$1,750,000); and Impact Fees (\$300,000).** Design was funded as part of the FY 2016 mid-year budget process. This request is for construction of the improvements.

PS License Plate Recognition Grant Program

\$80,000

Priority 2: License Plate Recognition delivers the ability to read vehicle license plates and check them against an installed database for rapid identity verification. The license plate recognition system can be used for multiple purposes including locating stolen or wanted vehicles. This rapidly deployable, scalable solution uses rugged mobile cameras that connect to leading-edge optical character recognition (OCR) technology software, allowing you to conduct surveillance under varied lighting and weather conditions. Captured information is immediately processed, and you are alerted only when a "hit" occurs. Currently, there are no license plate reader systems in place commercially or otherwise within Alpharetta. This request is for the implementation of a pilot project involving grant funding to three privately owned residential complexes to assist them in offsetting startup costs associated with their implementation of a license plate reader system. Funding would be used to offset hardware, software, and installation costs.

Recreation & Parks

Parks Facility Roof Repair/Replacement/Wall Restoration

\$69,000

Recreation Commission Priority: #5

Department Priority: #6

Priority 1: This request is for the roof repair/rehab/replacement at multiple Parks and Recreation facilities.

Wall restoration and window/door resealing for the Crabapple Government Center (\$25,000); Roof replacement and wall restoration at the North Park Concession/Restroom buildings and pavilion at fields 1-4 (\$21,000); wall restoration of the Restroom building at Cogburn Road Park (\$8,000); maintenance including siding/trim/soffits/roof repairs to Equestrian Lower Show office (\$15,000).

Crabapple Government Center

Wall Restoration and Window / Door Joint Re-sealing: The exterior walls at Crabapple Government Center have been deteriorating since the initial survey by our roofing contractor in 2014. These cracks have been getting worse over the last two years and may eventually begin to allow moisture infiltration. There are also several large gaps found around exterior wall penetrations that are direct entryway into to wall cavity. These need to be sealed and could contribute to future wall deterioration. The windows and doors found around the building have highly deteriorated joints leaving large cracks or gaps up to 1" width. These gaps will easily allow air and moisture into the facility. The wall and joint restoration project will not only solve the aforementioned problems, but also will protect and beautify these walls for years to come. Detail: 5,000 sq. ft.; 10-year warranty.

North Park Concession/Restroom Bldgs & Pavilion At Fields 1-4:

Roof Replacement And Wall Restoration: These shingle roofs are heavily faded and show a large percentage of granule loss, leaving only the exposed asphalt to provide weather protection. After our roofing contractor reviewed all shingle roofs owned by the city, these are currently in the worst condition and should be replaced as they are nearing the end of their useful life. The wooden walls at the Concession/Restroom Bldg. are in poor condition from an aesthetic viewpoint and have problems from a waterproofing perspective as well. The walls are dirty, window gaskets are loose or broken, joints around windows are open, and the wooden serving platforms under the serving windows are splintering and damaged. A wall restoration project would solve these issues as well as protect and beautify this building for many years. Roofing Detail: 5,000 sq. ft.; 30-year warranty. Wall Detail: 4,000 sq. ft.; 10-year warranty.

Cogburn Rd. Park

Wall Restoration: The masonry walls at Cogburn Road park have many linear feet of obvious grout re-pointing repairs over the years due to questionable initial installation. However, many openings in the grout joints remain and are up to 1/2" inch width. Also the wood columns found along the front of this facility have delaminating, cracking paint. A wall restoration is recommended as it will fill all of these wall voids as well as protect and beautify these walls for many years. Wall Detail: 2,500 sq. ft.; 10-year warranty.

Equestrian Lower Show Office

Comprehensive Exterior Rehabilitation: Wall Siding, Trim, and Soffits are all in very poor condition. Splintering, Cracks, Mildew and other damages are common. The Roof could use a basic maintenance and repair scope. Wall Detail: 2,500 sq. ft.; 10-year warranty.

- Replace all damaged or rotten siding, fascia, soffits;
- Install new wooden skirt board around base of entire building;
- Install new corner trim at all corners;
- Pressure wash all areas for clean surface;
- Apply Tuff Coat (color matched) to all wall, soffit, siding and fascia areas to waterproof and protect;
- Paint all trim wood with Tuff Coat (color matched); and
- Make necessary roof repairs to prolong the life of this roof.

Park Master Plan Projects**\$68,000**

Recreation Commission Priority: #16

Department Priority: #11

Priority 3: This request is for the development of master plans and studies as recommended in the Recreation and Parks Master Plan 2025. Specific Master Plans to be conducted with this funding include Union Hill Park and the Windward Soccer Complex.

Webb Bridge Park Spectator Seating**\$135,000**

Recreation Commission Priority: #12

Department Priority: #14

Priority 3: Funds are requested to add spectator seating (estimated seating to accommodate 80 spectators) at the Webb Bridge Park lower multi-purpose field. Currently, spectators have to bring chairs and sit on a sloped hill. Spectators for opposing teams are co-mingled and this has created conflict and confrontations when games get heated. The project includes site clearing and demolition, concrete, rails, benches, electrical, erosion control and landscaping. Design, surveying, and geotechnical services are also included.

Wills Park Batting Pavilion**Exp. \$225,000 Rev. \$112,500 (AYBA)**

Recreation Commission Priority: #13

Department Priority: #12

Priority 2: FY 2017 funds are requested to construct a batting pavilion at Wills Park. The pavilion will house 5 large batting cages, 1 pitching lane, and a soft toss area. This pavilion will be on a concrete slab with a roof but no walls. It will be enclosed in a black vinyl link fence and lighted for night time usage. The size of the pavilion is approximately 7,000 sf. It will be constructed near fields 1-4. Design costs were funded as part of the FY 2016 capital budget. The total project is estimated at \$225,000 with the Alpharetta Youth Baseball Association (AYBA) contributing 50%, or \$112,500, and the city funding the remaining \$112,500.

Design Services**\$50,000**

Recreation Commission Priority: #10

Department Priority: #8

Priority 2: This request is to provide funding for various studies and professional services that arise each year from Council and/or Department initiatives. Such services may include revisions to Recreation Master Plans, construction plans for recreation amenities including pavilions, gazebos, etc. These types of studies and professional services are essential and will assist in forecasting the current market environment, recommend standards that will assist in policy decisions, improve project completion timelines and functionality to maintain the high level of services our customers are accustomed to.

General Government**Matching Funds for City Grants****\$20,000**

Priority 2: This request is to provide available funding to serve as matching funds for grant opportunities as they arise throughout the year. Operating grants, such as the Bulletproof Vest Partnership Program, typically require matching funds in order to carry out the required grant activities. This funding will allow the City of Alpharetta to pursue a multitude of grant opportunities.

CAPITAL INITIATIVES NOT RECOMMENDED FOR FUNDING AT THIS TIME

General Capital Initiatives

Community Development

Haynes Bridge Rd Extension to Cumming St (design) \$125,000

Priority 3: This request creates economic development opportunities by improving traffic circulation through Downtown Alpharetta. The project extends Haynes Bridge Road north from Academy Street to Cumming Street. This connection improves connectivity between the new City Center Project with existing and new redevelopment opportunities parallel to Main Street. In addition, the project creates an additional north/south alternative to Main Street, providing opportunities for new pedestrian scale connections between Main Street and Haynes Bridge Road. The 1,500 foot project one travel lane in each direction, five foot sidewalks on each side, and a six foot planting space. FY 2017 Funding is for design. Right-of-way (\$1.5 million) and construction (\$1.5 million) costs would be part of future funding requests.

Downtown Parking and Wayfinding Signage \$125,000

Priority 3: This project is intended to develop and implement a comprehensive parking sign package for Downtown Alpharetta. Major components include monument signage at city parking lots, wayfinding signage directing the traveling public to city lots, and time restriction parking signage. Decorative sign poles and bases will be identified. In addition, a signature logo will be proposed in order to coordinate the entire downtown parking infrastructure. The proposed design guidelines will be presented to the downtown business association and approved by the Design Review Board. Deliverables from this project will include the following:

- Downtown Parking Sign design Guidelines;
- Installation of monument signage at the two City Surface lots (Old Roswell lot, Roswell/Marietta lot);
- Wayfinding signage throughout Downtown (Main Street, Academy Street, Roswell Street, Milton Avenue); and
- Time restricted signage for Milton Avenue (2 hour limit/15 min limit).

Public Works

Major Intersection Improvements \$250,000

Priority 2: This request would allow the City to quickly address major intersection improvement projects, such as adding turn lanes at major intersections. Projects will be selected based on their effect on traffic flow and safety. The following projects will be studied and those that produce the largest benefit (traffic flow and safety improvements) will be given funding priority:

- Wills Road at SR 9 - Left turn lane from east bound Wills Road to north bound SR 9;
- Edison Drive at Windward Parkway - Left turn lane from south bound Edison Drive to east bound Windward Parkway;
- Windward Concourse at Windward Parkway - Provide left turn lane from south bound Windward Concourse to east bound Windward Parkway;
- Webb Bridge at Maid Marion Close/Timberline Drive – Left turn lane treatment;

- Windward Parkway at SR 9 – Removal of sweeping right turn from north bound SR 9 to east bound Windward Parkway;
- Windward Parkway at SR 9 – Provide dual left from SR 9 south bound to Windward Parkway;
- Webb Bridge Road at entrance to Webb Bridge Middle School – Enhance pedestrian facilities; and
- Lake Windward Drive at Webb Bridge Road – Add left turn lane from Lake Windward to Webb Bridge Road.

Audible Pedestrian Systems

\$40,000

Priority 3: This request is for the installation of audible pedestrian systems. The Public Works Department has been working with two visually impaired citizens in the western area of Windward parkway to improve accessibility of the pedestrian systems. The Department is currently testing an enhanced audible pedestrian system at S.R. 9 and Windward Parkway. The goal is to expand to cover all pedestrian buttons at that intersection as well as at the intersection of Windward Parkway and Westside Parkway.

FY 2017 funding would expand the system to the following intersections:

- S. R. 9 at Mayfield Road;
- S. R. 9 at Cumming Street;
- S. R. 9 at Old Milton Parkway;
- Roswell Street at Old Milton Parkway;
- Canton Street at Milton Avenue;
- Mayfield Road at Canton Street;
- Academy Street at Haynes Bridge Road; and
- Haynes Bridge Road at Old Milton Parkway.

Fiber Interconnect Signalization Citywide (design)

\$500,000

Priority 1: The Department of Public Works has been working to develop a comprehensive Intelligent Transportation System (ITS) throughout the City of Alpharetta. The primary component of the ITS network is the installation of fiber optic communications which improves coordination between adjacent signals and allows the City to better manage the traffic signal systems from a central location. Currently the City has fiber on all major roadways. To complete communications to all our signalized intersections and complete our fiber redundancy loop for system failures, we need additional fiber on the following roadways: Kimball Bridge east of Rockmill Road; Webb Bridge Road east of North Point Parkway; Mansell Road east of North Point Parkway; Westside Parkway South of Encore Parkway; Haynes Bridge Road south of Mansell Road; Rucker Road west of Wills Road; Harris Road; Wills Road; and a small section of Cumming Street. We are proposing that this installation be bored underground.

The FY 2017 request is for funding of design costs. Construction costs are estimated at \$2.4 million and would be part of future funding requests.

Flashing Yellow Signals**\$200,000**

Priority 1: This request is to upgrade 73 signalized intersections within the City of Alpharetta to the flashing yellow arrow standard. This signal change introduces a flashing yellow arrow during the permissive left turn phase of the signal operation. The Federal Highway Administration had demonstrated that this new application has helped reduce left turn crashes, causes less driver confusion on the decision to turn, and provides additional traffic management flexibility. Implementing the new federal standard for permissive phasing also provides consistency with neighboring jurisdictions. The upgrade will be done over a 4-year period doing the arterial streets the first year then moving to collector and local streets. City would purchase equipment and outsource installation. Construction costs total \$800,000 and would be allocated over the four year period beginning in FY 2017 and ending in FY 2020.

Traffic Camera Expansion**\$250,000**

Priority 1: Traffic cameras placed at common congestion points provide the ability to make immediate timing adjustments and the allocation of manpower more efficient. The City's current system was used during the 2014 Taste of Alpharetta. The system allowed the employee to observe the report of congestion and the ability to make adjustments to the signal timing. The employee was then able to monitor the traffic congestion recovery. Without the traffic camera an employee would respond to the intersection, report condition to the employee in the Traffic Control Center and remain at the intersection reporting the results of the timing modifications. Our technology has also allowed staff to monitor conditions remotely and respond to incidents without having to report to the Traffic Control Center. This has been extremely valuable during after-hour incidents. The ability to make a quick response to unplanned incidents keeps traffic congestion from becoming unrecoverable.

This expansion of the Traffic Camera System at identified key intersections where congestion exists will help reduce delay, especially during irregular patterns such as City special events, weather, and significant incidents. These cameras are strictly to view traffic and are not intended for vehicular detection and will be placed at approximately 30-40 intersections over the 2-year project (total of \$500,000 to be requested between FYs 2017-2018).

Morris Rd Widening/Expansion (design; ROW)**\$250,000**

Priority 1: This request includes the following:

- Widens Morris Road to a four-lane section, with left-turn lanes where appropriate, between Old Milton Parkway and Webb Bridge Road.
- Adds a second through-lane north bound on Morris Road to just past Preston Ridge where it will tie into an existing second north bound lane. This improvement will allow Morris Road to receive the east to north dual left turn lanes off Old Milton Parkway without dropping one of them at the QT/County Place driveway. This drop lane is a safety concern because it occurs too close to the Old Milton Parkway intersection.

FY 2017 funding request is for design and ROW. Construction costs are estimated at \$800,000 and would be part of future funding requests.

City Center Decorative Sign Posts **\$180,000**

Priority 1: This request is to upgrade the sign posts at City Center to the approved decorative black Wadsworth design post. This project will include 55 sign posts located in and around City Center including Academy Street (SR 9 to Haynes Bridge Road) and Haynes Bridge Road (Academy Street to Old Milton Parkway). As a part of this project, a GIS inventory of the permanent sign locations will be done and sign clutter will be taken into consideration to reduce the overall number of signs.

Connector Road (NP Pkwy to Edison Dr; design/ROW) **\$300,000**

Priority 1: This project would create a new two-lane roadway with sidewalks connecting North Point Parkway and Edison Drive. Proposed roadway would utilize the existing curb cut for the AT&T property on the east side of North Point Parkway at Dryden Road. Proposed roadway would be approximately 900 linear feet in length.

FY 2017 funding request is for design/ROW. Construction costs are estimated at \$600,000 and would be part of future funding requests.

Downtown West **\$250,000**

Priority 2: Downtown West Improvements consist of constructing pedestrian and vehicular improvements and expanding the width of the brick paver sidewalks along portions of Old Roswell Street. Also includes aesthetic improvements to the Old Roswell Road Parking Lot and the surrounding areas through new landscaping.

Traffic Signal at Marietta Street and Main Street **\$300,000**

Priority 2: This request is for the design and construction of a new traffic signal. Installation of the new signal will have to go through the Georgia Department of Transportation for approval. The new signal will help assist in the turning movements of vehicles entering onto Main Street. Additionally, the new signal will include pedestrian crosswalks to increase pedestrian mobility in downtown.

Union Hill Rd Widening (design/ROW) **\$500,000**

Priority 1: This request is for the design and construction of widening Union Hill Road from Westside Parkway to McGinnis Ferry Rd. The project length would be approximately 2,000 linear feet. The goal of this project is to re-direct vehicles from Windward Parkway onto the proposed 4-lane roadway of McGinnis Ferry Rd. Once complete, Union Hill Road will have 4 lanes with bike lanes and sidewalks along both sides.

FY 2017 funding request is for design/ROW. Construction costs are estimated at \$1.5 million and would be part of future funding requests.

Hembree Rd Turn Lanes (design/ROW) **\$125,000**

Priority 1: This request is for the design and construction of various turn lanes along Hembree Road from Maxwell Road to Old Roswell Road. The project length would be approximately 2,000 linear feet. During the morning peak hours, Hembree Road is congested with vehicles attempting to make left turns into various properties. These vehicles are creating congestion through the intersection of Maxwell Rd. and Hembree Rd. as well as creating undue delays at the intersection of Westside Parkway and Hembree Rd. Installing turn lanes at various intersections will alleviate congestion along this corridor. FY 2017 funding request is for design/ROW. Construction costs are estimated at \$500,000 and would be part of future funding requests.

North Point Dr Corridor Improvements (design) \$150,000

Priority 1: New construction and traffic growth on North Point Drive have led to increased delays at the intersection of North Point Drive and North Point Court. During the holiday period in December, Alpharetta Public Works closed the westbound left turn lane to reduce conflicts. Long term plans for this intersection will require consideration of a roundabout or traffic signal. Indicated construction cost is for a multi-lane roundabout solution. Installation of a traffic signal would have lower initial costs, but higher maintenance costs.

FY 2017 funding is for design. Construction costs are estimated at \$750,000 and would be part of future funding requests.

Park Plaza Signalization Upgrade \$250,000

Priority 1: This request is for upgrading the traffic signal at the intersection of Park Plaza and Academy Street. The existing signal was constructed as part of the old Haynes Bridge Road Extension. With the realignment of Haynes Bridge Road and the development of City Center, the existing poles and signal heads are no longer appropriately oriented to serve this intersection. This project will replace the existing poles, mast arms, signal heads, and provide a new pedestrian crossing of Academy Street.

Emergency Traffic Signal Equipment \$75,000

Priority 2: This request is for emergency replacement traffic signal parts and supplies. This purchase will provide supplies and equipment to accommodate five intersections in case of a major event such as the recent storms that impacted the east coast and gulf coast. Equipment will consist of traffic signal cabinets, LED traffic signal indicators, brackets, wire, and signal heads. Once this capability exists, normal budgeted replenishment of inventory will be sufficient to maintain this capability.

Webb Bridge Rd Pedestrian Bridge over GA400 (design) \$500,000

Priority 3: This request is for survey, geotechnical, and structural design services associated with the design of a 10' wide pedestrian bridge over GA 400 and widening the existing sidewalk to 8' and constructing a new 8' wide sidewalk. The pedestrian bridge will be approximately 200' -250' in length and approximately 1 mile of sidewalk will be added or widened to accommodate the multi-use trail. The multi-use trail will extend from the south side of the intersection of Webb Bridge Road and Westside Parkway to the intersection of Webb Bridge Road and the traffic signal for Alpharetta High School. This project will also provide Greenway connectivity to neighborhoods along Webb Bridge Road and the AVALON Development. Currently there is an approximately 6' wide pedestrian bridge over Big Creek, it is recommended that this pedestrian bridge be replaced with a wider bridge (minimum clear distance 8'). City staff can design the sidewalk work after a field run survey has been obtained. Construction costs are estimated at \$2.5 million and would be part of future funding requests.

Mayfield Rd Bike Route - Mayfield Cir to Upshaw Dr \$450,000

Priority 1: This request is for construction of a bike lane and 8' sidewalk along the north and south side of Mayfield Road from Mayfield Circle to Upshaw Drive. The project length would be approximately 1,700 linear feet. Public Works staff will perform all other design work to construct the project. To accommodate the lane the road will be widened and resurfaced. Approximately three utility poles and an existing retaining

wall will require relocation. Once completed, a bike route will be in place from Providence Road to Upshaw Drive along the south side of Mayfield Road.

Compact Asphalt Paver (new)**\$125,000**

Priority 2: This request is for the purchase of a compact Asphalt Paver. The compact Asphalt Paver is designed for small repair work such as restoring tire paths in roadways and patching larger pot holes. This machine works in conjunction with the asphalt milling machine that staff currently uses. After milling the surface to remove the damaged asphalt, the compact Asphalt Paver will provide a smooth finished asphalt surface on roadways, sidewalks, and walking paths. This paver will allow staff to more efficiently place asphalt in large areas that have been previously milled while reducing the chances of the road surface having a "washboard" effect.

The Asphalt Paver automatically places the asphalt into the milled portion of the roadway and levels it at the same time, which greatly reduces the amount of hand work that staff has to do using our current method of dumping asphalt from a truck by the shovel full and leveling it by hand. By using this machine, staff will be able to make larger repairs in a timelier manner and the repairs will extend the usual life expectancy of the roadway surface. This will provide cost savings over having to mill and resurface the entire roadway.

Information Technology**GIS Parcel Corrections****\$90,000**

Priority 1: This request is for a one time project to provide corrections and updates to the GIS maps for parcels. This will greatly improve the accuracy of the current maps the City systems utilize for critical information. Many other cities including Roswell are already funding and correcting their parcel basemaps.

Wireless Access Points**\$60,000**

Priority 2: This request is for the design, procurement, and deployment of additional Wireless Access Points (WAPs) primarily for use by city employees. This expansion of our existing WAP system is needed to supplement both current rate of use and the expected growth in the numbers and use of bandwidth by city employees.

Primarily, we are looking at supplementing both interior and exterior systems for Public Safety (PS) and Public Works (PW) but some additional units will be used for Recreation and Parks and Municipal Court. We are already experiencing issues with access and bandwidth with some PS and PW systems.

Current deployment estimates are as follows:

- PS – 6 additional internal units at various locations for increased coverage; 8 additional external units at various locations for uploading and connections for vehicles.
- PW – 4 additional internal units for increased coverage; 6 additional external units for (same use as above with increasing impact on mobile devices from the Cityworks system).
- Recreation and Parks – 4 additional internal units at various locations, 4 additional external units at various locations (supplemental for better coverage and new deployments); and

- Municipal Court – 2 additional internal units for better coverage and bandwidth.

Cost estimates include acquisition of the 34 WAP units, fiber runs, and system design and coverage analysis.

Public Safety

Opticom System (replacement)

\$250,000

Priority 2: The request is to fund the replacement and upgrade of the Opticom System. This is the equipment that links emergency vehicles (in Alpharetta's case, fire trucks) with traffic signal control boxes. The current system is line-of-sight based, with a transmitter in fire trucks hitting a receiver on traffic signal mast arms to trigger a green light for the approaching fire truck. This system is beyond end-of-life and no longer effective. Costs are estimated at \$450,000 and are being spread out over two fiscal years (FY 2017-2018).

The proposed replacement is a GPS-based system with several advantages:

- (1) The GPS link can be programmed for distances well beyond line of sight, allowing a green light to drain traffic well ahead of the approaching emergency vehicle. This speeds response times and improves traffic safety for all motorists.
- (2) The Signal changes are guided by turn signals on the fire truck so that fewer traffic lights are affected unnecessarily.
- (3) Again, because the new system is not line-of-sight the receiving antennae can be moved from mast arms to control boxes, reducing damage and lowering maintenance costs.
- (4) The system is programmable for distances and features, allowing better customization for Alpharetta.

PS Headquarters Parking Lot Expansion

\$300,000

Priority 1: This request is for the construction of an additional parking lot (66 spaces) on city owned land to service Public Safety Headquarters. The expansion is needed to accommodate significantly higher numbers of visitors to headquarters for permits, reports and fingerprints. Project costs include: survey and design, fill and grading, for storm water management, paving, lighting, landscaping, etc.

Reserve Unit Fleet (new; Qty: 1)

\$40,000

Priority 3: Reserve officers perform the same duties as paid officers, and while they draw no salary the Reserve Unit does incur operating costs comparable to other patrol squads. These costs include the need for vehicles and other equipment. This request is for the purchase of one additional patrol car and associated upfitting (e.g. general upfitting such as light bar and partition cage as well as the radio and camera systems).

The Reserve Unit consists of up to 25 sworn officers who have met all the standards of the Department and work interchangeably with paid officers. During calendar year 2016, reserve officers will contribute nearly 8,000 hours of service which is equivalent to four full-time officer positions. The contribution is more valuable than this equivalency implies since most of these hours were worked at times when patrol shifts would otherwise have been short-handed. However, because several Reserve officers often work at the same time, e.g. filling in for a squad that is in training, there is a need for enough cars for them to be productive. Presently it is expected that one additional car will fill the need, with replacements as needed but no further growth.

High Risk Incident Equipment (new)**\$55,000**

Priority 3: This request is for equipment designed to help resolve high-risk incidents such as hostage situations, barricaded gunmen, and mass shootings. With the sincere hope that such tools are never needed, having them in a time of need can make a huge difference in the outcome. The specific request is for a rolling shield (\$30,000), and a camera-equipped robot (\$25,000).

Recreation & Parks**Big Creek Stream Bank Restoration****\$250,000**

Recreation Commission Priority: #3

Department Priority: #3

Priority 2: This project was identified in the Big Creek Watershed Improvement Plan. Recreation and Parks staff has also found that erosion along the banks of Big Creek is causing tree loss and beginning to threaten the greenway trail.

This request is for funding of stream restoration projects between Camp Creek and Webb Bridge Road. This may include any of the following techniques including but not limited to removal of fallen trees, hardening of banks, installation of vegetation, installation of gabion baskets, installation of root wads, live stakes, geolifts, j-hooks, cross vanes, plunge pools, etc. Each location is unique on the best management tool to use for restoration and stream bank management. This project will likely involve Environmental Protection Division (EPD) and Army Corps of Engineers approval.

Wills Park Restroom Renovation/Replacement**\$250,000**

Recreation Commission Priority: #4

Department Priority: #7

Priority 3: Funds are requested to renovate or replace the restroom that services the Wacky World playground, two picnic pavilions, and baseball fields 1-4 at Wills Park. The existing facilities are very old and not sufficient to accommodate the high usage they get on a daily basis. The ventilation system does not always work properly. The existing facilities were in the park when it was owned by Fulton County and they are not up to the standards of other Alpharetta Recreation and Parks restroom facilities. Current plans call for the renovation and expansion of the bathrooms from 575 sq.ft. (current) to over a 1,000 sq.ft. (proposed) to include more stalls/urinals.

Wills Park Equestrian Center Improvements**\$195,000**

Recreation Commission Priority: #6

Department Priority: #9

Priority 2: This request is for concession and restroom improvements consisting of lighting, irrigation, architecture improvements and landscaping (\$85,000), 2 Stone Pillars w/signs (\$50,000), and Maintenance Barn Architecture Improvements (\$60,000). In meetings between city officials and members of the equestrian community, it was suggested to implement a phased plan of improvement to make the center more attractive to the community as well as make it more appealing for larger shows.

Major Park Improvements**\$100,000**

Recreation Commission Priority: #7

Department Priority: #5

Priority 1: This request would cover types of ground maintenance repairs such as asphalt trail repairs, concrete repair and parking lot striping, etc. at parks and along the

greenway. FY 2017 funding would be utilized for repairs to the walking trail at Wills Park (100,000 linear feet of overlay asphalt), boardwalk replacement for the Greenway (approximately 25 sections), concrete repair along numerous walkways, etc.

Ballfield Repairs

\$52,000

Recreation Commission Priority: #8

Department Priority: #4

Priority 2: This request includes the following components: Laser grade four (4) Baseball/Softball Fields @ \$5,000 each (Wills Park/North Park); Install /replace eight (8) bleacher shade structures and/or bleacher replacements @ \$4,000 each (North Park).

North Park Concession/Restroom Building (design)

\$30,000

Recreation Commission Priority: #9

Department Priority: #10

Priority 2: This request includes funding for the design of a replacement concession/restroom building at North Park softball fields 1-4. The current concession/restroom facility at North Park softball fields 1-4 was built in the late 1980s and no longer meets community needs (e.g. insufficient size/layout of concession space; insufficient number of restroom facilities; high maintenance needs; etc.). Construction costs are estimated at \$270,000 and would be part of future funding requests.

Wills Pk Baseball Fence (replacements)

Exp. \$150,000 Rev. \$25,000 (AYBA)

Recreation Commission Priority: #11

Department Priority: #17

Priority 2: This request is for the replacement of the fences at Wills Park baseball fields A, B, C, and D. The fences are curled/bowed which creates a safety hazard. The fences will be replaced with black vinyl coated fencing. The total project is estimated at \$150,000 with the Alpharetta Youth Baseball Association (AYBA) contributing \$25,000 and the city funding the remaining \$125,000.

Alpharetta Community Center Interior Makeover

\$330,000

Recreation Commission Priority: #14

Department Priority: #13

Priority 2: This request is for design of an interior makeover of the Alpharetta Community Center lobby, hallways, restrooms, and common office space. Costs are currently estimated at \$1.2 million. The approximate size of the affected area is 5,800 square feet (lobby, hallways, restrooms, etc.). Funding is being requested over a four year period (FY 2017-FY 2020).

The Department will utilize funding in FY 2017 to renovate all bathroom areas and then utilize any residual funding to offset other portions of the planned renovation.

Windward Soccer Complex Conversion (design)

\$25,000

Recreation Commission Priority: #15

Department Priority: #18

Priority 1: This request is for design/planning costs related to the conversion of the Windward Soccer Field to a Neighborhood Park with a small multi-use field, trails, and playground equipment similar to the Cogburn Road Park which could allow for more uses by more user groups. This project is part of the short-range priorities included in

the 2025 Master Plan. Construction costs are estimated at \$500,000 and would be part of future funding requests.

Observation Deck at the Greenway (Design)**\$10,000**

Recreation Commission Priority: #17

Department Priority: #16

Priority 3: This request is for the design of an observation deck overlooking beautiful wetlands near Big Creek Greenway. The observation deck would be located on Georgia Lane, near the intersection of Haynes Bridge Road and North Point Parkway. Construction costs are estimated at \$50,000 and would be part of future funding requests.

Union Hill Park (Demo of Outdoor Rink)**\$108,000**

Recreation Commission Priority: #18

Department Priority: #15

Priority 2: This request is for the demolition of the outdoor rink at Union Hill Park. Demolition would include digging up and removing the uncovered outside rink plus removal of all electrical lights and score boards. All demolished materials would be hauled off-site. Lighting and "boards" would be relocated to other park facilities if possible. The area would be graded and leveled. Grass and passive amenities would be added.

Historic Log Cabin relocation to Wills Park**\$200,000**

Priority 2: The City of Alpharetta has been notified by Fulton County Schools ("FCS") that the historic log cabin located on the Milton Center property (86 School Drive) will not be a part of their re-development plan for that location. FCS officials have approached City officials regarding our interest in acquiring the log cabin, which was built in the 1930's. FCS officials have advised the City of their desire to have the cabin relocated by Fall 2016. City officials have met with several civic groups including the Alpharetta Historical Society and the Alpharetta Garden Club to understand their interest in preserving the cabin. Both groups are supportive of the idea and have suggested suitable locations at Wills Park for the cabin to be relocated provided funding is available to do so.

One of the suggested Wills Park locations is behind Waggy World Paw Park facing west on Old Milton Parkway in close proximity to the park trail. This area is close to other amenities such as parking and restrooms, making this a desirable location to some groups. The Alpharetta Recreation Commission discussed the proposal at their meeting on March 10, 2016. Members of the Commission are generally supportive of the idea of the City taking possession of the log cabin and having the cabin placed on park property provided the cabin is structurally sound and is placed in a location that does not disturb any trees.

Utility Vehicle for Greenway (new)**\$8,000**

Priority 3: This request is for the purchase of one new utility vehicle (4x4 Gator) for the Greenway which would allow staff better access to complete repairs and general maintenance and also offer a backup when existing utility vehicles require repair.

BUDGET NARRATIVE

City of Alpharetta

FY 2017 Budget Narrative

Budget Rollup: All Funds

The FY 2017 Budget is balanced for all funds and totals \$113 million with the breakdown by fund type as follows:

• General Fund:	\$ 67,733,011
• Special Revenue Funds:	14,856,985 (1)
• Debt Service Fund:	5,816,807
• Capital Project Funds:	12,259,857 (1)
• Solid Waste Fund:	3,304,278
• Risk Management Fund:	1,312,200
• Medical Insurance Fund:	<u>7,932,994</u>
Total	\$113,216,132

(1) Amounts contained herein represent new appropriations for FY 2017. Unexpended FY 2016 appropriations for Council approved projects are re-appropriated annually pursuant to city policy.

General Fund

Revenues: FY 2017 General Fund operating revenues are forecasted to grow by 4.6%, or \$2.7 million, compared to Amended FY 2016. The following table compares major revenue categories within the General Fund:

	FY 2016 AMENDED BUDGET	FY 2017 RECOMMENDED BUDGET	\$ Variance	% Variance
Revenues:				
Property Taxes:				
Current Year	\$ 18,800,000	\$ 19,900,000	\$ 1,100,000	5.9%
Motor Vehicle	300,000	250,000	(50,000)	-16.7%
Motor Vehicle Title Tax Fee	1,000,000	1,000,000	-	0.0%
Prior Year/Delinquent	249,500	259,000	9,500	3.8%
Local Option Sales Tax	14,700,000	15,100,000	400,000	2.7%
Other Taxes:				
Franchise Fees	6,440,000	6,725,000	285,000	4.4%
Insurance Premium Tax	3,150,000	3,360,000	210,000	6.7%
Alcohol Beverage Excise Tax	1,850,000	2,015,000	165,000	8.9%
Other Taxes	1,789,500	2,154,500	365,000	20.4%
Licenses & Permits	2,077,050	2,297,050	220,000	10.6%
Intergovernmental	389,000	511,000	122,000	31.4%
Charges for Services	2,934,640	3,108,900	174,260	5.9%
Fines & Forfeitures	2,779,000	2,404,000	(375,000)	-13.5%
Interest	50,000	60,000	10,000	20.0%
Other Revenues	263,210	288,704	25,494	9.7%
Other Financing Sources:				
Interfund Transfer (Hotel/Motel Fund)	2,219,858	2,250,000	30,142	1.4%
Total Operating Revenues	\$ 58,991,758	\$ 61,683,154	\$ 2,691,396	4.6%
Fund Balance Carryforward	5,036,209	6,049,857		
Total Revenues	\$ 64,027,967	\$ 67,733,011		

The following section provides brief narratives on major variances within the revenue categories detailed in the table above.

- Property Taxes: The FY 2017 Budget is based on maintenance of the city's millage rate at 5.750 mills. Property tax digest growth is estimated at 4%.
 - The portion of the millage rate funding operations and recurring capital investment (General Fund) will decrease from 5.00 mills in FY 2016 to 4.62 mills in FY 2017. Property tax revenue estimates for FY 2017 total \$19.9 million (excluding motor vehicle taxes). Of this amount, \$4.5 million is included for a recurring capital program (e.g. milling and resurfacing of city streets; traffic equipment

replacement; drainage maintenance; etc.). The capital funding will be transferred to the Capital Projects Fund and Stormwater Capital Fund to properly account for the capital improvement activities.

- The portion of the millage rate funding debt service (Debt Service Fund) will increase from 0.75 mills in FY 2016 to 1.13 mills in FY 2017 (0.38 mill increase). The FY 2017 Budget proposes to program the operating millage reduction into the Debt Service Fund to reserve for debt service on the proposed Alpharetta Parks and Transportation Bonds which are set for voter referendum on May 24, 2016. Please refer to the Capital Initiatives section of this document for detailed descriptions of the proposed bond projects.

The property tax revenue estimates are net of the city's \$40,000 homestead exemption which saves our homeowners \$2.5 million annually (e.g. equates to a 1.5 mill reduction for the average homeowner). The city's homestead exemption is more than double the amounts offered from our companion cities and goes great lengths in keeping Alpharetta an affordable place to live and raise a family.

Motor vehicle taxes are experiencing declines due to House Bill 386 which is phasing out motor vehicle taxes on all vehicles titled on or after March 1, 2013. The city will still receive motor vehicle taxes on vehicles titled before March 1, 2013 until the vehicle is sold/transferred. The city is forecasting motor vehicle revenues to be fully phased-out over the seven year period ending in FY 2020. HB 386 created a Motor Vehicle Title Fee that is intended to partially offset the reduction in motor vehicle taxes. The title fee is estimated at \$1 million in FY 2017 which, while flat with the FY 2016 budget, represents a decline compared to actual collections for FY 2016 which are estimated at \$1.2 million. The decline is forecasted due to the anticipated recalculation of the split between local entities and the State in accordance with the underlying law which may result in a 10% decline in local revenues under this tax.

- Local Option Sales Taxes ("LOST"): Growth of 2.7% is forecasted for FY 2017 from a budget-to-budget standpoint. However, actual collections are estimated at \$14.9 million in FY 2016 which equates to a revised growth rate of 1.7%.
- Franchise Fees: Growth of 4.4% is forecasted for FY 2017 from a budget-to-budget standpoint. Actual collections are estimated at \$6.6 million in FY 2016 which equates to a revised growth rate of 2.4%. Franchise Fee revenue is sensitive to fluctuations in usage (e.g. cool summer significantly lessens the need for air conditioning and associated energy usage). As such, budgetary practice is to be conservative with forecasting these collections so as to insulate the operating budget from the associated short-term collection fluctuations inherent in this revenue source. Collections from GA Power, the largest contributor of this revenue source (65% of total franchise fees), totaled \$4.3 million in FY 2016 and

represents a -\$88,539 decrease over the prior year (\$4.4 million was collected in FY 2015) due primarily to relatively milder seasons (e.g. cooler summer and warmer winter) that reduced air conditioning usage.

- Insurance Premium Taxes: Growth of 6.7% is forecasted for FY 2017 from a budget-to-budget standpoint. However, actual collections during FY 2016 totaled \$3.3 million which equates to a revised growth rate of 1.4%.
- Alcohol Beverage Excise Taxes: Growth of 8.9% is forecasted for FY 2017 from a budget-to-budget standpoint. However, actual collections are estimated at \$2 million for FY 2016 which equates to a revised growth rate of 1%.
- The Other Taxes category includes collections for Intangibles Taxes, Real Estate Transfer Taxes, Business and Occupational Licenses, Financial Institution Taxes, etc. and forecasts growth of 20.4% from a budget-to-budget standpoint. However, actual collections are estimated at \$2.2 million for FY 2016 which equates to a reduction of -3.4%. The forecasted reduction is due to a combination of (1) one-time collections for Financial Institution Taxes in FY 2016 related to prior-year true-ups from multiple financial institutions and (2) a drop in estimated collections for Business & Occupational Taxes based on collection trends.
- Licenses & Permits: Growth of 10.6% is forecasted for FY 2017 based on current collection patterns and permit activity. Actual collections are estimated at \$2.6 million in FY 2016 which is greater than the FY 2017 budget. License and Permit revenue is cyclical and sensitive to fluctuations in the market (e.g. construction market, employment market, etc.). As such, budgetary practice is to be conservative with forecasting these collections so as to insulate the operating budget from the associated short-term collection fluctuations inherent in this revenue source. The largest revenue source is Building Permit Fees (\$1.4 million forecast for FY 2017; \$1.6 million estimated for FY 2016).
- Charges for Services: Growth of 5.9% is forecasted for FY 2017 from a budget-to-budget standpoint. However, actual collections are estimated at \$3.2 million for FY 2016 which equates to a reduction of -1.6%. The reduction is based on current collection patterns and is primarily related to revised estimates of recreation and parks program fee collections. Specific revenue sources include: Equestrian Center fees (decreased -\$17,500 to \$270,000); Athletics fees (decreased -\$10,650 to \$388,000); Wills Park Recreation Center activity fees (decreased -\$16,858 to \$165,000); etc.
- Fines and Forfeitures: Reduction of -13.5% is forecasted for FY 2016 from a budget-to-budget standpoint. However, actual collections are estimated at \$2.4 million in FY 2015 which equates to a reduction of -1.3%. Revenue decline is being driven through an overall decline in enforcement citations.

Expenditures: The following table compares departmental appropriations within the General Fund (please refer to the departmental summaries included herein for detailed budgetary analysis).

	FY 2016 AMENDED BUDGET	FY 2017 RECOMMENDED BUDGET	\$ Variance	% Variance
Expenditures (by Department):				
Mayor and Council	\$ 350,069	\$ 360,977	\$ 10,908	3.1%
City Administration	2,074,055	1,911,664	(162,391)	-7.8%
Legal Services	525,000	650,000	125,000	23.8%
Community Development	2,422,485	2,727,412	304,927	12.6%
Public Works	7,941,386	7,887,543	(53,843)	-0.7%
Finance	3,160,975	3,199,142	38,167	1.2%
Public Safety	25,385,562	26,444,393	1,058,831	4.2%
Human Resources	395,114	401,756	6,642	1.7%
Municipal Court	1,061,500	1,092,257	30,757	2.9%
Recreation and Parks	8,323,032	8,731,629	408,597	4.9%
Information Technology	1,523,355	1,599,441	76,086	5.0%
Non-Departmental:				
Contingency	642,358	605,000	(37,358)	-5.8%
Insurance Premiums (Risk Fund)	607,000	640,000	33,000	5.4%
Gwinnett Tech Contribution (Debt Svc)	290,340	286,940	(3,400)	-1.2%
Conference Ctr Debt Service Reserve	337,500	450,000	112,500	33.3%
Operating Initiatives (Reserve)	-	150,000	150,000	100.0%
Donations/Contributions	45,000	45,000	-	0.0%
Total Operating Expenditures	\$ 55,084,731	\$ 57,183,154	\$ 2,098,423	3.8%
Interfund Transfer:				
Capital Project Fund	8,943,236	8,849,857		
Stormwater Capital Fund	-	1,700,000		
Total Expenditures	\$ 64,027,967	\$ 67,733,011		

The following table compares expenditure category appropriations within the General Fund.

	FY 2016 AMENDED BUDGET	FY 2017 RECOMMENDED BUDGET	\$ Variance	% Variance
Expenditures (by Category):				
Personnel Services:				
Salaries	\$ 25,482,092	\$ 26,160,692	\$ 678,600	2.7%
Group Insurance	7,161,526	7,573,003	411,477	5.7%
Pension (Defined Benefit)	2,276,470	2,387,665	111,195	4.9%
Pension (401A)	1,379,726	1,482,671	102,945	7.5%
Miscellaneous Benefits	2,717,600	2,788,233	70,633	2.6%
<i>subtotal</i>	\$ 39,017,414	\$ 40,392,264	\$ 1,374,850	3.5%
Maintenance and Operations:				
Professional Services	\$ 2,185,763	\$ 2,199,810	\$ 14,047	0.6%
Repair/Maintenance	1,264,115	1,384,266	120,151	9.5%
Maintenance Contracts	2,231,320	2,286,117	54,797	2.5%
Professional Services (IT)	1,312,726	1,396,932	84,206	6.4%
General Supplies	984,768	993,790	9,022	0.9%
Utilities	2,630,975	2,628,950	(2,025)	-0.1%
Fuel	768,000	641,000	(127,000)	-16.5%
Legal Services	525,000	650,000	125,000	23.8%
Miscellaneous	1,635,078	1,713,742	78,664	4.8%
<i>subtotal</i>	\$ 13,537,745	\$ 13,894,607	\$ 356,862	2.6%
Capital/Lease:				
Fire Truck Leases	\$ 357,676	\$ 471,773	\$ 114,097	31.9%
Tyler ERP Lease	107,701	109,263	1,562	1.5%
Work Order Software Lease	75,997	76,307	310	0.4%
Miscellaneous	66,000	62,000	(4,000)	-6.1%
<i>subtotal</i>	\$ 607,374	\$ 719,343	\$ 111,969	18.4%
Other Uses:				
Contingency	\$ 642,358	\$ 605,000	\$ (37,358)	-5.8%
Insurance Premiums (Risk Fund)	607,000	640,000	33,000	5.4%
Gwinnett Tech Contribution (Debt Svc)	290,340	286,940	(3,400)	-1.2%
Conference Ctr Debt Service Reserve	337,500	450,000	112,500	33.3%
Operating Initiatives (Reserve)	-	150,000	150,000	100.0%
Donations/Contributions	45,000	45,000	-	0.0%
<i>subtotal</i>	\$ 1,922,198	\$ 2,176,940	\$ 254,742	13.3%
Total Operating Expenditures	\$ 55,084,731	\$ 57,183,154	\$ 2,098,423	3.8%
Interfund Transfer:				
Capital Project Fund	8,943,236	8,849,857		
Stormwater Capital Fund	-	1,700,000		
Total Expenditures	\$ 64,027,967	\$ 67,733,011		

Meeting the Internal Needs of Operating Departments

Several of the major points of the FY 2017 Budget are as follows:

- Operating expenditures of the General Fund are up 3.8% over FY 2016. This figure includes the incremental budgetary impact for the initiatives approved during the FY 2016 Mid-Year Budget (new positions including a Building Inspector and two part-time Parking Enforcement Officers; Alpharetta Bike Share Program startup/operating costs; Court facility use agreement with the City of Milton; reservation of expanded portion of the city's share of Hotel/Motel taxes towards a debt service reserve on the Conference Center Bonds) as well as the full impact of the capital leases for replacement of Fire Engines #4 and #6 (all fire apparatus are now under a capital leasing program and built into the city's operating budget). After adjusting for these new incremental budgetary impacts, the base operational budget growth totals 3.1%.
- Management of personnel and compensation program to align with current market environment:
 - Reduction of Personnel staffing to 438 full-time equivalents (reduction of one vacant Grants Administrator position¹).
 - Continuation of a performance-based merit program of 3% on April 1, 2017, per authorized/funded position (estimated cost of \$227,000 citywide²). This merit program is contingent upon a mid-year review of revenue trends to determine if sufficient funding is available. Research of national and local wage growth data indicates the 3% rate is a responsible average (i.e. not among the highest or the lowest).
 - Coverage of group insurance premiums (8% premium increase; \$480,669³ incremental budget impact citywide). The premium growth is due to claims patterns that are trending at 90% of premiums (industry standard is 80-85%), general medical cost inflation, and costs associated with the Affordable Care Act. Unfortunately, the city has experienced large claims at twice the actuarial assumed average over the last 12 months. The claims are primarily of a non-chronic nature outside of the reach of wellness initiatives.
 - Increase in the actuarially determined defined benefit pension contribution of 4%, or \$100,000 (citywide), compared to FY 2016. This increase is due to new pronouncements and their impact on certain assumptions which offset accrued liabilities as well as adjustments recommended by our actuary.

¹ Job duties have been absorbed by the Finance Department.

² This represents the financial impact in FY 2017 (i.e. April-June 2017).

³ The General Fund increased \$411,477 while the other operating funds (combined) increased \$69,192.

- Targeted growth (2.6% or \$356,862) in departmental maintenance and operations budgets (General Fund) that is primarily attributable to the following:
 - Increase in professional services of \$14,047 due primarily to a combination of reductions in municipal election funding (FY 2016 was an election year) which were fully offset through increases related to multiple initiatives including: (1) Municode costs for updating various codes (Unified Development Code, City Code, etc.) to reflect code changes; (2) increased bank processing fees (e.g. credit card processing fees) resulting from growth in development activity, program signups, and associated revenue collections; (3) increased Georgia Bureau of Investigation (GBI) fingerprint/background check fees due to heightened development activity and a corresponding increase in applications for alcohol pouring permits (GBI charges \$42.50 for each fingerprint/background check and the city passes through these costs, including a markup for overhead, to applicants); (4) CALEA (independent accreditation agency) on-site assessment fees for Public Safety; etc.
 - Increase in repair/maintenance (facility, vehicle, grounds, etc.) of \$120,151 (electric, water and sewer, natural gas, etc.) due primarily to: vehicle repair/maintenance within public works and public safety (based on current maintenance trends which have increased along with the targeted mileage expectancy of vehicles); grounds repair/maintenance increases at City Center, Webb Bridge Park (roadway striping), Rock Mill Park (pavilion staining/sealing), etc.; facility repair/maintenance at the Community Center (refinish gym floor, paint multiple rooms), Adult Activity Center (paint multiple rooms), Equestrian Center (general), etc.
 - Increase in maintenance contracts of \$54,797 due primarily to increases in HVAC maintenance, street sweeping services, annual support costs for pavement management software, annual support costs for the Siteimprov web governance suite software (monitors various components of the City website), moving the hosting of the city's website from local servers to the cloud which will improve site functionality and responsiveness, increased funding for RAPSTC operations and targeted maintenance, etc.
 - Increase in professional services (IT) of \$84,206 due to multiple initiatives including expanded firewall/network security software, offsite data archiving costs (increased usage), Office 365 licensing, increased cellular service fees/usage (iPhone, iPad, MiFi), ProQA Priority Dispatch license and support fees, etc.
 - Increase in legal service fees of \$125,000 based on historical and year-to-date usage of legal services coupled with planned initiatives requiring legal review.

- Decrease in fuel of -\$127,000 based on year-to-date expenditure trends and forecasted fuel prices.
- The departmental operating capital/lease budget primarily represents funding for the city's capital lease obligations (fire trucks, finance software, public works and community development software, etc.). The increase of \$111,969 is due to capital lease payments for the replacement of Fire Engines #4/#6 which were approved during FY 2016 but the first payment will not occur until FY 2017. The city has now programmed all of its fire apparatus into the operating budget under capital lease obligations which will allow replacement upon expiration of the underlying leases hereby guaranteeing functional emergency equipment to serve our customers.
- The Other Uses category includes the following: contingency (approximately 1% of the operating budget); Risk Management claims funding (this allocation represents funding for insurance premiums; funding for claims and administration/brokerage fees has been allocated to departments through the personnel services category); funding of debt service on the Gwinnett Technical College contribution (Alpharetta campus); continuation of funding for the Police Athletic League (\$35,000) and Friends of the Library (\$10,000); and debt service reserve for the Conference Center Bonds⁴.

The following table provides a comparison of personnel by fiscal year.

	Actual FY 2013	Actual FY 2014	Actual FY 2015	Actual FY 2016	Recommended FY 2017	Variance
Detail by Department:						
General Fund						
Mayor & City Council	7.0	7.0	7.0	7.0	7.0	-
City Administration	14.0	14.0	14.0	11.0	10.0	(1.0)
Community Development	18.0	22.0	22.0	23.0	26.0	3.0
Public Works	58.0	55.0	55.0	55.0	52.0	(3.0)
Finance	21.5	21.5	21.5	21.5	21.5	-
Public Safety	216.5	217.5	217.5	218.5	218.5	-
Human Resources	2.0	2.0	2.0	2.0	2.0	-
Municipal Court	9.0	9.0	9.0	9.0	9.0	-
Recreation and Parks	48.0	48.0	48.0	51.0	51.0	-
Information Technology	11.0	11.0	11.0	11.0	11.0	-
subtotal	405.0	407.0	407.0	409.0	408.0	(1.0)
E-911 Fund (Special Revenue Fund)						
Public Safety	23.0	25.0	25.0	25.0	25.0	-
Information Technology	1.0	1.0	1.0	1.0	1.0	-
subtotal	24.0	26.0	26.0	26.0	26.0	-
DEA Fund (Special Revenue Fund)						
Public Safety	-	3.0	3.0	3.0	3.0	-
Solid Waste Fund (Enterprise Fund)						
Finance	1.0	1.0	1.0	1.0	1.0	-
Full-Time-Equivalent (FTE) Positions	430.0	437.0	437.0	439.0	438.0	(1.0)

⁴ It is the city's intent to reserve \$1.5 million of surplus hotel/motel taxes for a debt service reserve on the Conference Center bonds. The intent of this reserve is to be fully funded through the Conference Center portion of the tax. However, the city will contribute taxes from its expanded portion towards the reserve in the early years and recapture those funds as they become available through the Conference Center portion.

The departmental base budgets are discussed below and detailed further under the respective departmental tab of this document.

Mayor and City Council

The Fiscal Year 2017 Budget for Mayor and City Council totals \$360,977 and represents an increase of 3.1%, or \$10,908, compared to the FY 2016 budget, and primarily represents increased group insurance premiums.

The Maintenance and Operations category was flat at 0.2%, or \$85, due to a minor increase in IT Professional Services (allocation of technology costs across all benefitting units of government). The annual discretionary expense appropriation will remain at \$5,000 for Council Members and \$9,000 for the Mayor.

Base level personnel totals 7.0 full-time-equivalents ("FTE") and represent the following:

	FTEs					Variance
	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	
Mayor	1.0	1.0	1.0	1.0	1.0	-
Councilperson Post 1	1.0	1.0	1.0	1.0	1.0	-
Councilperson Post 2	1.0	1.0	1.0	1.0	1.0	-
Councilperson Post 3	1.0	1.0	1.0	1.0	1.0	-
Councilperson Post 4	1.0	1.0	1.0	1.0	1.0	-
Councilperson Post 5	1.0	1.0	1.0	1.0	1.0	-
Councilperson Post 6	1.0	1.0	1.0	1.0	1.0	-
	7.0	7.0	7.0	7.0	7.0	-

City Administration

The FY 2017 Budget for City Administration totals \$1,911,664 and represents a decrease of -7.8%, or -\$162,391, compared to FY 2016.

The Personnel Services category decreased -5%, or -\$76,681, due primarily to: wage increases associated with the 3% performance-based merit program scheduled for April 1, 2017; increases in group insurance premiums; which are fully offset through the elimination of the vacant Grants Administrator position (job duties absorbed by the Finance Department).

Base level personnel total 10 FTEs and represent the following:

	FTEs					Variance
	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	
Assistant City Administrator	1.0	1.0	1.0	1.0	1.0	-
Assistant City Clerk	1.0	1.0	1.0	1.0	1.0	-
City Administrator	1.0	1.0	1.0	1.0	1.0	-
City Clerk	1.0	1.0	1.0	1.0	1.0	-
Economic Development Director	1.0	1.0	1.0	1.0	1.0	-
Economic Development Manager	1.0	1.0	1.0	1.0	1.0	-
Executive Office Coordinator	1.0	1.0	1.0	1.0	1.0	-
Grants Administrator	1.0	1.0	1.0	1.0	-	(1.0)
Internal Auditor	1.0	1.0	1.0	1.0	1.0	-
Records Manager	1.0	1.0	1.0	1.0	1.0	-
Special Events Coordinator (1FT;2PT)*	2.0	2.0	2.0	-	-	-
Special Events Manager*	1.0	1.0	1.0	-	-	-
Web Administrator	1.0	1.0	1.0	1.0	1.0	-
	14.0	14.0	14.0	11.0	10.0	(1.0)

* The Special Events Division was transferred to the Recreation and Parks Department in FY 2016.

The Maintenance & Operations category decreased -15.9%, or -\$85,710, due primarily to the following activity:

- Increase in maintenance contracts of \$8,811 due primarily to annual maintenance expenses associated with Siteimprov web governance suite software (monitors various components of the City website) and moving the hosting of the city's website from local servers to the cloud which will improve site functionality and responsiveness.
- Increase in professional services (IT) of \$8,652 due primarily to multiple initiatives including expanded firewall/network security software, enterprise Adobe software licensing, Office 365 licensing, etc.
- Decrease in professional services of -\$101,873 due primarily to the elimination of municipal election related funding (FY 2016 was an election year).

Community Development Department

The FY 2017 Budget for Community Development totals \$2,727,412 and represents an increase of 12.6%, or \$304,927 compared to FY 2016.

The Personnel Services category increased 13.2%, or \$283,179, due primarily to: wage increases associated with the 3% performance-based merit program scheduled for April 1, 2017; increases in group insurance premiums; the annualized impact of one additional Building Inspector position added during the 2016 Mid-Year Budget process; and the reorganization of three Inspector positions from the Public Works Department in FY 2017 to improve service and availability to our permit customers.

Base level personnel total 26.0 FTEs and represent the following:

	FTEs					Variance
	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	
Administrative Assistant II	3.0	2.0	1.0	1.0	1.0	-
Arborist	-	1.0	1.0	1.0	1.0	-
Boards Administrator	1.0	-	-	-	-	-
Boards Assistant	-	1.0	1.0	1.0	1.0	-
Building Inspector*	3.0	4.0	4.0	5.0	5.0	-
Building Official	1.0	1.0	1.0	1.0	1.0	-
Building Plans Examiner	2.0	2.0	2.0	2.0	2.0	-
Code Enforcement Manager**	-	-	-	-	1.0	1.0
Code Enforcement Officer	4.0	4.0	4.0	3.0	3.0	-
Director of Community Development	1.0	1.0	1.0	1.0	1.0	-
Deputy Director of Community Development	-	1.0	1.0	-	-	-
Development Services Engineer (Stormwater)	-	1.0	1.0	1.0	1.0	-
Inspectors***	-	-	-	-	3.0	3.0
Planner/GIS Specialist	1.0	1.0	1.0	1.0	1.0	-
Permit Technician	-	-	1.0	1.0	1.0	-
Project Administrator**	-	-	-	-	1.0	1.0
Zoning Administrator	1.0	1.0	1.0	1.0	1.0	-
Zoning Enforcement Officer**	-	-	-	1.0	-	(1.0)
Senior Engineer (Transportation)	-	1.0	1.0	1.0	1.0	-
Senior Planner	-	-	-	1.0	1.0	-
Specialized Assistant - Permits Plus**	1.0	1.0	1.0	1.0	-	(1.0)
	18.0	22.0	22.0	23.0	26.0	3.0

* Building Inspector position added during the FY 2016 Mid Year Budget process.

** Position reclassification occurred during FY 2016.

*** Includes 3.0 FTE transferred from the Public Works Department as part of a reorganization aimed at continuing to improve availability and service to our customers.

The Maintenance and Operations category increased 7.6%, or \$21,748, due primarily to the following activity:

- Increase in professional services of \$10,750 due primarily to Municode costs for updating various codes (Unified Development Code, City Code, etc.) to reflect code changes, increased bank processing fees (e.g. credit card processing fees) resulting from growth in development activity and associated revenue collections, etc.
- Increase in advertising of \$2,000 due to growth in development activity and associated notice requirements.

- Increase in travel and training (combined) of \$3,500 due to a continued focus on training and certification for both the existing staff as well as the Building Inspector position added during the FY 2016 Mid-Year Budget and the three Inspector positions reorganized from the Public Works Department.
- Increase in maintenance contracts of \$2,236 due primarily to a reallocation in software maintenance funding for the SeeClickFix application due to relative usage between participating departments (Community Development, Public Works, Recreation and Parks).
- Increase in non-recurring expenses of \$3,427 due to the recommended buyout of the existing Xerox CQ9303 copier at the end of its lease term in February 2017. This original copier was replaced mid-way through the lease term with the existing unit due to mechanical issues. As such, the copier subject to the buyout is much newer and still has many years of useful life remaining. As the buyout is based on the original leased unit, the city is receiving significant savings by opting to buyout the existing unit as opposed to entering into a new lease.

Public Works Department

The FY 2017 Budget for Public Works totals \$7,887,543 and represents a decrease of -0.7%, or -\$53,843, compared to FY 2016. The Personnel Services category decreased -1.5%, or -\$67,406, due primarily to wage increases associated with the 3% performance-based merit program scheduled for April 1, 2017, increases in group insurance premiums, all of which were offset due to the reorganization of three Inspector positions to the Community Development Department in FY 2017 to improve service and availability to our permit customers. Base level personnel total 52.0 FTEs and represent the following:

	FTEs					Variance
	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	
Administrative Assistant II	2.0	2.0	2.0	2.0	2.0	-
Arborist	1.0	-	-	-	-	-
Civil Engineer	3.0	2.0	1.0	2.0	2.0	-
Construction Manager	1.0	1.0	1.0	1.0	1.0	-
Deputy Director of Public Works	-	-	1.0	1.0	1.0	-
Director of Public Works	1.0	1.0	1.0	1.0	1.0	-
Engineering Technician	7.0	7.0	7.0	4.0	4.0	-
Environmental Program Coordinator	1.0	1.0	1.0	1.0	1.0	-
Fleet Coordinator	1.0	1.0	1.0	1.0	1.0	-
Inspector**	4.0	4.0	3.0	3.0	-	(3.0)
Senior Inspector	-	-	1.0	1.0	1.0	-
Project Administrator	1.0	1.0	1.0	1.0	1.0	-
Public Works Crew Leader*	7.0	7.0	7.0	7.0	8.0	1.0
Public Works Supervisor	3.0	3.0	3.0	3.0	3.0	-
Public Works Technician	4.0	4.0	-	-	-	-
Public Works Technician I	7.0	7.0	11.0	11.0	11.0	-
Public Works Technician II*	9.0	9.0	9.0	8.0	7.0	(1.0)
Senior Engineer	3.0	2.0	3.0	2.0	2.0	-
Senior Operations Manager	1.0	1.0	-	-	-	-
Senior Engineering Technician	1.0	1.0	1.0	1.0	1.0	-
Water Resources Technician	1.0	1.0	-	-	-	-
Senior Water Resources Analyst	-	-	1.0	1.0	1.0	-
Traffic Operations Manager	-	-	-	1.0	1.0	-
Traffic Signal Engineer	-	-	-	1.0	1.0	-
Urban Forestry Program Manager	-	-	-	1.0	1.0	-
Utility Locator	-	-	-	1.0	1.0	-
	58.0	55.0	55.0	55.0	52.0	(3.0)

* Position reclassifications occurred during FY 2016.

** Includes 3.0 FTE transferred to the Community Development Department as part of a reorganization aimed at continuing to improve availability and service to our customers.

The Maintenance and Operations category increased 0.4%, or \$13,253, due primarily to the following activity:

- Increase in equipment and vehicle repair/maintenance (combined) of \$19,050 based on year-to-date expenditure trends.
- Increase in maintenance contracts of \$26,515 due primarily to increases in HVAC maintenance, street sweeping services, a reallocation in software maintenance funding for the SeeClickFix application due to relative usage between participating departments (Community Development, Public

Works, Recreation and Parks), and annual support costs for pavement management software.

- Decrease in utility costs (electricity, gas, water, etc.) of -\$19,200 based on year-to-date expenditure trends including revision of budget amounts for City Hall, Parking Garage, and Park/Town Green.
- Decrease in fuel costs of -\$10,000 based on year-to-date expenditure trends and forecasted fuel prices.

The Capital/Lease category includes funding for the CityWorks work-order management software lease.

Finance Department

The FY 2017 Budget for Finance totals \$3,199,142 and represents an increase of 1.2%, or \$38,167, compared to FY 2016. The Personnel Services category increased 0.9%, or \$20,688, due primarily to: wage increases associated with the 3% performance-based merit program scheduled for April 1, 2017; increases in group insurance premiums; which is partially offset through employee turnover.

Base level personnel total 21.5 FTEs and represent the following:

	FTEs					Variance
	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	
Accountant (3FT; 1PT)	3.5	3.5	3.5	3.5	3.5	-
Accounting & Operations Manager	1.0	1.0	1.0	1.0	1.0	-
Accounts Payable Technician	1.0	1.0	1.0	1.0	1.0	-
Billing/Collections Rep.	-	-	-	1.0	1.0	-
Benefits Manager	1.0	1.0	1.0	1.0	1.0	-
Benefits Coordinator	1.0	1.0	1.0	1.0	1.0	-
Billing Coordinator	1.0	1.0	1.0	1.0	1.0	-
Budget & Procurement Manager	1.0	1.0	1.0	1.0	1.0	-
Cash Management Officer	1.0	1.0	1.0	-	-	-
Cash Management Coordinator	-	-	-	1.0	1.0	-
Chief Accountant	1.0	1.0	1.0	1.0	1.0	-
Customer Account Coordinator	1.0	1.0	1.0	-	-	-
Customer Account Representative	1.0	1.0	1.0	1.0	1.0	-
Director of Finance	1.0	1.0	1.0	1.0	1.0	-
Office Manager	1.0	1.0	1.0	1.0	1.0	-
Payroll Coordinator	1.0	1.0	1.0	1.0	1.0	-
Safety/Risk Administrator	1.0	1.0	1.0	1.0	1.0	-
Senior Budget & Procurement Analyst	3.0	3.0	3.0	3.0	3.0	-
Treasury Services Manager	1.0	1.0	1.0	1.0	1.0	-
	21.5	21.5	21.5	21.5	21.5	-

The Maintenance and Operations category increased 2.2%, or \$16,917, due primarily to the following activity:

- Net increase in professional fees, small equipment, and employee wellness program expenses (combined) of \$11,600 due primarily to additional funding for Employee Assistance Program fees (professional fees), surplus equipment auction fees (professional fees), and health screenings/flu shots (employee wellness program), coupled with the effects (2016 vs 2017 budgets) of a one-time reallocation of funding in FY

2016 to cover unanticipated small equipment needs (i.e. 10 tables for the City Hall multipurpose room for the use of staff as well as stakeholders; purchase of a spare laptop to provide staff coverage in case of existing computer failures or outside presentation needs, etc.).

- Increase in maintenance contracts of \$3,200 due primarily to additional software licensing costs for E-Bid Systems (contact management module) and DocuSign (electronic signature) software.
- Increase in professional services (IT) of \$2,677 due primarily to multiple initiatives including offsite data archiving costs (increased usage), enterprise Adobe software licensing, server upgrade services in connection with the Munis ERP software upgrade to version 11.2, etc..

The Capital/Lease category includes funding for the ERP system (Munis software) lease.

Public Safety Department

The FY 2017 Budget for Public Safety totals \$26,444,393 and represents an increase of 4.2%, or \$1,058,831, compared to FY 2016.

The Personnel Services category increased 3.9%, or \$845,552, due primarily to wage increases associated with the 3% performance-based merit program scheduled for April 1, 2017 and increases in group insurance premiums.

Base level personnel total 218.5 FTEs and represent the following:

	FTEs					
	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	Variance
Sworn Police Officers						
Director of Public Safety	1.0	1.0	1.0	1.0	1.0	-
Captain	8.0	8.0	6.0	7.0	7.0	-
Lieutenant*	14.0	16.0	16.0	16.0	15.0	(1.0)
Division Chief - Administrative Services	-	-	1.0	-	-	-
Field Training Officer	10.0	10.0	10.0	10.0	10.0	-
Officer*	71.0	69.0	69.0	69.0	70.0	1.0
Public Information Officer	1.0	1.0	1.0	1.0	1.0	-
Public Safety Budget/Finance Administrator	-	-	1.0	1.0	1.0	-
	105.0	105.0	105.0	105.0	105.0	-
Certified Firefighters						
Deputy Director of Public Safety	1.0	1.0	1.0	1.0	1.0	-
Battalion Chief	4.0	4.0	3.0	3.0	3.0	-
Division Chief - Training	-	-	1.0	1.0	1.0	-
Communications Training Coord. (Captain)	1.0	-	-	-	-	-
Public Safety Administrator (Battalion Chief)	1.0	-	-	-	-	-
Captain	24.0	24.0	24.0	23.0	23.0	-
Fire Training/Emer. Mgmt Coord. (Captain)	1.0	-	-	-	-	-
Accreditation/Emer. Mgmt Coord. (Captain)	-	1.0	1.0	1.0	1.0	-
Training/Emergency Medical Svcs Coord.	-	-	1.0	1.0	1.0	-
Fire Apparatus Engineer	23.0	23.0	22.0	22.0	22.0	-
Firefighter/Paramedic	17.0	20.0	20.0	20.0	20.0	-
Firefighter II	19.0	19.0	19.0	21.0	21.0	-
Fire Logistics Officer	1.0	1.0	1.0	1.0	1.0	-
Fire Marshal (Battalion Chief)	1.0	1.0	1.0	1.0	1.0	-
Fire Marshall (Assistant)	-	1.0	1.0	1.0	1.0	-
Fire Prevention Officer (2FT; 1PT)	3.0	2.5	2.5	2.5	2.5	-
	96.0	97.5	97.5	98.5	98.5	-
Civilian Positions						
Accreditation Manager	1.0	-	-	-	-	-
Administrative Assistant II	2.5	2.0	2.0	2.0	2.0	-
Criminal Intelligence Analyst	1.0	1.0	1.0	1.0	1.0	-
Data Entry Clerk (1PT)	0.5	0.5	0.5	0.5	0.5	-
Evidence Technician	1.0	1.0	1.0	-	-	-
Evidence Custodian	-	-	-	1.0	1.0	-
Fingerprint Technician (1PT)	0.5	0.5	0.5	0.5	0.5	-
Parking Enforcement Officers (2PT)	-	-	-	1.0	1.0	-
Public Safety Volunteer Manager	1.0	1.0	1.0	-	-	-
Records Clerk	3.0	4.0	4.0	4.0	4.0	-
Records Supervisor	1.0	1.0	1.0	1.0	1.0	-
School Crossing Guard (8PT)	4.0	4.0	4.0	4.0	4.0	-
	15.5	15.0	15.0	15.0	15.0	-
	216.5	217.5	217.5	218.5	218.5	-

** Position reclassifications occurred during FY 2016.

The Maintenance and Operations category increased 3.0%, or \$99,182, due primarily to the following activity:

- Increase in professional services of \$65,960 due to heightened development activity and a corresponding increase in applications for alcohol pouring permits and the associated Georgia Bureau of Investigation (GBI) fingerprint/background check fees. GBI charges \$42.50 for each fingerprint/background check. The City passes through these costs (including a markup for overhead) to applicants. The FY 2017 Budget forecasts a continuation of background checks/fingerprinting activity. Additional costs include \$15,000 for CALEA (independent accreditation agency) on-site assessment fees.
- Increase in vehicle repair and maintenance of \$14,226 based on current maintenance trends which have increased along with the targeted mileage expectancy of patrol vehicles. Raising the mileage expectancy saves capital costs (i.e. vehicle purchases) in the short-term through increasing the life of the fleet but also results in an increase in repair costs as higher mileage vehicles are maintained in the fleet.
- Increase in travel/training of \$30,500 due to a continued focus on training and certification.
- Increase in professional services (IT) of \$49,162 due primarily to multiple initiatives including expanded firewall/network security software, offsite data archiving costs (increased usage), Office 365 licensing, increased cellular service fees/usage (iPhone, iPad, MiFi), data center equipment maintenance extension fees, etc.
- Increase in general supplies of \$31,869 due primarily to increased funding for ammunition, evidence supplies, K-9 supplies, and adjustments based on year-to-date expenditure trends.
- Decrease in fuel costs of -\$110,000 based on year-to-date expenditure trends and forecasted fuel prices.

The Capital/Lease category includes funding for fire truck leases and increased \$114,097 compared to FY 2016 due primarily to the capital lease replacement of Fire Engines #4 and #6 as part of the 2016 Mid-Year Budget. All Fire Apparatus (6 fire engines, 1 fire ladder truck, and 1 air/light truck) are now built into the annual operating budget under a capital lease program.

Human Resources

The FY 2017 Budget for Human Resources totals \$401,756 and represents an increase of 1.7%, or \$6,642, compared to FY 2016.

The Personnel Services category increased 3.4%, or \$7,999, due primarily to: wage increases associated with the 3% performance-based merit program scheduled for April 1, 2017; increases in group insurance premiums; and an increase in the actuarially determined defined benefit pension contribution

Base level personnel total 2.0 FTEs and represent the following:

	FTEs					Variance
	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	
Administrative Assistant II	1.0	1.0	1.0	1.0	1.0	-
Human Resources Manager	1.0	1.0	1.0	1.0	1.0	-
	2.0	2.0	2.0	2.0	2.0	-

Assistant City Administrator (acting HR Director) is funded within the City Administration budget.

The Maintenance and Operations category decreased -0.8%, or -\$1,357, due to minor reductions primarily to the following activity:

- Decrease in professional services of -\$915 reflecting the elimination of a one-time funding in FY 2016 for a legal review of the Employee Handbook which is partially offset through additional funding for occupational medicine and psychological evaluation services.
- Decrease in general supplies of -\$500 based on historical and year-to-date expenditure trends.

Municipal Court

The FY 2017 Budget for Municipal Court totals \$1,092,257 and represents an increase of 2.9%, or \$30,757, compared to FY 2016.

The Personnel Services category increased 3.3%, or \$22,281, due primarily to: wage increases associated with the 3% performance-based merit program scheduled for April 1, 2017; increases in group insurance premiums (and coverage elections); which is partially offset through employee turnover.

Base level personnel total 9.0 FTEs and represent the following:

	FTEs					Variance
	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	
Court Clerk/Director of Court Services	1.0	1.0	1.0	1.0	1.0	-
Deputy Clerk I	1.0	1.0	1.0	1.0	1.0	-
Deputy Clerk II	5.0	5.0	5.0	5.0	5.0	-
Deputy Clerk III	1.0	1.0	1.0	1.0	1.0	-
Judge	1.0	1.0	1.0	1.0	1.0	-
	9.0	9.0	9.0	9.0	9.0	-

The Maintenance and Operations category increased 2.2%, or \$8,476, due primarily to the following activity:

- Increase in multiple accounts (facility repair/maintenance and all utility accounts) of \$12,975 due primarily to the IGA with Milton for use of

Alpharetta Court Facilities. Revenue from Milton under the IGA is \$36,000 annually. Additional IGA related expenditures relate to increased utility and repair/maintenance costs of \$14,925 annually.

- Increase in maintenance contracts of \$4,400 due primarily to funding for document scanning/records management initiatives within the goal being a reduction in offsite records storage costs.
- Decrease in small equipment purchases of -\$7,300 due primarily to the elimination of one-time funding in FY 2016 for equipment and minor improvements associated with the Milton IGA for use of Alpharetta Court Facilities.

Recreation and Parks Department

The FY 2017 Budget for Recreation and Parks totals \$8,731,629 and represents an increase of 4.9%, or \$408,597, compared to FY 2016.

The Personnel Services category increased 6%, or \$256,567, due primarily to: wage increases associated with the 3% performance-based merit program scheduled for April 1, 2017; increases in seasonal part-time hourly wages to reflect market rates; increases in group insurance premiums; etc.

Authorized personnel total 51.0 FTEs and represent the following:

	FTEs					Variance
	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	
Administrative Assistant I	3.0	3.0	2.0	2.0	2.0	-
Administrative Assistant II	1.0	1.0	1.0	1.0	1.0	-
Athletic Coordinator	2.0	2.0	-	-	-	-
Arts Coordinator	1.0	1.0	1.0	1.0	1.0	-
Customer Service Representative	3.0	3.0	3.0	3.0	3.0	-
Deputy Director of Recreation/Parks	1.0	1.0	1.0	1.0	1.0	-
Director of Recreation/Parks	1.0	1.0	1.0	1.0	1.0	-
Equestrian Center Manager	1.0	1.0	1.0	1.0	1.0	-
Facility Technician	4.0	4.0	4.0	4.0	4.0	-
Marketing/Accreditation Coordinator	-	-	1.0	1.0	1.0	-
Office Manager	1.0	1.0	1.0	1.0	1.0	-
Park Services Manager	1.0	1.0	1.0	1.0	1.0	-
Parks Maintenance Technician	8.0	8.0	8.0	-	-	-
Parks Maintenance Technician I	5.0	5.0	5.0	13.0	13.0	-
Parks Maintenance Technician II	5.0	5.0	5.0	5.0	5.0	-
Parks Supervisor II	4.0	4.0	4.0	4.0	4.0	-
Program Coordinator	4.0	4.0	-	-	-	-
Recreation Coordinator	-	-	5.0	5.0	5.0	-
Recreation Supervisor II	3.0	3.0	4.0	4.0	4.0	-
Special Events Coordinator (1FT;2PT)	-	-	-	2.0	2.0	-
Special Events Manager	-	-	-	1.0	1.0	-
	48.0	48.0	48.0	51.0	51.0	-

The Maintenance and Operations category increased 3.9%, or \$155,030, due primarily to the following activity:

- Increase in grounds repair and maintenance of \$52,835 due primarily to anticipated increases in grounds maintenance at City Center, Webb

Bridge Park (roadway striping), Rock Mill Park (pavilion staining/sealing), etc.

- Increase in facility repair and maintenance of \$28,790 due to maintenance at the Community Center (refinish gym floor, paint multiple rooms), Adult Activity Center (paint multiple rooms), Equestrian Center (general), etc.
- Increase in travel and training of \$6,625 due to additional training requirements for Special Events staff. Also, there was a reallocation of travel funding in FY 2016 based on one-time prioritized needs (e.g. YMCA market study) that created the variance with the FY 2017 budget.
- Increase in professional services (IT) of \$14,245 due to multiple initiatives including expanded firewall/network security software, enterprise Adobe software licensing, Office 365 licensing, increased Activenet registration costs/transactions, etc.
- Increase in general supplies of \$26,625 based on year-to-date expenditure trends and program needs (reflective of program signup trends).
- Increase in utilities of \$13,500 (combined) based on current usage and expenditure trends.

The Capital/Lease category includes funding for: replacement of batting cage at Field 7 and trash receptacles at North Park; replacement of trash receptacles at Rock Mill Park; and increased funding for general equipment needs (e.g. playground parts).

Information Technology Department

The FY 2017 Budget for Information Technology totals \$1,599,441 and represents an increase of 5.0%, or \$76,086, compared to FY 2017.

The Personnel Services category increased 5.2%, or \$71,848, due primarily to wage increases associated with the 3% performance-based merit program scheduled for April 1, 2017 and increases in group insurance premiums.

Authorized personnel total 11.0 FTEs and represent the following:

	FTEs					Variance
	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	
Director	1.0	1.0	1.0	1.0	1.0	-
Database Administrator*	-	-	1.0	1.0	-	(1.0)
GIS Coordinator	1.0	1.0	-	-	-	-
GIS Manager	1.0	1.0	1.0	1.0	1.0	-
IT Manager*	-	-	-	2.0	3.0	1.0
IT Systems Administrator	1.0	1.0	1.0	-	-	-
Network Administrator	-	-	-	2.0	2.0	-
Network Analyst I	1.0	1.0	1.0	1.0	1.0	-
Network Analyst II	1.0	1.0	1.0	-	-	-
Network Manager	1.0	1.0	1.0	-	-	-
Systems Analyst II	2.0	2.0	2.0	2.0	2.0	-
Systems Manager	1.0	1.0	1.0	-	-	-
Telecommunications Manager	1.0	1.0	1.0	1.0	1.0	-
	11.0	11.0	11.0	11.0	11.0	-

* Position reclassifications occurred during FY 2016.

The Maintenance & Operations category increased 3.1%, or \$4,238, due primarily to the following activity:

- Increase in professional services of \$3,000 due primarily to an increase in funding for contract labor (temporary positions).
- Increase in professional services (IT) of \$2,838 due to multiple initiatives including expanded firewall/network security software, enterprise Adobe software licensing, Office 365 licensing, expanded SQL monitoring tools, etc.
- Decrease in small equipment needs based on historical and year-to-date expenditure trends.

Emergency-911 Fund

The FY 2017 Budget for the E-911 Fund totals \$3,670,259 and represents a decrease of -30.1%, or -\$1,582,248, compared to FY 2016. The main driver of this variance is the non-allocated reserve (i.e. available fund balance) budgeted in FY 2016⁵. After adjusting for the non-allocated reserve, the true operational budget decrease totals -3% due to one-time capital initiatives included in the FY 2016 budget (e.g. E-911 Phone System VOIP upgrade, radio replacements, etc.) that will not continue in FY 2017.

The Personnel Services category increased 3.3%, or \$74,625, due primarily to wage increases associated with the 3% performance-based merit program scheduled for April 1, 2017, and increases in group insurance premiums.

Authorized personnel total 26.0 FTEs.

	FTEs					Variance
	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	
Communications Officer	14.0	14.0	14.0	13.0	13.0	-
Communications Shift Supervisor	5.0	5.0	5.0	5.0	5.0	-
Communications Training Coord. (Captain)	-	1.0	1.0	1.0	1.0	-
Public Safety Administrator (Battalion Chief)	-	1.0	-	-	-	-
Division Chief - Technology	-	-	1.0	1.0	1.0	-
Sr. Communications Officer	4.0	4.0	4.0	5.0	5.0	-
IT Systems Administrator	1.0	1.0	1.0	-	-	-
Network Analyst II	-	-	-	1.0	1.0	-
	24.0	26.0	26.0	26.0	26.0	-

The Maintenance and Operations category increased 3.5%, or \$37,203, due primarily to the following activity:

- Increase in maintenance contracts of \$26,940 due primarily to support costs for the recently implemented SmartPrepare software which enables emergency managers to systematically understand the needs of their entire community and effectively communicate appropriate messages to defined segments within their community.
- Increase in professional services (IT) of \$29,763 due primarily to annual maintenance costs for the VOIP Dispatch solution (VIPER) implemented during FY 2016 (a.k.a. E-911 Phone System VOIP upgrade).
- Decrease in small equipment needs of -\$10,000 based on historical and year-to-date equipment needs.

The Other category includes funding totaling \$212,000⁶ to cover operating initiatives.

⁵ Annually after the year-end accrual period (i.e. September), the city carries-forward available fund balance and places in a Non-Allocated Reserve account. The purpose is to provide elected officials, city staff, citizens, and stakeholders with a transparent view of the funding available for future initiatives. A portion of this Non-Allocated Reserve was used to fund the city's share of the North Fulton Radio Initiative. The carry-forward for FY 2017 will occur subsequent to adoption of the budget.

⁶ Please refer to the Operating Initiatives tab of this document for detailed descriptions.

Impact Fee Fund

The FY 2017 Budget totals \$3,068,150.

This fund accounts for fees assessed upon development activity. These fees are collected to pay for system improvements (recreation/parks, streets, and public safety) as detailed within the city's impact fee ordinance. Impact Fees collections estimated for FY 2017, combined with non-allocated reserve balances from prior years collections, are being allocated to specific system improvements and non-allocated reserve (for future system improvements) as follows:

- System Improvements⁷
 - Roads (Rucker Road Corridor Improvements: \$1,150,000)
 - Parks (Alpharetta Arts Center Development: \$1,300,000)
 - Public Safety (Headquarters Expansion: \$300,000)
- Non-Allocated Reserve for future System Improvements
 - Roads (\$300,000)

Drug Enforcement Agency Fund

This fund accounts for revenues received from the enforcement of drug laws and the confiscation of property from drug offender arrests that can be used by public safety to aid in drug enforcement activity. Funds cannot be used to supplant the Public Safety Department's normal operational budget.

The FY 2017 Budget for the DEA Fund totals \$2,098,576 and represents a decrease of -13.4%, or -\$324,904, compared to FY 2016. The main driver of this variance is the non-allocated reserve (i.e. available fund balance) budgeted in FY 2016⁸.

The Personnel Services category increased 5.7%, or \$14,010, due primarily to wage increases associated with the 3% performance-based merit program scheduled for April 1, 2017 and increases in group insurance premiums. Included in this funding is a Special Investigations Unit (three Police Officer positions) approved in FY 2014.

Authorized personnel total 3 FTEs.

	FTEs					Variance
	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	
Officer	-	3.0	3.0	3.0	3.0	-
	-	3.0	3.0	3.0	3.0	-

The Maintenance and Operations category decreased -74.6%, or -\$88,107, due primarily to the cessation of all operational costs except those costs necessary to

⁷ Please refer to the Capital Initiatives tab of this document for detailed descriptions of the initiatives.

⁸ Annually after the year-end accrual period (i.e. September), the city carries-forward available fund balance and places in a Non-Allocated Reserve account. The purpose is to provide elected officials, city staff, citizens, and stakeholders with a transparent view of the funding available for future initiatives. A portion of this Non-Allocated Reserve was used to fund the city's share of the North Fulton Radio Initiative. The carry-forward for FY 2017 will occur subsequent to adoption of the budget.

support basic operations of the Special Investigations Unit. Funding for initiatives will be approved on an individual basis through the city's established procedures.

Capital/Lease expenses include lease costs under the Taser replacement program approved during FY 2016 and planned capital investment for the expansion of Public Safety Headquarters⁹ (this initiative is being funded through multiple sources including fund balance from the General Fund, impact fees, and DEA monies).

Hotel/Motel Fund

The FY 2017 Budget totals \$6,000,000.

This fund accounts for occupancy tax collections from area hotels and motels for the purpose of promoting conventions, tourism, and trade shows, while providing funds to facilitate economic vitality in downtown areas. The city levies a hotel/motel occupancy tax of 8% on total rental charges. The resulting revenue is distributed as follows: City of Alpharetta (37.5%); Alpharetta Convention & Visitor's Bureau (43.75%); and the Conference Center (Tourism Product Development; 18.75%). The Conference Center portion of the revenue is dedicated to funding debt service on the Conference Center bonds with residual monies allocated towards the debt service reserve¹⁰. The Alpharetta Conference Center (state-of-the-art 44,000 square foot conference center) is being constructed through a public-private partnership with North American Properties (developer of Avalon). Along with the Alpharetta Conference Center, North American Properties will construct a 330-room Marriott Autograph hotel abutting the Center. North American Properties is operating the Center that will include the largest meeting room in the north Fulton market. Economic impact studies have indicated that a conference center could bring in almost \$23.5 million in visitor spending, generating 545 jobs with more than \$15.7 million in earnings and over \$51.3 million in total economic output annually. The FY 2017 budget includes funding within the Hotel/Motel Fund to cover debt service on the bonds issued to fund construction of the Center. The debt service is fully funded through the hotel/motel tax.

Hotel/Motel Tax collections are forecasted to grow 3% (budget-to-budget) to \$6 million due primarily to an increase in business spending on travel and training.

⁹ Please refer to the Capital Initiatives tab of this document for a detailed description of this initiative.

¹⁰ It is the city's intent to reserve \$1.5 million of surplus hotel/motel taxes for a debt service reserve on the Conference Center bonds. The intent of this reserve is to be fully funded through the Conference Center portion of the tax. However, the city will contribute taxes from its expanded portion towards the reserve in the early years and recapture those funds as they become available through the Conference Center portion.

Debt Service Fund

The FY 2017 Budget totals \$5,816,807 and includes funding for: the payment of principal and interest on general long-term debt (\$3,561,807) associated administrative fees (\$5,000), and a reserve for debt service (\$2,250,000) on the proposed 2016 Alpharetta Parks and Transportation Bond. The Alpharetta Parks and Transportation Bond would provide \$52 million in improvements aimed at traffic congestion, expanding sidewalk connectivity, improving park amenities, extending the Big Creek Greenway north to connect with Forsyth County's Greenway, and securing parkland for future passive and active park systems. This bond is subject to voter approval on May 24, 2016. Funding is provided through the city's existing millage rate structure.

Solid Waste Fund

The FY 2017 Budget for the Solid Waste Fund totals \$3,304,278 and represents a decrease of -7.5%, or -\$269,091, compared to FY 2016. The main driver of this variance is the non-allocated reserve (i.e. available fund balance) budgeted in FY 2016¹¹. After adjusting for the non-allocated reserve, the operational budget is flat with FY 2016.

The Personnel Services category decreased -2.5%, or -\$1,649, due primarily to: wage increases associated with the 3% performance-based merit program scheduled for April 1, 2017; increases in group insurance premiums; all of which is mitigated through employee turnover.

Authorized personnel total 1.0 FTE and represent the following:

	FTEs					Variance
	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	
Customer Account Representative	1.0	1.0	1.0	1.0	1.0	-
	1.0	1.0	1.0	1.0	1.0	-

The Maintenance & Operations category is flat with FY 2016. The main expense is our private solid waste hauling contract (growth in the service base) which will continue at the same base rates in FY 2017.

Risk Management Fund

The Risk Management Fund is responsible for funding all insurance premiums, workers compensation claims, etc.

The FY 2017 Budget for the Risk Management Fund totals \$1,312,200 and represents a decrease of -19.6%, or -\$319,910, compared to FY 2016. The main driver of this variance is the non-allocated reserve (i.e. available fund balance) budgeted in FY 2016⁶. After adjusting for the non-allocated reserve, the true operational budget growth totals 2%. This growth is driven through insurance

¹¹ Annually after the year-end accrual period (i.e. September), the city carries-forward available fund balance and places in a Non-Allocated Reserve account. The purpose is to provide elected officials, city staff, citizens, and stakeholders with a transparent view of the funding available for future initiatives. The carry-forward for FY 2017 will occur subsequent to adoption of the budget.

premium increases/coverage changes (e.g. cyber liability, property and equipment insurance, etc.).

Medical Insurance Fund

The Medical Insurance Fund accounts for activity under the City's Minimum Premium Plan (MPP) in accordance with Generally Accepted Accounting Principles.

Accounting rules dictate the creation of an Internal Service Fund to track activity under an MPP. As such, this fund does not represent new costs. Rather, it represents a flow of funds from the Operating Funds (e.g. employer/employee premiums) that does have the effect of grossing-up the totals as the appropriations are reflected in multiple Funds.

Under the MPP, the City and the medical insurer (CIGNA) agree that the City will be responsible for paying all claims up to an agreed-upon aggregate level, with the insurer responsible for the excess. The insurer will continue to process claims and administrative services. Through the MPP arrangement, the City is able to reduce premium taxes while maintaining coverage benefits. The MPP is still a fully insured medical plan.

The FY 2017 Budget totals \$7,932,994 and represents premiums (employer and employee) and the associated expenditures (administration, claims, and reserves). The operating funds (e.g. General Fund, E911 Fund, DEA Fund, and Sanitation Fund) all include group insurance expenses that represent the City's costs.

FUND SUMMARIES



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CITYWIDE FUND SUMMARIES

City of Alpharetta
FY 2017 Budget
Citywide Statement of Revenues and Expenditures (by Department)

	Special Revenue Funds							Capital Project Funds		Enterprise Fund	Internal Service Funds		TOTAL
	General Fund	E-911 Fund	Impact Fee Fund	DEA Fund	Hotel/Motel Fund	Operating Grant Fund	Debt Service Fund	Capital Projects Fund	Stormwater Capital Fund	Solid Waste Fund	Risk Management Fund	Medical Insurance Fund	
REVENUES:													
Property Taxes	\$ 21,409,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,505,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,914,000
Local Option Sales Taxes	15,100,000	-	-	-	-	-	-	-	-	-	-	-	15,100,000
Other Taxes	14,254,500	-	-	-	6,000,000	-	-	-	-	-	-	-	20,254,500
Licenses and Permits	2,297,050	-	-	-	-	-	-	-	-	-	-	-	2,297,050
Intergovernmental Revenue	511,000	925,000	-	-	-	-	-	-	-	-	-	-	1,436,000
Charges for Services	3,108,900	2,740,000	605,000	-	-	-	-	-	-	3,300,800	1,310,000	7,244,480	18,309,180
Fines and Forfeitures	2,404,000	-	-	347,600	-	-	-	-	-	-	-	-	2,751,600
Interest Earnings	60,000	5,259	3,000	976	-	-	9,000	-	-	3,478	2,200	-	83,913
Other/Miscellaneous	288,704	-	-	-	-	-	-	-	-	-	-	-	288,704
<i>subtotal</i>	\$ 59,433,154	\$ 3,670,259	\$ 608,000	\$ 348,576	\$ 6,000,000	\$ -	\$ 5,514,000	\$ -	\$ -	\$ 3,304,278	\$ 1,312,200	\$ 7,244,480	\$ 87,434,947
Other Financing Sources													
Interfund Transfer from General Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ 8,854,857	\$ 1,675,000	\$ -	\$ -	\$ -	\$ 10,549,857
Interfund Transfer from Hotel/Motel Fund	2,250,000	-	-	-	-	-	-	-	-	-	-	-	2,250,000
Budgeted Fund Balance	6,049,857	-	2,460,150	1,750,000	-	-	302,807	1,730,000	-	-	-	688,514	12,981,328
<i>subtotal</i>	\$ 8,299,857	\$ -	\$ 2,460,150	\$ 1,750,000	\$ -	\$ 20,000	\$ 302,807	\$ 10,584,857	\$ 1,675,000	\$ -	\$ -	\$ 688,514	\$ 25,781,185
Total Revenues	\$ 67,733,011	\$ 3,670,259	\$ 3,068,150	\$ 2,098,576	\$ 6,000,000	\$ 20,000	\$ 5,816,807	\$ 10,584,857	\$ 1,675,000	\$ 3,304,278	\$ 1,312,200	\$ 7,932,994	\$ 113,216,132
EXPENDITURES:													
Mayor and City Council	\$ 360,977	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 360,977
City Administration	1,911,664	-	-	-	-	-	-	500,000	-	-	-	-	2,411,664
Legal Services	650,000	-	-	-	-	-	-	-	-	-	-	-	650,000
Community Development	2,727,412	-	-	-	-	-	-	100,000	-	-	-	-	2,827,412
Public Works	7,887,543	-	1,150,000	-	-	-	-	4,493,271	1,675,000	-	-	-	15,205,814
Finance	3,199,142	-	-	-	-	-	-	-	-	3,304,278	1,312,200	1,441,673	9,257,293
Public Safety	26,444,393	3,458,259	300,000	2,098,576	-	-	-	1,661,123	-	-	-	-	33,962,351
Human Resources	401,756	-	-	-	-	-	-	-	-	-	-	-	401,756
Municipal Court	1,092,257	-	-	-	-	-	-	-	-	-	-	-	1,092,257
Recreation and Parks	8,731,629	-	1,300,000	-	-	-	-	1,846,500	-	-	-	-	11,878,129
Information Technology	1,599,441	-	-	-	-	-	-	720,000	-	-	-	-	2,319,441
Non-Departmental													
Insurance Premiums (Risk Fund)	640,000	-	-	-	-	-	-	-	-	-	-	-	640,000
Medical Claims	-	-	-	-	-	-	-	-	-	-	-	5,714,666	5,714,666
Contingency	605,000	-	-	-	-	-	-	-	-	-	-	-	605,000
Non-Allocated (Reserve)	150,000	212,000	300,000	-	-	20,000	-	1,263,963	-	-	-	776,655	2,722,618
Alpharetta Convention and Visitors Bureau	-	-	-	-	2,625,000	-	-	-	-	-	-	-	2,625,000
Debt Service (Principal and Interest)	286,940	-	-	-	775,630	-	3,561,807	-	-	-	-	-	4,624,377
Debt Service Reserve	450,000	-	-	-	349,370	-	2,250,000	-	-	-	-	-	3,049,370
Other	45,000	-	18,150	-	-	-	5,000	-	-	-	-	-	68,150
<i>subtotal</i>	\$ 57,183,154	\$ 3,670,259	\$ 3,068,150	\$ 2,098,576	\$ 3,750,000	\$ 20,000	\$ 5,816,807	\$ 10,584,857	\$ 1,675,000	\$ 3,304,278	\$ 1,312,200	\$ 7,932,994	\$ 100,416,275
Other Financing Uses													
Interfund Transfer to General Fund	\$ -	\$ -	\$ -	\$ -	\$ 2,250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,250,000
Interfund Transfer to Grant/Capital Funds	10,549,857	-	-	-	-	-	-	-	-	-	-	-	10,549,857
<i>subtotal</i>	\$ 10,549,857	\$ -	\$ -	\$ -	\$ 2,250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,799,857
Total Expenditures	\$ 67,733,011	\$ 3,670,259	\$ 3,068,150	\$ 2,098,576	\$ 6,000,000	\$ 20,000	\$ 5,816,807	\$ 10,584,857	\$ 1,675,000	\$ 3,304,278	\$ 1,312,200	\$ 7,932,994	\$ 113,216,132

**City of Alpharetta
FY 2017 Budget
Citywide Statement of Revenues and Expenditures (by Category)**

	Enterprise												
	Special Revenue Funds						Capital Project Funds		Fund	Internal Service Funds			
	General Fund	E-911 Fund	Impact Fee Fund	DEA Fund	Hotel/Motel Fund	Operating Grant Fund	Debt Service Fund	Capital Projects Fund	Stormwater Capital Fund	Solid Waste Fund	Risk Management Fund	Medical Insurance Fund	TOTAL
REVENUES:													
Property Taxes	\$ 21,409,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,505,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,914,000
Local Option Sales Taxes	15,100,000	-	-	-	-	-	-	-	-	-	-	-	15,100,000
Other Taxes	14,254,500	-	-	-	6,000,000	-	-	-	-	-	-	-	20,254,500
Licenses and Permits	2,297,050	-	-	-	-	-	-	-	-	-	-	-	2,297,050
Intergovernmental Revenue	511,000	925,000	-	-	-	-	-	-	-	-	-	-	1,436,000
Charges for Services	3,108,900	2,740,000	605,000	-	-	-	-	-	-	3,300,800	1,310,000	7,244,480	18,309,180
Fines and Forfeitures	2,404,000	-	-	347,600	-	-	-	-	-	-	-	-	2,751,600
Interest Earnings	60,000	5,259	3,000	976	-	-	9,000	-	-	3,478	2,200	-	83,913
Other/Miscellaneous	288,704	-	-	-	-	-	-	-	-	-	-	-	288,704
subtotal	\$ 59,433,154	\$ 3,670,259	\$ 608,000	\$ 348,576	\$ 6,000,000	\$ -	\$ 5,514,000	\$ -	\$ -	\$ 3,304,278	\$ 1,312,200	\$ 7,244,480	\$ 87,434,947
Other Financing Sources													
Interfund Transfer from General Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ 8,854,857	\$ 1,675,000	\$ -	\$ -	\$ -	\$ 10,549,857
Interfund Transfer from Hotel/Motel Fund	2,250,000	-	-	-	-	-	-	-	-	-	-	-	2,250,000
Budgeted Fund Balance	6,049,857	-	2,460,150	1,750,000	-	-	302,807	1,730,000	-	-	-	688,514	12,981,328
subtotal	\$ 8,299,857	\$ -	\$ 2,460,150	\$ 1,750,000	\$ -	\$ 20,000	\$ 302,807	\$ 10,584,857	\$ 1,675,000	\$ -	\$ -	\$ 688,514	\$ 25,781,185
Total Revenues	\$ 67,733,011	\$ 3,670,259	\$ 3,068,150	\$ 2,098,576	\$ 6,000,000	\$ 20,000	\$ 5,816,807	\$ 10,584,857	\$ 1,675,000	\$ 3,304,278	\$ 1,312,200	\$ 7,932,994	\$ 113,216,132
EXPENDITURES:													
Personnel Services	\$ 40,392,264	\$ 2,303,117	\$ -	\$ 259,630	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 63,667	\$ -	\$ -	\$ 43,018,678
Maintenance and Operations	13,894,607	1,102,142	18,150	40,000	-	-	5,000	-	-	3,240,611	1,312,200	1,441,673	21,054,383
Capital/Capital Lease	719,343	53,000	2,750,000	1,798,946	-	-	-	9,320,894	1,675,000	-	-	-	16,317,183
Other													
Insurance Premiums (Risk Fund)	640,000	-	-	-	-	-	-	-	-	-	-	-	640,000
Medical Claims	-	-	-	-	-	-	-	-	-	-	-	5,714,666	5,714,666
Contingency	605,000	-	-	-	-	-	-	-	-	-	-	-	605,000
Non-Allocated (Reserve)	150,000	212,000	300,000	-	-	20,000	-	1,263,963	-	-	-	776,655	2,722,618
Alpharetta Convention and Visitors Bureau	-	-	-	-	2,625,000	-	-	-	-	-	-	-	2,625,000
Debt Service (Principal and Interest)	286,940	-	-	-	775,630	-	3,561,807	-	-	-	-	-	4,624,377
Debt Service Reserve	450,000	-	-	-	349,370	-	2,250,000	-	-	-	-	-	3,049,370
Donations/Contributions	45,000	-	-	-	-	-	-	-	-	-	-	-	45,000
subtotal	\$ 57,183,154	\$ 3,670,259	\$ 3,068,150	\$ 2,098,576	\$ 3,750,000	\$ 20,000	\$ 5,816,807	\$ 10,584,857	\$ 1,675,000	\$ 3,304,278	\$ 1,312,200	\$ 7,932,994	\$ 100,416,275
Other Financing Uses													
Interfund Transfer to General Fund	\$ -	\$ -	\$ -	\$ -	\$ 2,250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,250,000
Interfund Transfer to Grant/Capital Funds	10,549,857	-	-	-	-	-	-	-	-	-	-	-	10,549,857
subtotal	\$ 10,549,857	\$ -	\$ -	\$ -	\$ 2,250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,799,857
Total Expenditures	\$ 67,733,011	\$ 3,670,259	\$ 3,068,150	\$ 2,098,576	\$ 6,000,000	\$ 20,000	\$ 5,816,807	\$ 10,584,857	\$ 1,675,000	\$ 3,304,278	\$ 1,312,200	\$ 7,932,994	\$ 113,216,132



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GENERAL FUND SUMMARY

City of Alpharetta
General Fund
Statement of Budgetary Comparisons (FY 2016-2017)

	FY 2016 AMENDED BUDGET	FY 2017 RECOMMENDED BUDGET	\$ Variance	% Variance
Revenues:				
Property Taxes:				
Current Year	\$ 18,800,000	\$ 19,900,000	\$ 1,100,000	5.9%
Motor Vehicle	300,000	250,000	(50,000)	-16.7%
Motor Vehicle Title Tax Fee	1,000,000	1,000,000	-	0.0%
Prior Year/Delinquent	249,500	259,000	9,500	3.8%
Local Option Sales Tax	14,700,000	15,100,000	400,000	2.7%
Other Taxes:				
Franchise Fees	6,440,000	6,725,000	285,000	4.4%
Insurance Premium Tax	3,150,000	3,360,000	210,000	6.7%
Alcohol Beverage Excise Tax	1,850,000	2,015,000	165,000	8.9%
Other Taxes	1,789,500	2,154,500	365,000	20.4%
Licenses & Permits	2,077,050	2,297,050	220,000	10.6%
Intergovernmental	389,000	511,000	122,000	31.4%
Charges for Services	2,934,640	3,108,900	174,260	5.9%
Fines & Forfeitures	2,779,000	2,404,000	(375,000)	-13.5%
Interest	50,000	60,000	10,000	20.0%
Other Revenues	263,210	288,704	25,494	9.7%
Other Financing Sources:				
Interfund Transfer (Hotel/Motel Fund)	2,219,858	2,250,000	30,142	1.4%
Total Operating Revenues	\$ 58,991,758	\$ 61,683,154	\$ 2,691,396	4.6%
Fund Balance Carryforward	5,036,209	6,049,857		
Total Revenues	\$ 64,027,967	\$ 67,733,011		
Expenditures (by Category):				
Personnel Services:				
Salaries	\$ 25,482,092	\$ 26,160,692	\$ 678,600	2.7%
Group Insurance	7,161,526	7,573,003	411,477	5.7%
Pension (Defined Benefit)	2,276,470	2,387,665	111,195	4.9%
Pension (401A)	1,379,726	1,482,671	102,945	7.5%
Miscellaneous Benefits	2,717,600	2,788,233	70,633	2.6%
subtotal	\$ 39,017,414	\$ 40,392,264	\$ 1,374,850	3.5%
Maintenance and Operations:				
Professional Services	\$ 2,185,763	\$ 2,199,810	\$ 14,047	0.6%
Repair/Maintenance	1,264,115	1,384,266	120,151	9.5%
Maintenance Contracts	2,231,320	2,286,117	54,797	2.5%
Professional Services (IT)	1,312,726	1,396,932	84,206	6.4%
General Supplies	984,768	993,790	9,022	0.9%
Utilities	2,630,975	2,628,950	(2,025)	-0.1%
Fuel	768,000	641,000	(127,000)	-16.5%
Legal Services	525,000	650,000	125,000	23.8%
Miscellaneous	1,635,078	1,713,742	78,664	4.8%
subtotal	\$ 13,537,745	\$ 13,894,607	\$ 356,862	2.6%
Capital/Lease:				
Fire Truck Leases	\$ 357,676	\$ 471,773	\$ 114,097	31.9%
Tyler ERP Lease	107,701	109,263	1,562	1.5%
Work Order Software Lease	75,997	76,307	310	0.4%
Miscellaneous	66,000	62,000	(4,000)	-6.1%
subtotal	\$ 607,374	\$ 719,343	\$ 111,969	18.4%
Other Uses:				
Contingency	\$ 642,358	\$ 605,000	\$ (37,358)	-5.8%
Insurance Premiums (Risk Fund)	607,000	640,000	33,000	5.4%
Gwinnett Tech Contribution (Debt Svc)	290,340	286,940	(3,400)	-1.2%
Conference Ctr Debt Service Reserve	337,500	450,000	112,500	33.3%
Operating Initiatives (Reserve)	-	150,000	150,000	
Donations/Contributions	45,000	45,000	-	0.0%
subtotal	\$ 1,922,198	\$ 2,176,940	\$ 254,742	13.3%
Total Operating Expenditures	\$ 55,084,731	\$ 57,183,154	\$ 2,098,423	3.8%
Interfund Transfer:				
Capital Project/Grant Funds	8,943,236	10,549,857		
Total Expenditures	\$ 64,027,967	\$ 67,733,011		
Personnel (full-time-equivalent)	409.0	408.0		

City of Alpharetta

General Fund

Statement of Revenues, Expenditures, and changes in Fund Balance

	FY 2012 Actual	FY 2013 Actual	FY 2014 Actual	FY 2015 Actual	FY 2016 Amended Budget	FY 2017 Recommended Budget
Beginning Fund Balance:	\$ 20,565,040	\$ 21,330,297	\$ 20,951,279	\$ 20,873,496	\$ 23,586,068	\$ 18,549,859
Revenues:						
Property Taxes	\$ 16,494,539	\$ 18,740,931	\$ 19,892,754	\$ 20,765,849	\$ 20,349,500	\$ 21,409,000
Local Option Sales Taxes	12,239,330	12,173,275	13,575,938	14,757,780	14,700,000	15,100,000
Other Taxes	12,587,292	13,030,797	12,706,783	13,875,057	13,229,500	14,254,500
Licenses and Permits	2,201,211	1,859,213	2,400,059	2,912,433	2,077,050	2,297,050
Intergovernmental	85,489	385,000	376,000	386,458	389,000	511,000
Charges for Services	2,871,235	2,649,450	2,857,898	3,264,768	2,934,640	3,108,900
Fines and Forfeitures	3,045,182	2,787,875	2,360,816	2,767,465	2,779,000	2,404,000
Interest	53,079	36,642	51,065	40,334	50,000	60,000
Other Revenue	250,557	350,979	166,200	204,218	203,210	183,704
	\$ 49,827,914	\$ 52,014,162	\$ 54,387,513	\$ 58,974,363	\$ 56,711,900	\$ 59,328,154
Expenditures:						
Mayor and City Council	\$ 238,982	\$ 277,376	\$ 282,367	\$ 308,237	\$ 350,069	\$ 360,977
City Administration	1,693,685	2,281,112	2,651,745	2,722,528	2,074,055	1,911,664
Legal Services	484,458	442,650	504,045	608,630	525,000	650,000
Community Development	1,915,502	2,022,668	2,257,827	2,340,068	2,422,485	2,727,412
Public Works	6,580,587	6,773,707	6,891,550	7,084,379	7,941,386	7,887,543
Finance	2,771,067	2,818,456	2,894,001	2,953,855	3,160,975	3,199,142
Public Safety	22,189,625	22,697,945	23,051,613	24,212,086	25,385,562	26,444,393
Human Resources	332,952	316,187	351,050	376,580	395,114	401,756
Municipal Court	938,942	935,750	954,463	969,417	1,061,500	1,092,257
Recreation and Parks	6,120,896	6,115,651	6,238,989	6,669,756	8,323,032	8,731,629
Information Technology	1,275,237	1,395,703	1,389,411	1,467,121	1,523,355	1,599,441
Non-Departmental:						
Contingency	68,984	158,909	221,353	224,249	642,358	605,000
Insurance Premiums (Risk Fund)	244,000	664,500	690,800	545,000	607,000	640,000
OPEB Contribution	862,110	-	-	-	-	-
Gwinnett Tech Contribution (Debt Svc)	-	-	153,465	288,640	290,340	286,940
Conference Ctr Debt Service Reserve	-	-	-	-	337,500	450,000
Operating Initiatives (Reserve)	-	-	-	-	-	150,000
Donations/Contributions	45,000	45,000	45,000	45,000	45,000	45,000
	\$ 45,762,027	\$ 46,945,614	\$ 48,577,680	\$ 50,815,544	\$ 55,084,731	\$ 57,183,154
Other Financing Sources (Uses):						
Proceeds from the sale of Capital Assets	\$ 119,990	\$ 94,329	\$ 549,213	\$ 162,797	\$ 60,000	\$ 105,000
Interfund Transfer:						
Hotel/Motel Fund	1,345,677	1,544,900	1,656,674	1,858,068	2,219,858	2,250,000
Operating Grant Fund	-	-	-	-	-	(20,000)
Capital Project Fund	(4,373,797)	(7,086,795)	(8,093,503)	(7,467,112)	(8,943,236)	(8,829,857)
Stormwater Capital Fund	-	-	-	-	-	(1,700,000)
Risk Management Fund	(392,500)	-	-	-	-	-
	\$ (3,300,630)	\$ (5,447,566)	\$ (5,887,616)	\$ (5,446,248)	\$ (6,663,378)	\$ (8,194,857)
Ending Fund Balance: (1)	\$ 21,330,297	\$ 20,951,279	\$ 20,873,496	\$ 23,586,068	\$ 18,549,859	\$ 12,500,002
<i>Changes in Fund Balance (actual/est.)</i>	<i>\$ 765,257</i>	<i>\$ (379,018)</i>	<i>\$ (77,783)</i>	<i>\$ 2,712,572</i>	<i>\$ (5,036,209)</i>	<i>\$ (6,049,857)</i>
<i>Personnel (full-time-equivalent)</i>	<i>403.0</i>	<i>405.0</i>	<i>406.0</i>	<i>407.0</i>	<i>409.0</i>	<i>408.0</i>

Notes:

- (1) Pursuant to the City's financial management policies, fund balance in excess of the City's current 21% Fund Balance Reserve can be used for one-time capital initiatives. Additionally, the budgetary presentation for fiscal years 2016 and 2017 assumes all appropriations will be spent; historically, a portion of the appropriations will go unspent which will augment the fund balance (i.e. the actual reduction in fund balance will be lower than what is presented above).



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SPECIAL REVENUE FUND SUMMARIES

City of Alpharetta

E-911 Fund

Statement of Budgetary Comparisons (FY 2016-2017)

	FY 2016 Amended Budget	FY 2017 Recommended Budget	\$ Variance	% Variance
Charges for Services:				
E-911 Service Fees (land lines)	\$ 1,300,000	\$ 1,310,000	\$ 10,000	0.8%
E-911 Service Fees (cell phones)	1,500,000	1,335,000	(165,000)	-11.0%
E-911 Service Fees (cell phones)	90,000	95,000	5,000	100.0%
Intergovernmental:				
City of Milton	900,000	925,000	25,000	2.8%
Interest	6,931	5,259	(1,672)	-24.1%
Other Financing Sources: (2)				
Budgeted Fund Balance ("FB")	1,455,576	-	(1,455,576)	-100.0%
Total Revenues (All Sources): (1)	\$ 5,252,507	\$ 3,670,259	\$ (1,582,248)	-30.1%
Personnel Services:				
Salaries	\$ 1,507,191	\$ 1,512,112	\$ 4,921	0.3%
Benefits	721,301	791,005	69,704	9.7%
Maintenance and Operations:				
Communications	445,000	445,000	-	0.0%
Maintenance Contracts	152,300	179,240	26,940	17.7%
Professional Services (IT)	228,095	257,858	29,763	13.0%
Utilities	52,375	52,375	-	0.0%
Miscellaneous	187,169	167,669	(19,500)	-10.4%
Capital:				
Capital (3)	1,223,294	53,000	(1,170,294)	-95.7%
North Fulton Radio System (COA)	678,062	-	(678,062)	-100.0%
Other Uses: (2)				
Non-Allocated/Reserve	57,720	212,000	154,280	267.3%
Transfer to Capital Project Fund	-	-	-	0.0%
Total Expenditures (All Uses): (1)	\$ 5,252,507	\$ 3,670,259	\$ (1,582,248)	-30.1%

<i>Personnel (full-time-equivalent)</i>	<i>26.0</i>	<i>26.0</i>
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Notes:

(1) Includes non-operating revenue and expenditures such as Carryforward Fund Balance and Non-Allocated/Reserves. The true operational budget variance after adjusting for non-operating items approximates -3%.

(2) Annually after the year-end accrual period (i.e. September), the city carries-forward available fund balance and places in a Reserve account. The purpose is to provide elected officials, city staff, citizens, and stakeholders with a transparent view of the funding available for future initiatives. The carry-forward for FY 2017 will occur subsequent to adoption of the budget. FY 2017 Reserve is allocated to cover operating/capital initiatives.

(3) The FY 2016 budget included funding for various one-time public safety equipment (replacement/new) initiatives and funding for the North Fulton Regional Radio System.

City of Alpharetta

E-911 Fund

Statement of Revenues, Expenditures, and changes in Fund Balance

	FY 2013 Actual	FY 2014 Actual	FY 2015 Actual	FY 2016 Amended Budget	FY 2017 Recommended Budget
Beginning Fund Balance:	\$ 2,486,265	\$ 3,325,908	\$ 3,971,699	\$ 2,150,699	\$ 752,843
Revenues:					
Charges for Services	\$ 2,486,737	\$ 2,705,732	\$ 3,235,946	\$ 2,890,000	\$ 2,740,000
Interest	5,268	10,211	3,803	6,931	5,259
City of Milton Agreement	833,939	1,033,485	898,734	900,000	925,000
Other	-	-	6,912	-	-
	<u>\$ 3,325,943</u>	<u>\$ 3,749,428</u>	<u>\$ 4,145,396</u>	<u>\$ 3,796,931</u>	<u>\$ 3,670,259</u>
Expenditures:					
Public Safety	\$ 2,486,300	\$ 3,103,637	\$ 5,966,396	\$ 5,194,787	\$ 3,670,259
	<u>\$ 2,486,300</u>	<u>\$ 3,103,637</u>	<u>\$ 5,966,396</u>	<u>\$ 5,194,787</u>	<u>\$ 3,670,259</u>
Other Financing Sources (Uses):					
Interfund Transfer:					
General Fund (subsidy/other)	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Project Fund	-	-	-	-	-
	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Adjustments/Reconciliation:	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Fund Balance: (1)	<u>\$ 3,325,908</u>	<u>\$ 3,971,699</u>	<u>\$ 2,150,699</u>	<u>\$ 752,843</u>	<u>\$ 752,843</u>
<i>Changes in Fund Balance (actual/est.) (2)</i>	\$ 839,643	\$ 645,791	\$ (1,821,000)	\$ (1,397,856)	\$ -
<i>Personnel (full-time-equivalent) (3)</i>	24.0	26.0	26.0	26.0	26.0

Notes:

- (1) In order to accurately measure anticipated fund balance usage, this schedule omits the Carryforward Fund Balance and Non-Allocated/Reserve accounts.
- FY 2015 fund balance usage was for the city's share of the North Fulton Radio System initiative. This initiative is 100% funded by the City of Alpharetta and is being tracked in a separate project (PEM01) to ensure transparency. FY 2016 fund balance usage is for multiple one-time capital initiatives including mobile radio replacements, replacement of the 911 Phone System with a state-of-the-art VOIP system, emergency communications equipment, and continued funding for the North Fulton Regional Radio System Authority.
- (2)
- (3) FY 2014 includes the reorganization of two full-time positions (Public Safety Administrator and Communications Training Coordinator) from the General Fund to the E-911 Fund as their job functions represent E-911 activities.

City of Alpharetta Impact Fee Fund Statement of Budgetary Comparisons (FY 2016-2017)

	FY 2016 Amended Budget	FY 2017 Recommended Budget	\$ Variance	% Variance
Charges for Services:				
Impact Fees (streets/highways)	\$ 15,000	\$ 200,000	\$ 185,000	1233.33%
Impact Fees (recreation/parks)	15,000	320,000	305,000	2033.33%
Impact Fees (public safety)	15,000	85,000	70,000	466.67%
Interest	1,350	3,000	1,650	122.22%
Other Financing Sources:				
Budgeted Fund Balance	1,582,560	2,460,150	877,590	55.45%
Total Revenues (All Sources):	\$ 1,628,910	\$ 3,068,150	\$ 1,439,240	88.36%
Non-Departmental/Other Uses:				
Impact Fee Administration	1,350	18,150	16,800	1244.44%
Professional Services (Impact Fee Ordinance Update)	4,063	-	(4,063)	-100.00%
Capital	298,750	2,750,000		
(1) Non-Allocated/Reserve	1,324,747	300,000	(1,024,747)	-77.35%
Total Expenditures (All Uses):	\$ 1,628,910	\$ 3,068,150	\$ (1,012,010)	88.36%

Notes:

(1) Impact Fee monies are being reserved for future system improvements.

City of Alpharetta

Impact Fee Fund

Statement of Revenues, Expenditures, and changes in Fund Balance

	FY 2013 Actual	FY 2014 Actual	FY 2015 Actual	FY 2016 Estimated Actual	FY 2017 Recommended Budget
Beginning Fund Balance:	\$ 641,594	\$ 796,085	\$ 1,119,411	\$ 1,582,561	\$ 2,189,338
Revenues:					
Charges for Services	\$ 158,038	\$ 337,108	\$ 529,004	\$ 932,132	\$ 605,000
Interest	1,194	2,581	2,204	1,350	3,000
	<u>\$ 159,232</u>	<u>\$ 339,689</u>	<u>\$ 531,208</u>	<u>\$ 933,482</u>	<u>\$ 608,000</u>
Expenditures:					
Non-Departmental	\$ 4,741	\$ 16,363	\$ 68,058	\$ 27,955	\$ 18,150
Capital	-	-	-	298,750	2,750,000
	<u>\$ 4,741</u>	<u>\$ 16,363</u>	<u>\$ 68,058</u>	<u>\$ 326,705</u>	<u>\$ 2,768,150</u>
Other Financing Sources (Uses):					
Interfund Transfer:					
Debt Service Fund	\$ -	\$ -	\$ -	\$ -	\$ -
	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Ending Fund Balance: (1)	<u>\$ 796,085</u>	<u>\$ 1,119,411</u>	<u>\$ 1,582,561</u>	<u>\$ 2,189,338</u>	<u>\$ 29,188</u>
<i>Changes in Fund Balance (actual/est.)</i>	<u>\$ 154,491</u>	<u>\$ 323,326</u>	<u>\$ 463,150</u>	<u>\$ 606,777</u>	<u>\$ (2,160,150)</u>

Notes:

- (1) In order to accurately measure anticipated fund balance usage, this schedule omits the Carryforward Fund Balance and Non-Allocated/Reserve accounts.
- (2) Impact Fee monies for FY's 2013-2016 are being reserved for future system improvements. FY 2017 includes the appropriation of impact fee monies toward eligible projects.

City of Alpharetta

Drug Enforcement Agency Fund

Statement of Budgetary Comparisons (FY 2016-2017)

	FY 2016 Amended Budget	FY 2017 Recommended Budget	\$ Variance	% Variance
Fines and Forfeitures	\$ 448,500	\$ 347,600	\$ (100,900)	-22.50%
Interest	227	976	749	329.96%
Other Financing Sources:				
Budgeted Fund Balance	1,974,753	1,750,000	(224,753)	-11.38%
Total Revenues (All Sources): (1)	\$ 2,423,480	\$ 2,098,576	\$ (324,904)	-13.41%
Personnel Services	\$ 245,620	\$ 259,630	\$ 14,010	5.70%
Maintenance and Operations	128,107	40,000	(88,107)	-68.78%
Capital	258,000	1,798,946	1,540,946	597.27%
Other Uses:				
Non-Allocated/Reserve (2)	1,791,753	-	(1,791,753)	-100.00%
Total Expenditures (All Uses):	\$ 2,423,480	\$ 2,098,576	\$ (324,904)	-13.41%

Notes:

(1) Includes non-operating revenue and expenditures such as Budgeted Fund Balance and Non-Allocated/Reserves. The true operation budget variance after adjusting for non-operating items approximates -22%.

(2) Annually after the year-end accrual period (i.e. September), the city carries-forward available fund balance and places in a Reserve account. The purpose is to provide elected officials, city staff, citizens, and stakeholders with a transparent view of the funding available for future initiatives. The carry-forward for FY 2017 will occur subsequent to adoption of the budget.

City of Alpharetta

Drug Enforcement Agency Fund

Statement of Revenues, Expenditures, and changes in Fund Balance

	FY 2013 Actual	FY 2014 Actual	FY 2015 Actual	FY 2016 Amended Budget	FY 2017 Recommended Budget
Beginning Fund Balance:	\$ 1,714,846	\$ 2,116,149	\$ 2,096,209	\$ 1,974,754	\$ 1,791,754
Revenues:					
Fines and Forfeitures	\$ 569,929	\$ 505,142	\$ 769,983	\$ 448,500	\$ 347,600
Interest	3	(28)	1,276	227	976
Sale of Capital Assets	-	-	-	-	-
Miscellaneous	-	-	-	-	-
	\$ 569,932	\$ 505,114	\$ 771,259	\$ 448,727	\$ 348,576
Expenditures:					
Public Safety	\$ 168,629	\$ 525,054	\$ 892,714	\$ 631,727	\$ 2,098,576
	\$ 168,629	\$ 525,054	\$ 892,714	\$ 631,727	\$ 2,098,576
Ending Fund Balance: (1),(2)	\$ 2,116,149	\$ 2,096,209	\$ 1,974,754	\$ 1,791,754	\$ 41,754
<i>Changes in Fund Balance (actual/est.)</i>	\$ 401,303	\$ (19,940)	\$ (121,455)	\$ (183,000)	\$ (1,750,000)

Notes:

- (1) In order to accurately measure anticipated fund balance usage, this schedule omits the Carryforward Fund Balance and Non-Allocated/Reserve account. FYs 2014-2016 fund balance is being used for various capital initiatives (e.g. North Fulton Radio Initiative, Jail Door Lock improvements, etc.). FY 2017 fund balance is being used for the Public Safety Headquarters expansion project. Please refer to the Capital Initiatives section of this document for detailed information on this project.

City of Alpharetta Hotel/Motel Fund Statement of Budgetary Comparisons (FY 2016-2017)

	FY 2016 Amended Budget	FY 2017 Recommended Budget	\$ Variance	% Variance
Other Taxes:				
Hotel/Motel Taxes	\$ 5,830,895	\$ 6,000,000	\$ 169,105	2.9%
Interest:	-	-	-	0.0%
Other:				
Budgeted Fund Balance	-	-	-	0.0%
Total Revenues (All Sources):	\$ 5,830,895	\$ 6,000,000	\$ 169,105	2.9%
Other Uses:				
Alpharetta Business Community	\$ 221,860	\$ -	\$ (221,860)	-100.0%
Alpharetta Convention & Visitor's Bureau	2,545,427	2,625,000	79,573	3.1%
City of Alpharetta	2,219,858	2,250,000	30,142	1.4%
Conference Center Debt Service:				
Series 2016 Bonds (Principal/Interest)	-	775,630	775,630	0.0%
Debt Service Reserve	843,750	349,370	(494,380)	-58.6%
Total Expenditures (All Uses):	\$ 5,830,895	\$ 6,000,000	\$ 169,105	2.9%

Notes:

The City of Alpharetta levies a Hotel/Motel occupancy tax of 8% on total rental charges. The resulting revenue is distributed as follows: Alpharetta Convention & Visitor's Bureau (43.75%); City of Alpharetta (37.50%); and Tourism Product Development (18.75%; e.g. Conference Center). The tax was changed from 6% to 8% effective October 1, 2015 to fund construction of a Conference Center.

City of Alpharetta Hotel/Motel Fund

Statement of Revenues, Expenditures, and changes in Fund Balance

	FY 2013 Actual	FY 2014 Actual	FY 2015 Actual	FY 2015 Amended Budget	FY 2016 Recommended Budget
Beginning Fund Balance:	\$ 11,083	\$ 11,117	\$ 0	\$ 0	\$ 843,750
Revenues:					
Other Taxes	\$ 3,862,249	\$ 4,130,567	\$ 4,645,169	\$ 5,830,895	\$ 6,000,000
Interest	34	-	-	-	-
	<u>\$ 3,862,284</u>	<u>\$ 4,130,567</u>	<u>\$ 4,645,169</u>	<u>\$ 5,830,895</u>	<u>\$ 6,000,000</u>
Expenditures:					
Alpharetta Business Community	\$ 643,827	\$ 690,419	\$ 774,350	\$ 221,860	\$ -
Alpharetta Convention & Visitor's Bureau	1,673,523	1,794,592	2,012,752	2,545,427	2,625,000
City of Alpharetta	1,544,900	1,656,674	1,858,068	2,219,858	2,250,000
Conference Center Debt Service:					
Facility Debt Service	-	-	-	-	775,630
	<u>\$ 3,862,249</u>	<u>\$ 4,141,684</u>	<u>\$ 4,645,170</u>	<u>\$ 4,987,145</u>	<u>\$ 5,650,630</u>
Ending Fund Balance:	<u>\$ 11,117</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 843,750</u>	<u>\$ 1,193,120</u>
<i>Changes in Fund Balance (actual/est.)</i>	<i>\$ 34</i>	<i>\$ (11,117)</i>	<i>\$ (0)</i>	<i>\$ 843,750</i>	<i>\$ 349,370</i>

Notes:

Revenue is to be distributed to the participating entities based on their relative share. Funding for Tourism Product Development is used for debt service on the Series 2016 Conference Center Bonds or reserved for debt service/future eligible initiatives (fund balance within the Hotel/Motel Fund).

City of Alpharetta Operating Grant Fund Statement of Budgetary Comparisons (FY 2016-2017)

	FY 2016 Amended Budget	FY 2017 Recommended Budget	\$ Variance	% Variance
Intergovernmental Revenues:				
Grants	27,923	-	(27,923)	-100.00%
Interest	-	-	-	-
Other/Miscellaenous:				
Contributions/Donations	320	-	(320)	-100.00%
Other Financing Sources:				
General Fund Transfer	-	20,000	20,000	100.00%
Budgeted Fund Balance	50,158	-	(50,158)	-100.00%
Total Revenues (All Sources):	\$ 78,401	\$ 20,000	\$ (58,401)	-74.49%
Maintenance and Operations:	38,980	-	(38,980)	-100.00%
Capital:	21,663	-	(21,663)	-100.00%
Non-Allocated:	17,758	20,000	2,242	12.63%
Total Expenditures (All Uses):	\$ 78,401	\$ 20,000	\$ (58,401)	-74.49%

City of Alpharetta

Operating Grant Fund

Statement of Revenues, Expenditures, and changes in Fund Balance

	FY 2013 Actual	FY 2014 Actual	FY 2015 Actual	FY 2016 Amended Budget	FY 2017 Recommended Budget
Beginning Fund Balance:	\$ 86,868	\$ 73,654	\$ 57,907	\$ 50,160	\$ 17,760
Revenues:					
Intergovernmental (Grants)	\$ 54,253	\$ 36,595	\$ 47,737	\$ 27,923	\$ -
Interest	247	230	105	-	-
Other/Miscellaneous	-	-	-	320	-
	<u>\$ 54,500</u>	<u>\$ 36,825</u>	<u>\$ 47,842</u>	<u>\$ 28,243</u>	<u>\$ -</u>
Expenditures:					
Non-Departmental	\$ 11,550	\$ -	\$ -	\$ -	\$ -
Public Safety	43,709	42,958	55,297	24,843	-
Recreation and Parks	12,455	9,614	292	35,800	-
	<u>\$ 67,714</u>	<u>\$ 52,572</u>	<u>\$ 55,589</u>	<u>\$ 60,643</u>	<u>\$ -</u>
Other Financing Sources (Uses):					
Interfund Transfer:					
General Fund	\$ -	\$ -	\$ -	\$ -	\$ 20,000
	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 20,000</u>
Ending Fund Balance:	<u>\$ 73,654</u>	<u>\$ 57,907</u>	<u>\$ 50,160</u>	<u>\$ 17,760</u>	<u>\$ 37,760</u>
<i>Changes in Fund Balance (actual/est.)</i>	<i>\$ (13,214)</i>	<i>\$ (15,747)</i>	<i>\$ (7,747)</i>	<i>\$ (32,400)</i>	<i>\$ 20,000</i>



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DEBT SERVICE FUND SUMMARY

City of Alpharetta Debt Service Fund Statement of Budgetary Comparisons (FY 2016-2017)

	FY 2016 Amended Budget	FY 2017 Recommended Budget	\$ Variance	% Variance
Property Taxes: (1)				
Property Taxes	\$ 3,168,000	\$ 5,426,000	\$ 2,258,000	71.3%
Delinquent	20,000	20,000	-	100.0%
Motor Vehicle Taxes	72,000	59,000	(13,000)	-18.1%
Interest	9,000	9,000	-	0.0%
Other Financing Sources:				
Transfer-In from Impact Fee Fund	-	-	-	0.0%
Budgeted Fund Balance (2)	852,087	302,807	(549,280)	0.0%
Total Revenues (All Sources)	\$ 4,121,087	\$ 5,816,807	\$ 1,695,720	41.1%
Maintenance & Operations:				
Professional Services	\$ 5,000	\$ 5,000	\$ -	0.0%
Debt Service (Principal and Interest):				
City of Alpharetta				
GO Bonds, Series 2006	1,289,600	-	(1,289,600)	-100.0%
GO Bonds, Series 2012	1,497,900	1,500,100	2,200	100.0%
GO Bonds, Series 2014 (refunding)	647,246	1,936,513	1,289,267	100.0%
Development Authority of Alpharetta				
Revenue Refunding Bonds, Series 2009	125,252	125,194	(58)	0.0%
Other Uses:				
Debt Service Reserve (3)	556,089	2,250,000	1,693,911	100.0%
Total Expenditures (All Uses)	\$ 4,121,087	\$ 5,816,807	\$ 1,695,720	41.1%

Notes:

(1) The increase in property taxes is a result of the millage rate shift from the General Fund to the Debt Service Fund to cover debt service on the proposed 2016 Parks and Transportation Bond set for voter referendum on May 24, 2016.

(2) FYs 2016-2017 utilize available fund balance to offset a portion of the debt service requirements.

(3) Annually after the year-end accrual period (i.e. September), the city carries-forward available fund balance and places in a Reserve account. The purpose is to provide elected officials, city staff, citizens, and stakeholders with a transparent view of the funding available for future initiatives. The carry-forward for FY 2017 will occur subsequent to adoption of the budget. The 2017 allocation is a reserve for debt service on the proposed 2016 Parks and Transportation Bond set for voter referendum on May 24, 2016.

City of Alpharetta

Debt Service Fund

Statement of Revenues, Expenditures, and changes in Fund Balance

	FY 2013 Actual	FY 2014 Actual	FY 2015 Actual	FY 2016 Amended Budget	FY 2017 Recommended Budget
Beginning Fund Balance:	\$ 327,547	\$ 745,672	\$ 913,166	\$ 845,510	\$ 549,512
Revenues:					
Property Taxes (incl. Motor Vehicle)	\$ 4,092,596	\$ 3,803,904	\$ 3,508,728	\$ 3,260,000	\$ 5,505,000
Interest	8,505	4,463	4,513	9,000	9,000
Other	-	-	-	-	-
Refunding Bond Proceeds	-	17,695,000	-	-	-
	\$ 4,101,101	\$ 21,503,368	\$ 3,513,241	\$ 3,269,000	\$ 5,514,000
Expenditures:					
Professional Services	\$ 1,000	\$ 1,000	\$ -	\$ 5,000	\$ 5,000
Non-Departmental:					
Debt Service	3,681,976	3,646,451	3,580,898	3,559,998	3,561,807
Debt Service Reserve	-	-	-	-	2,250,000
Refunding Bonds (Pmt to Escrow)	-	17,518,423	-	-	-
Refunding Bonds (Issue Costs)	-	170,000	-	-	-
	\$ 3,682,976	\$ 21,335,874	\$ 3,580,898	\$ 3,564,998	\$ 5,816,807
Other Financing Sources (Uses):					
Interfund Transfer:					
General Fund	\$ -	\$ -	\$ -	\$ -	\$ -
(1) Capital Project Fund	-	-	-	-	-
	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Fund Balance: (1)	\$ 745,672	\$ 913,166	\$ 845,510	\$ 549,512	\$ 246,705
<i>Changes in Fund Balance (actual/est.)</i>	<i>\$ 418,126</i>	<i>\$ 167,494</i>	<i>\$ (67,657)</i>	<i>\$ (295,998)</i>	<i>\$ (302,807)</i>

Notes:

(1) FYs 2015-2016 utilize available fund balance to offset a portion of the debt service requirements. FY 2017 includes an allocation to reserve for debt service on the proposed 2016 Parks and Transportation Bond set for voter referendum on May 24, 2016. If approved, the funding will be programmed for debt service on the 2016 Bonds.



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CAPITAL PROJECT FUND SUMMARIES

City of Alpharetta Capital Project Fund Statement of Budgetary Comparisons (FY 2016-2017)

	FY 2016 Adopted Budget	FY 2017 Recommended Budget	\$ Variance	% Variance
Other Financing Sources:				
General Fund Transfer	\$ 8,943,236	\$ 8,854,857	\$ (88,379)	-0.99%
Budgeted Fund Balance	-	1,730,000	1,730,000	0.00%
Total Revenues (All Sources):	\$ 8,943,236	\$ 10,584,857	\$ 1,641,621	18.36%
Capital: (1)				
City Administration	\$ 250,000	\$ 500,000	\$ 250,000	100.00%
Community Development	140,000	100,000	(40,000)	-28.57%
Public Works	4,529,512	4,493,271	(36,241)	-0.80%
Public Safety	1,087,000	1,661,123	574,123	52.82%
Recreation and Parks	936,000	1,846,500	910,500	97.28%
Information Technology	860,000	720,000	(140,000)	-16.28%
Other Uses:				
Non-Allocated (Future Capital/One-time Initiatives)	1,140,724	1,263,963	123,239	10.80%
Total Expenditures (All Uses):	\$ 8,943,236	\$ 10,584,857	\$ 1,641,621	18.36%

Notes:

(1) Please refer to the *Capital Initiatives* section of this document for detailed descriptions of the FY 2017 capital initiatives.

City of Alpharetta Stormwater Capital Fund Statement of Budgetary Comparisons (FY 2016-2017)

	FY 2016 Adopted Budget	FY 2017 Recommended Budget	\$ Variance	% Variance
Other Financing Sources:				
General Fund Transfer	\$ -	\$ 1,675,000	\$ 1,675,000	100.00%
Budgeted Fund Balance	-	-	-	0.00%
Total Revenues (All Sources):	\$ -	\$ 1,675,000	\$ 1,675,000	100.00%
Capital: (1)				
Public Works	\$ -	\$ 1,675,000	\$ 1,675,000	100.00%
Recreation and Parks	-	-	-	0.00%
Other Uses:				
Non-Allocated (Future Capital/One-time Initiatives)	-	-	-	0.00%
Total Expenditures (All Uses):	\$ -	\$ 1,675,000	\$ 1,675,000	100.00%

Notes:

(1) Please refer to the Capital Requests tab for detailed descriptions of the FY 2017 capital initiatives.



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ENTERPRISE FUND SUMMARY

City of Alpharetta Solid Waste Fund Statement of Budgetary Comparisons (FY 2016-2017)

	FY 2016 Amended Budget	FY 2017 Recommended Budget	\$ Variance	% Variance
Licenses and Permits:				
Solid Waste Permits (Penalties/Interest)	\$ -	\$ -	\$ -	0.00%
Charges for Services:				
Solid Waste Collection Fees	3,250,000	3,250,000	-	0.00%
Solid Waste Tag Fees	500	500	-	0.00%
Solid Waste Commercial Hauler Fees	25,000	25,000	-	0.00%
Solid Waste Fees (Penalties/Interest)	25,000	25,000	-	0.00%
Bad Check Fees	300	300	-	0.00%
Interest	4,655	3,478	(1,177)	-25.28%
Other:				
Miscellaneous Revenue	-	-	-	0.00%
Other Financing Sources:				
Budgeted Fund Balance	267,914	-	(267,914)	-100.00%
Total Revenues (All Sources): (1)	\$ 3,573,369	\$ 3,304,278	\$ (269,091)	-7.53%
Personnel Services:				
Salaries	\$ 39,339	\$ 38,393	\$ (946)	-2.40%
Benefits	25,977	25,274	(703)	-2.71%
Maintenance & Operations:				
Professional Fees	3,188,060	3,188,360	300	0.01%
Miscellaneous	52,079	52,251	172	0.33%
Capital/Other Uses:				
Non-Allocated/Reserve (2)	267,914	-	(267,914)	-100.00%
Total Expenditures (All Uses): (1)	\$ 3,573,369	\$ 3,304,278	\$ (269,091)	-7.53%
<i>Personnel (full-time-equivalent)</i>	<i>1.0</i>	<i>1.0</i>		

Notes:

(1) Includes non-operating revenue and expenditures such as Carryforward Fund Balance and Non-Allocated/Reserves. The true operational budget growth after adjusting for non-operating items approximates -0.4%.

(2) Annually after the year-end accrual period (i.e. September), the city carries-forward available fund balance and places in a Reserve account. The purpose is to provide elected officials, city staff, citizens, and stakeholders with a transparent view of the funding available for future initiatives. The carry-forward for FY 2017 will occur subsequent to adoption of the budget.

City of Alpharetta

Solid Waste Fund

Statement of Revenues, Expenditures, and changes in Fund Balance

	FY 2013 Actual	FY 2014 Actual	FY 2015 Actual	FY 2016 Amended Budget	FY 2017 Recommended Budget
Beginning Fund Balance:	\$ 1,016,648	\$ 1,026,865	\$ 1,013,493	\$ 967,767	\$ 967,767
Revenues:					
Licenses and Permits	\$ 528	\$ 368	\$ 763	\$ -	\$ -
Charges for Services	3,203,791	3,194,401	3,214,475	3,300,800	3,300,800
Interest	3,090	5,250	3,131	4,655	3,478
Miscellaneous Revenue	(1)	-	-	-	-
	\$ 3,207,408	\$ 3,200,019	\$ 3,218,369	\$ 3,305,455	\$ 3,304,278
Expenditures:					
Solid Waste Operations	\$ 3,197,191	\$ 3,213,391	\$ 3,264,095	\$ 3,305,455	\$ 3,304,278
	\$ 3,197,191	\$ 3,213,391	\$ 3,264,095	\$ 3,305,455	\$ 3,304,278
Other Financing Sources (Uses):					
Interfund Transfer:					
General Fund (subsidy/other)	\$ -	\$ -	\$ -	\$ -	\$ -
				\$ -	\$ -
Ending Fund Balance: (1)	\$ 1,026,865	\$ 1,013,493	\$ 967,767	\$ 967,767	\$ 967,766
<i>Changes in Fund Balance (actual/est.)</i>	\$ 10,217	\$ (13,372)	\$ (45,727)	\$ -	\$ (0)
<i>Personnel (full-time-equivalent)</i>	1.0	1.0	1.0	1.0	1.0

Notes:

- (1) In order to accurately measure anticipated fund balance usage, this schedule omits the Carryforward Fund Balance and Non-Allocated/Reserve accounts. The minor reductions in fund balance between FYs 2014-2015 is based on the acquisition and implementation of new billing software for sanitation (e.g. Munis billing software) and general operations.



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INTERNAL SERVICE FUND SUMMARIES

City of Alpharetta

Risk Management Fund

Statement of Budgetary Comparisons (FY 2016-2017)

	FY 2016 Amended Budget	FY 2017 Recommended Budget	\$ Variance	% Variance
Charges for Services				
Risk Fund	\$ 1,262,000	\$ 1,310,000	\$ 48,000	3.8%
Interest Earnings	2,200	2,200	-	100.0%
Other:				
Budgeted Fund Balance	367,910	-	(367,910)	-100.0%
Total Revenues (All Sources):	\$ 1,632,110	\$ 1,312,200	\$ (319,910)	-19.6%
Maintenance & Operations: (1)				
Professional Services	\$ 125,000	\$ 125,000	\$ -	0.0%
Vehicle Insurance	135,000	137,000	2,000	1.5%
Property and Equipment Insurance	55,000	88,000	33,000	60.0%
General Liability Insurance	70,000	60,000	(10,000)	-14.3%
Law Enforcement Liability Insurance	100,000	100,000	-	0.0%
Public Entity Liability Insurance	55,000	55,000	-	0.0%
Workers Comp. Excess Liability Insurance	90,000	90,000	-	0.0%
Criminal Liability Insurance	4,200	4,200	-	0.0%
Cyber Liability Insurance	-	8,000	8,000	100.0%
Umbrella Liability Insurance	60,000	60,000	-	0.0%
Medical Services (PS Custody)	40,000	40,000	-	0.0%
Claims and Judgments	551,730	545,000	(6,730)	-1.2%
Other Uses: (2),(3)				
Reserve	346,180	-	(346,180)	-100.0%
Total Expenditures (All Uses):	\$ 1,632,110	\$ 1,312,200	\$ (319,910)	-19.6%

Notes:

(1) Variances are based on current year-to-date premium expenditures.

(2) Includes non-operating revenue and expenditures such as Budgeted Fund Balance and Reserve. The true operational budget variance after adjusting for non-operating accounts approximates 4%.

(3) Annually after the year-end accrual period (i.e. September), the city carries-forward available fund balance and places in a Reserve account. The purpose is to provide elected officials, city staff, citizens, and stakeholders with a transparent view of the funding available for future initiatives. The carry-forward for FY 2017 will occur subsequent to adoption of the budget.

City of Alpharetta

Risk Management Fund

Statement of Revenues, Expenditures, and changes in Fund Balance ⁽¹⁾

	FY 2013 Actual	FY 2014 Actual	FY 2015 Actual	FY 2016 Amended Budget	FY 2017 Recommended Budget
Beginning Fund Balance:	\$ 776,139	\$ 646,621	\$ 334,109	\$ 367,911	\$ 346,181
Revenues:					
Charges for Services	\$ 1,169,500	\$ 1,075,800	\$ 1,115,000	\$ 1,262,000	\$ 1,310,000
Interest Earnings	1,765	2,815	1,724	2,200	2,200
Other:					
Insurance Proceeds	57,176	105,618	89,298	-	-
	\$ 1,228,441	\$ 1,184,232	\$ 1,206,021	\$ 1,264,200	\$ 1,312,200
Expenditures:					
Maintenance & Operations:					
Workers Comp. Administration	\$ -	\$ -	\$ -	\$ -	\$ -
Professional Services	125,419	116,273	122,141	125,000	125,000
Vehicle Insurance	121,475	109,997	128,809	135,000	137,000
Property and Equipment Insurance	62,063	65,384	62,856	55,000	88,000
General Liability Insurance	80,774	71,942	52,315	70,000	60,000
Law Enforcement Liability Insurance	141,141	93,996	91,350	100,000	100,000
Public Entity Liability Insurance	33,287	55,175	48,825	55,000	55,000
Workers Comp. Excess Liability Insurance	67,998	74,829	79,485	90,000	90,000
Employee Benefits Liability Insurance	450	-	-	-	-
Criminal Liability Insurance	-	4,075	4,075	4,200	4,200
Cyber Liability Insurance	-	-	-	-	8,000
Umbrella Liability Insurance	76,316	59,393	52,115	60,000	60,000
Medical Services (PS Custody)	-	25,336	19,210	40,000	40,000
Claims and Judgments	649,036	820,343	511,038	551,730	545,000
	\$ 1,357,960	\$ 1,496,745	\$ 1,172,219	\$ 1,285,930	\$ 1,312,200
Other Financing Sources (Uses):					
Interfund Transfer:					
General Fund	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Fund Balance: (1)	\$ 646,621	\$ 334,109	\$ 367,911	\$ 346,181	\$ 346,181
Changes in Fund Balance (actual/est.) (2)	\$ (129,519)	\$ (312,512)	\$ 33,802	\$ (21,730)	\$ -

Notes:

(1) In order to accurately measure anticipated fund balance usage, this schedule omits the Carryforward Fund Balance and Non-Allocated/Reserve accounts.

(2) Available Fund Balance is being used in FY 2013-2014/2016 to supplement the reserve for claims and judgments.

City of Alpharetta Medical Insurance Fund Statement of Budgetary Comparisons (FY 2016-2017)

	FY 2016 Amended Budget	FY 2017 Recommended Budget	\$ Variance	% Variance
Charges for Services:				
Medical Insurance Premiums				
Employer Contribution	\$ 5,952,922	\$ 6,520,032	\$ 567,110	-
Employee Contribution	705,592	724,448	18,856	-
Interest	-	-	-	-
Other Financing Sources:				
Budgeted Fund Balance	-	688,514	688,514	-
Total Revenues (All Sources):	\$ 6,658,514	\$ 7,932,994	\$ 1,274,480	-
Maintenance and Operations				
Medical Premiums	\$ 1,350,000	\$ 1,441,673	\$ 91,673	-
Other				
Medical Claims	4,620,000	5,714,666	1,094,666	-
Reserve	688,514	776,655	88,141	-
Total Expenditures (All Uses):	\$ 6,658,514	\$ 7,932,994	\$ 1,274,480	-

Notes:

The Medical Insurance Fund accounts for activity under the City's Minimum Premium Plan (MPP) in accordance with Generally Accepted Accounting Principles.

Accounting rules dictate the creation of an Internal Service Fund to track activity under an MPP. As such, this fund does not represent new costs. Rather, it represents a flow of funds from the Operating Funds (e.g. employer/employee premiums) that does have the effect of grossing-up the totals as the appropriations are reflected in multiple Funds.

Under the MPP, the City and the medical insurer (CIGNA) agree that the City will be responsible for paying all claims up to an agreed-upon aggregate level, with the insurer responsible for the excess. The insurer will continue to process claims and administrative services. Through the MPP arrangement, the City is able to reduce premium taxes while maintaining coverage benefits. The MPP is still a fully insured medical plan.

The FY 2017 Budget totals \$7.9 million and represents premiums (employer and employee) and the associated expenditures (administration, claims, and reserves). The operating funds (e.g. General Fund, E911 Fund, DEA Fund, and Sanitation Fund) all include group insurance expenses that represent the City's costs.

City of Alpharetta

Medical Insurance Fund

Statement of Revenues, Expenditures, and changes in Fund Balance

	FY 2013 Actual	FY 2014 Actual	FY 2015 Actual	FY 2016 Amended Budget	FY 2017 Recommended Budget
Beginning Fund Balance:	\$ -	\$ -	\$ -	\$ -	\$ 688,514
Revenues:					
Charges for Services	\$ -	\$ -	\$ -	\$ 6,658,514	\$ 7,244,480
Interest	-	-	-	-	-
	\$ -	\$ -	\$ -	\$ 6,658,514	\$ 7,244,480
Expenditures:					
Medical Premiums	\$ -	\$ -	\$ -	\$ 1,350,000	\$ 1,441,673
Medical Claims	-	-	-	4,620,000	5,714,666
Reserve	-	-	-	-	-
	\$ -	\$ -	\$ -	\$ 5,970,000	\$ 7,156,339
Other Financing Sources (Uses):					
Interfund Transfer:					
Debt Service Fund	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Fund Balance:	\$ -	\$ -	\$ -	\$ 688,514	\$ 776,655
<i>Changes in Fund Balance (actual/est.)</i>	\$ -	\$ -	\$ -	\$ 688,514	\$ 88,141

City of Alpharetta
FY 2017 Budget
Summary of Capital Changes

	CIP as presented on 5/2/2016	CIP as presented on 5/23/2016	Changes	Budget Book Page #
City Administration				
Alpharetta History Room	\$ 250,000	\$ 250,000	\$ -	26
Downtown Beautification/Façade Imp. Grant Program	50,000	50,000	-	26
Economic Development Toolkit	100,000	100,000	-	26-27
Senior Citizen History Project	25,000	25,000	-	27
Downtown Sculpture Program	75,000	75,000	-	27
Subtotal	\$ 500,000	\$ 500,000	\$ -	
Community Development				
Recurring Fleet Replacement (F-150; 2017 Qty: 2)	\$ 50,000	\$ 50,000	\$ -	23
Design Services	50,000	50,000	-	27
Subtotal	\$ 100,000	\$ 100,000	\$ -	
Information Technology				
Technology Replacement (all City departments)	\$ 300,000	\$ 300,000	\$ -	23
Data Center Backup Storage (replacement)	220,000	220,000	-	23
Telephony VOIP Network Switches (replacement)	150,000	150,000	-	23-24
Application and Desktop Virtualization (scaled down)	-	50,000	50,000	24
Subtotal	\$ 670,000	\$ 720,000	\$ 50,000	
Public Works				
Recurring Traffic Signal System Maintenance	\$ 75,000	\$ 75,000	\$ -	19
Recurring Milling and Resurfacing	2,500,000	2,500,000	-	19
Recurring Traffic Control Equipment	75,000	75,000	-	19
Recurring Traffic Striping and Signage	180,000	180,000	-	20
Recurring Traffic Calming/Intersection Safety Improvements	35,000	35,000	-	20
Recurring Bridge Maintenance	175,000	175,000	-	20
Recurring Tree Planting and Landscape Improvements	75,000	75,000	-	20
Recurring Stormwater Pipes/Structure Repair and Maint.	1,250,000	1,250,000	-	21
Recurring Stormwater Drainage Maintenance (ponds, BMPs, sweeping, etc.)	200,000	200,000	-	21
Recurring Stormwater Inspections	100,000	100,000	-	21-22
(1) Recurring Stormwater Studies	150,000	-	(150,000)	removed
Recurring Fleet Replacement (F-150; Qty: 2)	70,000	70,000	-	20
Recurring Fleet Replacement (Admin. Vehicle; Qty: 1)	35,000	35,000	-	21
Rubber Tire Backhoe/Loader (replacement/upgrade)	90,000	90,000	-	21
Northwinds Street and Pedestrian Lights	210,000	210,000	-	27-28
Pedestrian Intersection Improvements (design)	60,000	60,000	-	28
Rucker Rd Corridor Improvements	16,000,000	16,000,000	-	17
Kimball Bridge Rd Congestion Mitigation (North Point Pkwy to Waters Rd)	9,000,000	9,000,000	-	17
Windward Pkwy Corridor Improvements (S.R. 9 to Westside Pkwy)	2,000,000	2,000,000	-	17
Lily Garden Terrace (Trailer St) Extension (Construction)	1,500,000	1,500,000	-	17
Sidewalk Improvements (Unallocated)	6,000,000	6,000,000	-	18
Parking Garage (west side of Main Street)	7,200,000	7,200,000	-	19
Surface Parking Lot (west side of Main Street)	1,125,771	1,125,771	-	19

	CIP as presented on 5/2/2016	CIP as presented on 5/23/2016	Changes	Budget Book Page #
Old City Hall Brick Wall installation in new City Hall	25,000	25,000	-	28
Downtown Enhancements	35,000	35,000	-	29
Design Services	115,000	115,000	-	29
Old Roswell St Pedestrian Improvements	-	150,000	150,000	28
Pole Barn Extension	-	35,000	35,000	28-29
Webb Bridge Rd Corridor (design)	-	100,000	100,000	28
Subtotal	\$ 48,280,771	\$ 48,415,771	\$ 135,000	
Public Safety				
Fleet Replacement (2017 Qty: 8)	\$ 300,000	\$ 300,000	\$ -	24-25
Public Safety Equipment (replacement)	185,500	185,500	-	25
(2) PS Headquarters Improvements	100,000	100,000	-	29
PS Facilities (multiple) Roof Repair/Replacement	206,000	206,000	-	30-31
RAPSTC Repairs/Improvements (replacement)	171,623	171,623	-	31
(2) Public Safety Headquarters Expansion	2,700,000	2,700,000	-	31-32
License Plate Recognition Grant Program	80,000	80,000	-	32
Subtotal	\$ 3,743,123	\$ 3,743,123	\$ -	
Recreation and Parks				
Fleet Replacement (2017 Qty: 2)	\$ 50,000	\$ 50,000	\$ -	25
Athletic Scoreboards (maintenance/replacement)	20,000	20,000	-	25
Park Equipment Replacement (recurring)	42,000	42,000	-	26
Parks Facilities (multiple) Roof Repair/Replacement	137,000	69,000	(68,000)	32-33
(1) Wills Park Water Quality Imp. Design (Equestrian Ctr)	-	75,000	75,000	22
(1) Wills Park Drainage Imp. Design (main parking lot)	-	50,000	50,000	22
Eastside Community Center/YMCA Partnership	2,500,000	2,500,000	-	18
(3) Alpharetta Arts Center Development	1,500,000	2,800,000	1,300,000	18-19
Wills Park Pool Renovation	4,000,000	4,000,000	-	18
(3) Parkland Acquisition	7,000,000	6,450,000	(550,000)	18
Greenway Extension to Forsyth County	6,500,000	6,500,000	-	17
Design Services	50,000	50,000	-	34
Webb Bridge Park Spectator Seating	-	135,000	135,000	34
Park Master Plans (Union Hill Park/Windward Soccer Complex)	-	68,000	68,000	33
Wills Park Batting Pavilion (\$112,500 City; \$112,500 AYBA)	-	225,000	225,000	34
Subtotal	\$ 21,799,000	\$ 23,034,000	\$ 1,235,000	
General Government				
Grant Matches	\$ 20,000	\$ 20,000	\$ -	34
Subtotal	\$ 20,000	\$ 20,000	\$ -	
TOTAL	\$ 75,112,894	\$ 76,532,894	\$ 1,420,000	
NON-ALLOCATED	\$ 1,821,463	\$ 1,263,963	\$ (557,500)	

Funding will be used to fund design of the following drainage improvement projects: Wills Park Drainage and Water Quality

- (1) Improvements (Equestrian Center); and Wills Park Drainage Improvements (main parking lot). The Windward Dam Breach study will be funded utilizing existing (2016) appropriations.
- (2) Staff will combine the two project scopes during the procurement process.
- (3) The increase in funding for the Alpharetta Arts Center is coming through impact fee monies (reallocation of impact fee funding for parkland acquisition as well as projected additional impact fees for FY 2017).

**City of Alpharetta
FY 2017 Budget
Summary of Operating Initiative Changes**

	Operating Initiatives as Presented on 5/2/2016	Operating Initiatives as Presented on 5/23/2016	Changes	Budget Book Page #
General Fund				
City Administration				
Contracted Marketing/Public Relations Services	\$ 100,000	\$ 100,000	\$ -	12
Public Safety				
Cardiac Monitors Replacement Lease	50,000	50,000	-	12-13
Fingerprint Technician (PT to FT)*	unfunded	funded	see note	13
E-911 Fund				
Communication Officers (4 FTE)	212,000	212,000	-	14
	\$ 362,000	\$ 362,000	\$ -	

* \$40,000 (net cost) will be absorbed in base budget request; no additional budget allocation is being requested.