



PLANNING COMMISSION MEETING OCTOBER 4, 2018

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

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*Public comments are noted as heard by the Planning Commission, but not quoted or paraphrased. This document includes limited presentation by the Planning Commission and invited speakers in **summary** form.*

I. CALL TO ORDER

II. ROLL CALL

Members Present

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

Members Absent

- John Goss
- Candy Waylock

Staff Present

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

III. APPROVAL OF MEETING MINUTES

a. Planning Commission Minutes 9.6.18

- ❖ Commissioner Attig offered a motion approve the meeting minutes
 - Commissioner Attig seconded the motion
 - The motion was approved (6-0-1)(Usry)

IV. ITEMS FROM BOARD MEMBERS

V. ITEMS FROM STAFF

VI. PUBLIC HEARING

a. MP-18-08/CU-18-09 Hyatt House Extended Stay Hotel/Preston Ridge

Michael Woodman, Senior Planner, presented consideration of a request for master plan amendment and conditional use permit to allow an 'Extended Stay Hotel' for a 4-story, 128-room Hyatt House in the Preston Ridge Master Plan Pod F. The property is located at 3225 Webb Bridge Road and is legally described as being located in Land Lots 1261 & 1262, 2nd District, 2nd Section, Fulton County, Georgia.

Staff recommends denial. If approval is considered the following conditions are recommended:

1. Site shall be developed substantially as shown on plan prepared by AEC, revised 9/25/2018, except for modifications required to comply with the conditions below.
2. One (1) extended stay hotel shall be permitted not to exceed 4 stories in height with a maximum 128 guest rooms.
3. 'Extended Stay Hotel' shall be added as a conditional use in Preston Ridge Pod F at 3225 Webb Bridge Rd.
4. Conditional use approval shall be limited to the Hyatt House; no additional extended stay hotel businesses or subleasing shall be permitted within the approved space.
5. Building shall be brick or stone on all 4 sides with traditional architecture common to Alpharetta. Air conditioning units shall be concealed on the building elevations. Building shall have architectural detail and ornamental features on all 4 sides, with final approval by DRB. Site and landscape plan shall also require DRB approval.
6. Retaining walls visible from the public right-of-way shall be faced with masonry material (brick or stone) and shall be compatible with materials used for the primary structure, as approved by DRB. Retaining walls over 10' shall be tiered with a minimum 5' prepared planting bed space. Guardrail shall be decorative black metal, with final approval by DRB.

7. A 10' ornamental heavy landscape strip with street trees and decorative pedestrian lighting shall be provided along Webb Bridge Road, exclusive of overhead utilities and easements. Lighting shall be maintained by the development.
8. Site entrance shall include decorative landscaping, as approved by DRB.
9. Decorative foundation plantings shall be provided with final approval by DRB.
10. Detention pond shall be heavily screened from Webb Bridge Road, as approved by DRB. Detention pond screening shall be exclusive of the required 10' landscape strip and 10' access easement. 10' access easement shall be unobstructed with a generally flat grade, as approved by Staff.
11. Developer shall provide an 8' sidewalk with 6' planting strip along Webb Bridge Road, including street trees, shrubs and pedestrian lighting, as approved by Staff.
12. Site driveway shall align with opposing driveways, as approved by Staff.
13. Developer shall provide interparcel connectivity to the office development to the east, if possible.
14. Developer shall provide fire access to right, left and rear sides of building, as approved by Staff.
15. Outdoor amenity space shall be improved, as depicted on the site plan prepared by AEC, revised 9/25/2018, and per the City's UDC requirements.
16. Tree removal shall be limited to the submitted site plan prepared by AEC, revised 9/25/2018.
17. Generator and dumpster shall be contained within an enclosure with materials that match the building and shall include landscape screening as approved by DRB.

There was discussion from the Board:

- Changes to Zoning Ordinance regarding hotels
- Entitled Hotels in the City

Presentation from the Applicant:

- Definition of Extended Stay Hotel
- Zoning Map
- Target Market being Office Market
- Hyatt House brand
- Hotel Rating
- No Laundry Facilities
- Restaurant and Bar
- Site Plan
- Minimum sizes of rooms
- Grading Plan
- Elevations
- Site Line Study
- Interior of rooms
- Access to rooms
- Room matrix
- Criteria For Extended Stay Hotels
- Police Statistics
- CZIM positive comments
- Caters to Business class customer

More discussion from the Board:

- Reason for selecting this particular property
- Average weekly rent
- Average stay in non-extended stay hotel

Public Comment:

In Favor:

None

In Opposition:

1. Valerie Manley, 5140 Southlake Drive, WCSA

Concerns:

- Inappropriate Development
- Crime Statistics
- Drug Trade
- Human Trafficking
- Close proximity to High School

Applicant Rebuttal:

- High end Hotel, only reason for Public Hearing is that rooms have cooktops

More discussion from the Board:

- Percentage of rooms with cooktops
 - 70% of rooms are for extended stay
 - Occupancy Rate for Extended Stay Hotels
 - Not in Master Plan
 - No compelling reason to allow in this Master Plan
 - Number of extended stay rooms already in the City
- ❖ Commissioner Attig offered a motion to deny
 - Commissioner Usry seconded the motion
 - The motion was approved (7-0)

b. PH-18-04 Unified Development Code Text Amendments/PSC, MU and North Point Overlay District

Caleb Racicot presented consideration of text amendments to Unified Development Code to amend the Planned Shopping Center (PSC) and Mixed Use (MU) zoning districts to allow residential uses in the North Point LCI and to create a North Point Overlay.

The North Point LCI includes a vision for the area to become a walkable, mixed-use EcoDistrict with connections to greenspace and between uses and alternative modes of travel. Most properties in the North Point LCI are zoned PSC, which currently does not permit residential uses.

- Text amendments are proposed to the PSC district to add 'Dwelling, 'For-Sale', Attached and Detached' and 'Drug Store (Pharmacy)' as conditional principal uses, as well as review criteria for considering master plans in the PSC district.
- Text amendments are proposed to the MU district to add 'Grocery Store', 'Drug Store (Pharmacy)' and 'Hardware Store' as conditional uses, amend open space requirements, mixed use percentages, district regulations.
- North Point Overlay regulations have been created to address a variety of development standards, including use and density, placemaking, site regulations, streets, parking, landscaping and screening, building design, signs, open space, and EcoDistrict measures.

There was no Public Comment.

After discussion:

- Change in retail per cent in MU
- Online Shopping affecting Mall Sales
- Rationale for decrease in Parking
- Commercial Vs. Residential
- Screening of Parking Decks
- Eco-District Point Systems
- Conditional Uses
- Rental Study percentages
- Branding
- Code update needed to follow LCI
- Mass Transit
- Building Design
- Rental Requirements

Public Comment:

In Opposition:

1. Denn Webb, Attorney representing Brookfield Property and Providence Group.

Concerns:

1. Conflicting Provisions
2. "Grid pattern"
3. 2.2.20 B Permitted Principal Uses

There was more discussion:

- Size of blocks
- Presenter clarified "Grids" and Block size requirements based on understanding of LCI. Important to set a standard.
- Presenter Read language for extenuating circumstances to allow modification to block sizes
- Mixed use percentages
- Director Cook read potential 2.2.20.B Addition Proposed Mixed Use Percentages to address Den Webb's concerns
- Discussion on 2.10.E Conflicting Provisions
- Ability of Applicant's to make a case for a Variance which is based on a hardship

❖ Commissioner Brady offered a motion to approve referencing the addition of 2.2.20 Mixed Use District, Under B scratch the blue writing that says except for property North Point Overlay, we will make an addition of additional hand out by Staff of #5 which will be included into the handout that we are looking at . On pg.3 at the top, in blue It says " In the Northpoint LCI these per centages shall not apply however new development or redevelopment shall create a mix of uses" shall be deleted. Further down that document C1C. – Dwelling for Sale will be included and Drugstore will be included as part of the motion.

- Commissioner Usry seconded the motion
- The motion was approved (6-1)

c. PH-18-05 Unified Development Code Text Amendments/Fire Pit & Clearing and Grading Regulations

This item was tabled by the Planning Commission on July 12, 2018. It will have to be removed from the table for consideration.

- ❖ Commissioner Brady offered a motion to remove from the table
 - Commissioner Perkins seconded the motion
 - The motion was approved (7-0)

Kathi Cook, Director of Community Development, presented consideration of text amendments to Unified Development Code, Article III to address clearing and grading activities and Article IV to add Fire Pit regulations. This item was heard at the July 12, 2018 Planning Commission meeting. Two (2) residents spoke on the item with concerns over the fire pit regulations. After discussion, the Planning Commission tabled the item. The item was presented at a Council workshop on September 17, 2018. Council directed staff to move forward with the fire pit regulations as proposed by Staff with the addition of a definition for 'fire pit', removal of 'grills and stoves' from the proposed regulation and only regulating the size and setbacks for a recreational fire pit.

Fire Pit Regulations:

Staff proposes to add recreational fire pit definition and regulations to UDC Section 4.4, Development Permitting and Construction. UDC text amendments are proposed in response to questions and complaints received from residents with concerns over smoke intrusion and safety. The UDC does not currently regulate recreational fire pits. Staff proposes regulations that would limit the size and location of a recreational fire pit.

Clearing & Grading:

Staff proposes to add a definition for 'Mass Grading' and regulations to UDC Section 3.2 addressing clearing and grading activities associated with land development.

There was discussion from the Board:

- Reason for amendment
- Solves new construction on small lots
- Firepits do not require permits
- Previously built firepits would be grandfathered
- Nuisance of smoke
- Regulation of location and size

Public Comment:

In Favor:

1. Frank Wingate, 610 Flying Scot Way

In Opposition:

1. John Courtney, 120 Woodfield Ln

Concerns:

- Unenforceable law
- City Code vs. UDC

There was more discussion from the Board concerning whether this addresses the matter appropriately.

- ❖ Commissioner Brady offered a motion to approve with Staff recommended text amendments with adjustments:

Recreational Fire Pits.

1. Definition. A pit dug and/or constructed into or on the ground in which a contained outdoor fire is made.
2. Fire pits shall have a diameter of no greater than three feet (3') or a burn area of no greater than seven (7) square feet. Fire pits must be at least twenty-five feet (25') from all structures and twenty-five feet (25') from property lines.

Mass Grading. The grading within existing or across proposed property lines including the removal of trees and disturbance of soils in order to prepare a site for construction where buildings are not approved.

3.2.5 Land disturbance permit for development activity.

1. Trees and or soils shall not be disturbed or removed in order to pad grade or mass-grade a site unless building construction is imminent. In order to be imminent, proposed buildings shall require approval.
 - Commissioner Usry seconded the motion
 - The motion was approved (6-1)(Bendall)

VII. ADJOURNMENT