



PLANNING COMMISSION MEETING FEBRUARY 7, 2019

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

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MEETING MINUTES
 - a. January 3, 2019 Minutes
- IV. ITEMS FROM BOARD MEMBERS
- V. ITEMS FROM STAFF
- VI. PUBLIC HEARING

- a. Z-18-13/V-18-21 Kimball Bridge School Adaptive Reuse

This item has been deferred by Staff until Thursday, March 7, 2019. It will not be considered on February 7, 2019.

Consideration of a request to rezone approximately 4.44 acres from SU (Special Use) to O-I (Office-Institutional) to allow for the reuse of existing buildings and development of 210,000 square feet of office use, 10,000 square feet of freestanding retail use, 16,000 square feet Culinary School, 24,000 square feet of restaurant use and structured parking. Variances are requested to allow buildings within required landscape strips, to reduce building setbacks, to reduce the minimum lot size in the O-I district, to increase the maximum building coverage in the O-I district, to increase the maximum impervious area in the O-I district, and to reduce parking requirements. The property is located at 154 Kimball Bridge Road and is legally described as being located in Land Lots 800 and 801, 1st District, 2nd Section, Fulton County, Georgia.

- b. Z-18-11 1699 Land Co/Hampton Hall Phase VIII

This item has been deferred by Staff until Thursday, March 7, 2019. It will not be considered on February 7, 2019.

Consideration of a request to rezone approximately 5 acres from AG (Agriculture) to R-15 (Dwelling, 'For-Sale', Residential) to allow for a 10-lot single-family detached subdivision. The property is located on High Hampton Chase, just west of Haven Bluff in the Hampton Hall subdivision and is legally described as being located in Land Lot 917, 1st District, 2nd Section, Fulton County, Georgia.

- c. **MP-18-07/Z-18-10/CU-18-08/V-18-10 Brookfield/North Point Mall**
Consideration of a request to rezone approximately 83.67 acres from PSC (Planned Shopping Center) to MU (Mixed-Use) to allow for the redevelopment of the Sears with 300 'Dwelling, 'For-Rent' Residential' units and 24,000 square feet of retail/restaurant space. A master plan amendment to the North Point Mall Master Plan is requested to allow the proposed development and a conditional use is requested to allow 'For-Rent' use. Variances are requested to eliminate the required neighborhood grocery associated with 'For-Rent' use, to reduce requirement for ground-floor non-residential uses in the 'For-Rent' building, to allow enclosed amenity space in North Point Mall to count toward required amenity space and to modify mix of use percentages in the MU district. The property is located at 1000 North Point Circle and is legally described as being located in Land Lots 688, 689, 700, 701, 702, 742 & 743, 1st District, 2nd Section, Fulton County, Georgia.
- d. **MP-18-12/CU-18-14/V-18-19 ECCO Park/North Point Business Center Master Plan**
Consideration of a request to amend the North Point Business Center Master Plan to add 'Dwelling, 'For-Sale', Attached' as a permitted use in Pod 1 to allow for the construction of 159 'For-Sale' condominium units on 9.2 acres. A conditional use is requested to allow 'Dwelling, 'For-Sale', Attached' and to allow a density in excess of 8 dwelling units per acre. Variances are requested to modify site design and streetscape standards, to increase the maximum block size, to remove the requirement for certain buildings to have a street-facing pedestrian entrance and to allow required parking to be unenclosed. The property is located at 1275 North Point Drive, just west of Haynes Bridge Road and is legally described as being located in Land Lots 743 & 754, 1st District, 2nd Section, Fulton County, Georgia.

VII. ADJOURNMENT