



## OFFICIAL CITY COUNCIL MEETING MINUTES

**MAY 22, 2017**

CITY HALL- 2 PARK PLAZA

**6:30 PM**

### Official Minutes

The public is advised that the following minutes are not a verbatim transcription of business presented at the Council Meeting of the date shown; but are a synopsis of pertinent information. The public is further advised that the tapes recorded at said meeting are a matter of public record and are available to be heard at the City of Alpharetta's Clerk's office during normal business hours.

#### I. CALL TO ORDER

- *Mayor Belle Isle called the meeting to order at 6:31 p.m.*

#### II. ROLL CALL

- Council Members
  - o Mayor David Belle Isle
  - o Chris Owens (Mayor Pro Tem)
  - o Jason Binder
  - o Jim Gilvin
  - o Mike Kennedy
  - o Dan Merkel
  - o Donald Mitchell
- Staff
  - o Bob Regus, City Administrator
  - o Coty Thigpen, City Clerk
  - o Sam Thomas, City Attorney
  - o James Drinkard, Asst. City Administrator
  - o John Robison, Director of Public Safety
  - o Pete Sewczwicz, Director of Public Works
  - o Peter Tokar, Director of Economic Development
  - o Randy Bundy, Director of Information Technology
  - o Morgan Rodgers, Director of Recreation, Parks, and Cultural Affairs

#### III. PLEDGE TO THE FLAG

IV. PROCLAMATIONS AND PRESENTATIONS

- A. Retirement Proclamation - Lyn Kennedy
- B. Alpharetta Arts Awareness Day

V. CONSENT AGENDA

- A. Council Meeting Minutes (Meeting of 05/15/2017)
- B. Alcoholic Beverage License Applications - PH-17-AB-12 LTF Club Operations Company, Inc.  
d/b/a Lifetime Fitness – 855 North Point Pkwy

❖ *Council Member Owens offered a motion to approve the Consent Agenda*

- *The motion received a second from Council Member Kennedy*
- *The motion was approved 7-0*

VI. PUBLIC HEARING

- A. CLUP-17-03 / MP-17-05 / Z-17-05 / CU-17-05 / V-17-16: Northwinds Summit / Pope & Land

*NOTE: This item will be neither heard nor discussed during this meeting. It has been deferred by the Applicant and will be placed on the City Council Agenda for Thursday, June 1, 2017.*

- B. PH-17-12: Design Review Board Ordinance and Design Guidelines Amendments

*NOTE: This item will be neither heard nor discussed during this meeting. It has been deferred at the request of City Staff. A future date for consideration has not been scheduled.*

- C. CLUP-17-02 / Z-17-04: Taylor Morrison/40 Cumming Street/DT-R

*NOTE: This item will be neither heard nor discussed during this meeting. It has been deferred by the Applicant and will be placed on the City Council Agenda for Thursday, June 1, 2017.*

- D. Z-17-03: Thompson Street / Burnett Circle / DT-LW 

- Director of Community Development, Kathi Cook, came forward to present this item on behalf of staff
- Approve Z-17-03 Thompson Street & Burnett Circle/DT-LW request for rezoning, subject to the following conditions:
  - 1. The site, consisting of approximately 5.722 acres, shall be zoned DT-LW and developed substantially similar to site plan submitted by PEC, dated 4/24/2017, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
  - 2. The residential density shall be limited to no more than 7.51 dwelling units per acre.
  - 3. Minimum building setbacks shall be: 10' on Thompson Street and 20' on Westside Parkway.

4. A minimum 15' transitional, planted buffer shall be provided adjacent to the proposed City Park to the north, as shown on plan.
5. Final streetscape shall match the approved Thompson Street streetscape standards and include decorative pedestrian lighting as approved by Staff.
6. Roadways with on-street parking shall incorporate curb extensions at intersections. Internal road shall include on-street parking and sidewalk, if feasible, as approved by Staff.
7. Setback along Thompson Street shall be developed with a park like setting with heavy decorative landscape. The landscape shall tie into existing corner landscape and include plant selections promoting the entrance to the historic district. Area to be maintained by the HOA.
8. A stacked stone, brick or granite wall shall be constructed between homes and front landscape area. Under ledge wall lighting shall be required. Benches and a public art pedestal shall be approved by Staff.
9. Civic and amenity areas shall include a mix of trees, shrubs, and ground covers of varying heights, textures and colors as approved by Staff.
10. Development shall not be gated and roads will be private and maintained by the HOA.
11. Townhome architecture and materials shall be developed in compliance with the Alpharetta Downtown Code subject to approval by Staff. 4-sided architecture and materials shall be required.
12. In exchange for city-owned land and in lieu of payment for abandoned Burnett Circle right-of-way, the developer shall construct and dedicate a 0.98-acre City Park as depicted on the exhibit submitted by Site Solutions, including all depicted improvements. Trash in the stream at the northwest corner of the property shall be picked up by hand. City Park and Alpha Loop improvements shall be eligible for park impact fee credits. There shall be no credits for land value.
13. The greenspace amenity area between Units 5-10 and Units 33-38 shall link the Alpha Loop to the Thompson Street sidewalk through a pedestrian/bicycle connection. Connection shall be an 8' concrete accessible path and incorporated within a 10' pedestrian access easement dedicated to the City. Easement documents shall address maintenance responsibilities and remedies. The Decorative entrance signage with arch approved by Staff shall be provided in order to delineate public use of the Alpha Loop. Design to be approved by Staff in order to ensure uniform design. Trail shall be maintained by the HOA.
14. Developer shall also construct the Alpha Loop through the City Fitness Park property and receive parks impact fee credits.
15. Parking areas and internal driveways shall be heavily screened from Westside Parkway, Thompson Street and proposed City Park.
16. Internal sidewalks shall be provided to the fronts of units and shall be a minimum 5' with pedestrian-scale lighting provided throughout the development.
17. All buildings shall have connectivity to the sidewalk system.
18. Fencing visible from the street, Alpha Loop and City Fitness Park shall be decorative as approved by Staff.
19. Existing trees shall be preserved as depicted on Sheet Z5 zoning plan prepared by PEC, revised 4/24/2017. Additional encroachments shall be allowed per this plan with additional tree care to offset the encroachment as approved by Staff.
20. Remove exotic and invasive trees and shrubs within open space/tree save areas and within City Park area and replant where sparse as approved by Staff.
21. Street trees shall be required along Westside Parkway within the beauty strip, as well as behind the sidewalks as a continuation of what has been previously planted or designed along Westside Parkway along with heavy landscape screening as approved by Staff.

- Street Trees along Thompson Street shall follow the Thompson Street Standards or as approved by Staff.
22. Street trees of the proper size and locations shall be required along all internal roads as approved by Staff.
  23. Off-site tree encroachment shall be limited to no more than 20% on the CRZ and shall require notification/approval by property owner, as approved by administrative variance.
  24. Decorative paver aprons shall be required at the driveway as approved by Staff.
  25. Landscape, hardscape, fences and walls shall compliment materials used along Thompson Street, as approved by Staff.
  26. Developer shall provide easement to allow for a future road connection between the subject property and the property to the west.
  27. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.
  28. The developer shall procure and install a fence along the north side of the property adjacent to Academy Park, with input from Academy Park as to the location, type and height, final approval by Staff.
- The applicant, Residential South Partners, is requesting a rezoning on 5.722 acres from R-12 (Dwelling, 'For-Sale' Residential) and R-15 (Dwelling, 'For-Sale' Residential) to DT-LW (Downtown Live-Work) to allow for the construction of 43 'For-Sale' townhome units. The subject property is located on the north side of the Thompson Street/Westside Parkway intersection.
  - The submitted request, if approved, will allow Residential South Partners to construct 43 'For-Sale' townhome units on 5.722 acres with a residential density of 7.51 dwelling units per acre. The property is located on the north side of the Thompson Street/Westside Parkway intersection.
  - The subject property consists of 14 parcels of land zoned R-12 and R-15. Surrounding properties are zoned MU and R-15 to the east, R-4A to the north, MU to the south and R-12 to the west. These properties include a detached home to the west, Old Milton Holdings (A.K.A. East Village) and Avalon to the south, Academy Park to the north and Avalon and City Fitness Park to the east. The property has a comprehensive land use plan designation of Mixed Use Live Work, which permits the proposed townhome use.
  - The properties are currently developed with ten (10) single-family detached homes and two (2) parcels are City-owned. Many of the privately-owned properties on Burnett Circle have received Code violations over the years, including violations for inoperable vehicles, dilapidated structures, trash, unmaintained fences, and overgrown vegetation.
  - The applicant proposes a land swap whereby 0.62 acres of City-owned land would be provided to the applicant's development in exchange for a 0.98-acre improved City Park. The applicant also proposes the abandonment of the Burnett Circle right-of-way. If approved, the applicant will incorporate the abandoned right-of-way into the proposed development. New internal roads will be private and maintained by the HOA established for the subdivision.
  - A total of 280 townhomes have been approved in the Downtown Overlay, including 111 along Thompson Street. For comparison, 156 single-family detached (SFD) units and 90 condominium units have been approved in the Downtown Overlay, including 94 SFD and 66 condominium units along Thompson Street. The Downtown Master Plan, which was approved in February

2015, included a Market Study (see table below) indicating that the Downtown area could absorb between 185 – 210 townhome units over the next five (5) years.

- The submitted site plan depicts 43 townhome units in nine (9) buildings. Each building is proposed to be three (3) stories or 40'. Townhome buildings along Thompson Street and Westside Parkway are oriented to those streets. 20 visitor parking spaces are depicted at various locations throughout the development, which complies with the Downtown Code requirement of 0.15 parking spaces per residential unit. One (1) project driveway is depicted on Thompson Street. 8' sidewalks are proposed along Thompson Street and Westside Parkway. Minimum building setbacks are shown as follows:
  - Westside Parkway – 20'
  - Thompson Street – 10'
  - Internal (Side) Setbacks – 0'
  - Internal (Rear) Setbacks – 10' (alley), 3' (No alley)
- A 0.98-acre linear park is depicted along the north side of the property, including a 12' path (Alpha Loop), overlook of the stream, seating, landscape and green space with connection to the City Fitness Park to the east. An eight-foot (8') path is provided through the development connecting the Alpha Loop on the north side of the property to the sidewalk along Thompson Street. The park is proposed in conjunction with a land swap for city-owned properties along Westside Parkway and Thompson Street.
- There are several trees on the subject property, consisting mainly of Hardwoods (Oak, Poplar, Maple and Dogwood). Staff had concerns with the applicant's initial site plan, which did not save many trees. However, staff encouraged the applicant to re-examine the proposed site plan and the applicant's revised site plan now incorporates several tree save areas throughout the site.
- The applicant intends to provide for underground detention, which will outfall into the stream.
- The applicant submitted an elevation which is described as Farmhouse Vernacular. Farmhouse Vernacular is not currently an approved architectural style in the Alpharetta Downtown Code. As depicted in the rendering below, the townhome buildings are proposed to be brick and stone accented with limited use of wood siding. Units 22, 32 and 39 have side elevations that could be visible from Westside Parkway. The applicant's architect provided the following description of the Farmhouse Vernacular style:
  - o The City's Downtown Architect reviewed the proposed building elevations and finds that the proposed architectural style is not an approved style in the Alpharetta Downtown Code. The Farmhouse Vernacular style is consistent with the architecture historically common in rural areas. The Downtown Architect believes that this style is compatible with the approved architectural styles in the Alpharetta Downtown Code and supports adding this style to the Code. Staff will bring this style to Council for consideration in June. If the style is not approved, the applicant will be required to adhere to the existing architectural styles.
- According to the applicant, townhome units will range in size from approximately 2,700 to 3,250 square feet, with an anticipated price points ranging from \$675,000 to \$800,000.
- The applicant submitted trip generation figures for the proposed project showing that the proposed 43 townhome units would generate 30 PM Peak Hour trips.

- 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 identify the number of children that a residential development will generate.
- Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 4 – 23 school age children. Numbers provided by Fulton County Schools show that Alpharetta High School has capacity; however, Manning Oaks Elementary School and Hopewell Middle School are currently over capacity.
- City Staff has reviewed the applicant's proposal and finds that it can generally support the request for rezoning. The proposal will result in a residential development that is consistent with the Downtown Master Plan and Comprehensive Land Use Plan. In addition, the proposed City Park would represent an expansion of the City Fitness Park and Alpha Loop. While staff has concerns over the number of townhomes approved in the Downtown Overlay, the applicant's proposal will result in the redevelopment of several properties and further facilitate the Alpha Loop project. Staff recommends conditions requiring single-family detached units along Thompson Street, which is consistent with the Old Milton Holdings and Edward Andrews Homes developments along Thompson Street.
- The report submitted by the applicant states that letters were mailed to each property owner within 500' of the subject property stating the applicant's intent. The applicant held two (2) community meetings on February 2, 2017 and on April 17, 2017. According to the applicant's public participation report, there were no concerns from surrounding residents.
- This item was heard at the May 10, 2017 Planning Commission meeting. Two residents from Academy Park spoke regarding the applicant's request. Concerns were raised regarding the potential impacts of the applicant's stormwater outfall into the stream, as well as the need for a fence along the common property line with Academy Park. After discussion, the Planning Commission recommended to approve this item subject to the conditions below. Vote (4-2)
- Kenneth Wood came forward to make a brief presentation of the request on behalf of the applicant
- Monte Hewitt of Monte Hewitt Homes came forward to speak in favor of the project

#### Public Comment

- Steve Stole, 2459 Claystone Lane, Alpharetta, GA, came forward to speak on behalf of Academy Park HOA
- ❖ *Council Member Kennedy offered a motion to approve Z-17-03: Thompson Street / Burnett Circle / DT-LW with a change to condition #12 to delete, "and in lieu of payment for abandoned Burnette Circle right-of-way"*
  - *The motion received a second from Council Member Merkel*
  - *The motion was approved 7-0*

#### E. PH-17-06: Burnett Circle Road Abandonment

Consideration of a request to abandon the Burnett Circle right-of-way. The property is legally

described as being located in Land Lot 802, 1st District, 2nd Section, Fulton County, Georgia.

- Senior Planner, Michael Woodman, came forward to present this item on behalf of staff
- Staff recommends approval of the request to abandon the Burnett Circle public right-of-way.
- The applicant, Residential South Partners, requests a road abandonment of the 0.283-acre Burnett Circle right-of-way to allow for the redevelopment of several residential properties. Residential South Partners has assembled 14 parcels of land in order to construct a 43-unit 'For-Sale' townhome development on 5.72 acres. Burnett Circle is located on the northwest side of Westside Parkway, just north of Thompson Street.
- The Burnett Circle right-of-way is approximately 0.283 acres. Burnett Circle is a 20' right-of-way providing access for several residential properties. If approved, the abandoned right-of-way will be incorporated into a proposed residential development. Residential South Partners is requesting a rezoning to allow for the redevelopment of 14 residential parcels with a 43-unit 'For-Sale' townhome development. The applicant also proposes a land swap whereby 0.62 acres of City-owned land would be provided to the applicant's development in exchange for a 0.98-acre improved City Park. New internal streets are proposed to be private, but will not be gated. If the requests for road abandonment and rezoning are approved, the developer will construct internal roadways that will be private as depicted on the zoning plan prepared by PEC, dated 4/24/17.
- Access will not be denied as a result of the proposed road abandonment.
- City Attorney, Sam Thomas, read the Resolution aloud

#### Public Comment

None

❖ *Council Member Kennedy offered a motion to approve the Resolution*

- *The motion received a second from Council Member Owens*
- *The motion was approved 6-0; Binder absent*

F. PH-17-15: Unified Development Code - Text Amendments (1st reading) 

AN ORDINANCE TO AMEND ARTICLE I, ARTICLE II AND APPENDIX A: ALPHARETTA  
DOWNTOWN CODE OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ALPHARETTA,

GEORGIA; TO ADD CERTAIN DEFINED TERMS TO SUBSECTION 1.4.2. DEFINED TERMS; TO ADD DISCOUNT STORE AS A PERMITTED USE IN THE LI ZONING DISTRICT; TO ADD BREWERY AND DISTILLERY AS A PERMITTED USE IN THE LI ZONING DISTRICT AND A CONDITIONAL USE IN THE CUP, O-I, C-1, C-2, PSC, MU, DT-C AND DT-MU ZONING DISTRICTS; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSE

- Senior Planner, Michael Woodman, came forward to present this item on behalf of staff
- City Attorney, Sam Thomas, read the Ordinance constituting a 1<sup>st</sup> reading

#### Public Comment

None

- ❖ *Council Member Kennedy offered a motion to approve the Ordinance as read by the City Attorney and adding 'discount store' as a conditional use in the C2 zoning category*
  - *The motion received a second from Council Member Owens*
  - *The motion was approved 7-0*

#### VII. OLD BUSINESS

##### A. MP-16-13 / Z-16-11 / CU-16-19 / V-16-26: TPA/Fuqua Development / Peridot

*NOTE: This item was tabled by City Council on Monday, April 17, 2017. It must be removed from the table prior to discussion or consideration.*

- ❖ *Council Member Kennedy offered a motion to remove this item from the table*
  - *The motion received a second from Council Member Owens*
  - *The motion was approved 7-0*
- Director of Community Development, Kathi Cook, came forward to present this item on behalf of staff
- This item was heard at the November 3, 2016 Planning Commission meeting. The applicant requested a deferral. After discussion, the Planning Commission recommended to defer the request. Vote (7-0)
- This item was heard at the March 2, 2017 Planning Commission meeting. Citizens spoke both for and against the request. Planning Commission recommended that the lake be activated by bringing non-residential uses closer to the lake and moving the townhomes and/or stacked townhomes away from the lake, which is consistent with the site layout reflected on the 2011 site plan. After discussion, the Planning Commission recommended to approve the request subject to staff conditions with a few amendments, including a change to the site plan in order to activate the lake. Vote (6-1)
- The applicant provided a revised site plan for the purpose of addressing concerns raised by the Planning Commission. The new site plan depicts a lake side plaza with

seating and area for food trucks. However, the site plan shows both the townhome and stacked townhome product next to the lake, which is contrary to the site plan recommended for approval by the Planning Commission. Staff has reviewed the new site plan and believes that it does not adequately address the concerns raised about activating the lake. The site plan referenced in the Planning Commission recommendation (SP-2, dated 9/28/16) depicts an office building next to the lake. Planning Commission recommended approval of this site plan because it included non-residential uses closer to the lake and more closely resembled the site layout on the 2011 plan. There were concerns that people would be reluctant to use the trail due to its close proximity to the residential product. Planning Commission suggested that the office building near the lake include a restaurant and that the dock and lake side plaza include an active use to draw visitors down to the lake.

- Staff recommends approval of MP-16-13/Z-16-11/CU-16-19/V-16-26 TPA Fuqua/Peridot subject to the following conditions:

Conditions that end with (GRTA) are conditions recommended by the Georgia Regional Transportation Authority. All GRTA recommendations are incorporated in a document dated July 13, 2015, RE: DRI 2499 – Innovation. RED= Changes to previously approved conditions.

1. The 62.47-acre property shall be zoned MU. Site shall be developed substantially similar to plans by Wakefield Beasley & Associates, dated 9/28/16 (SP-2), subject to the approved conditions. Architectural style of all buildings shall be Post-Industrial Mercantile style similar to the renderings and architecture in the 2016 application with non-residential buildings approved by the Design Review Board and residential buildings approved by Staff. Townhomes shall be substantially as depicted in Exhibit A. Subject to approved conditions. Applicant shall work to add additional features to activate the lake; such as, hardscape, restaurants or other commercial uses as approved by Staff.
2. Development regulations shall be as follows:
  - a. Office – 664,400 square foot maximum. Building height shall be limited as depicted on site plan dated 2/21/2017 with 1 building up to 12 stories, remaining office limited to a maximum 6 stories. Mixed use buildings shall be limited to a maximum of 5 stories or 60', whichever is less.
  - b. Up to 63 'For-Sale' townhome units and up to 104 'For-Sale' stacked townhomes shall be permitted in up to 4-story buildings with a maximum height of 50'. In lieu of the stacked townhomes, that portion of the property may be developed with zero lot line 'For-Sale' detached units with no reduction in the overall open space and within the same footprint of the stacked townhomes as depicted on the 12/13/2016 alternate plan prepared by Travis Pruitt and Associates, attached as Exhibit B. A minimum 25% of all residential units shall be 'For-Sale' units. No more than 10% of the 'For-Sale' residential units shall be permitted to be rented, as recorded in the development covenants.
  - c. Retail –Maximum of 26,100 square feet and height of 2 stories or 35', whichever is less. Permitted retail square footage shall include a 9,600 square foot food hall/market. Mixed use buildings shall be limited to a maximum of 5 stories or 60', whichever is less. No more than 3 free

standing retail buildings shall be permitted. No more than 2 free-standing 'Bank or Savings and Loan' buildings shall be permitted and shall be a minimum of 2 stories, or 24', and shall have significant architectural features as approved by Staff. Standalone retail buildings shall have a minimum height of 18'. A minimum 3,000 square foot neighborhood grocery shall be required.

- d. Hotel – One boutique or full-service hotel as approved by staff with a maximum of 200 rooms and 7 stories shall be permitted. Hotel may not be an extended stay facility.
- e. Restaurant – Maximum of 29,400 square feet and height of 2 stories or 35', whichever is less. A maximum of 3 free-standing restaurants with a combined square footage of not less than 3,500 square feet and not more than 10,000 square feet with no drive-thru or pick up windows. Individual restaurants may be attached via architectural features such as metal arches, outdoor seating areas, patios and similar amenities as approved by Staff. An open air "special event facility" shall be permitted adjacent to the lake with a maximum of 20,000 square feet. One jewel box building shall be permitted in the central park as depicted on the site plan.
- f. 'For-Rent' Residential – After March 27, 2018, 220 'For-Rent' attached units shall be permitted a Certificate of Occupancy in accordance with UDC 'For-Rent' requirements. 'For-Rent' residential shall be permitted above office or retail uses on at least 1 side of the building. At-grade 'For-Rent' units shall have walkouts with sidewalk connections. Building maximum height shall be 5 stories or 60 feet, whichever is less. No more than 40% of the units may be 2-bedroom units. 'For-Rent' units shall be constructed concurrently with retail, 25% 'For-Sale' units and a minimum 60,000 square feet of office use. A Certificate of Occupancy shall not be issued for rental units until 60,000 square feet of office has been constructed or is substantially under construction as determined by Staff. The units shall be part of a mixed-use project containing a minimum of 50 acres and incorporating retail, 'For-Sale' residential units, hotel, neighborhood grocery, restaurant, and the 60,000 square foot office. 'For-Rent' units shall have first class amenities, which shall include a private pool, fitness center, secure gated parking, resident's lounge, business center, on-site management office, concierge services and secure elevator access. If a building permit is not issued by March 27, 2019 residential units shall revert to 'For-Sale' only.
- g. Parking Decks – Maximum of 5 levels, except parking deck along Haynes Bridge Road shall be a maximum of 2 levels. With the exception of the 2 parking decks serving office buildings, all parking decks shall be wrapped with residential or non-residential uses where visible from the public right-of-way. Parking decks visible from Haynes Bridge Road, Lakeview Parkway and Morrison Parkway shall be treated with comparable materials and finishes as the buildings they serve or screened from view with evergreen landscaping as approved by Staff. Parking decks visible from Georgia 400 and the interchange shall be screened from view with evergreen landscaping. Suitability of parking deck elevation, visibility and landscape screening shall be approved by the Design Review Board.

3. The Master Plan area shall be limited to the following uses and further restricted by conditions of zoning:
  - a. office
  - b. retail
  - c. restaurant (no drive thru)
  - d. hotel
  - e. residential
4. Retail uses shall be those uses customarily accessory to or amenities for office uses, restricted to the following uses:
  - a. Art Gallery
  - b. Bakery
  - c. Barber Shop
  - d. Beauty Shop
  - e. Book Store
  - f. Bowling Entertainment Venue (with approval of a conditional use permit)
  - g. Computer Supply Store
  - h. Copy Center/Print Shop
  - i. Drug Store (not to exceed 2,000 SF)
  - j. Dry Cleaning Pick-up Station
  - k. Fitness Studio
  - l. Florist, Retail without Greenhouse
  - m. Gourmet Food Store
  - n. Office Supply Store (not to exceed 2,000 SF)
  - o. Package Shipping/Mail Box Store
  - p. Restaurant (no drive-thru)
  - q. Retail Sales and Services Establishment
  - r. Shop or Studio, Craftsman/Artist
  - s. School, Commercial
  - t. Spa Services (with approval of a conditional use permit)
5. Building Setbacks along Haynes Bridge Road and Morrison Parkway shall be 30' building setback with a 20' landscape strip. Building setbacks along Lakeview Parkway shall be 25' with a 20' landscape strip.
6. Building setbacks along internal streets shall be 0' for the first 60' of building height. Above 60' in height, a 10' setback shall be provided from back of curb. Sidewalks and street trees shall be incorporated throughout the development. Pedestrian bridges, stairs, elevators and escalators may encroach over and into public spaces provided that they don't impede pedestrian circulation or safety.
7. A building permit shall not be issued for any free-standing retail building before a building permit is issued for the 60,000 square foot office use.
8. Specimen trees on the site shall be given special consideration and every attempt to incorporate them into the applicant's site plan shall be made as stipulated in the Tree Protection Ordinance. In addition, specimen trees #473, 477, 512, 545, 563, 566, 568, 821, 591, 593, 596, and 600 shall be saved.
9. A minimum 12.35 acres of park land is required for the proposed development with at least 6.18 acres required to be passive park area. A minimum 6.25 acres of public space shall be required. 29.36 acres of open/green space shall be provided as depicted on the 2/21/2017 zoning plan. The greenspace to the east of the lake shall remain undisturbed, except for the trail and related improvements around the lake. A bocce ball court, or an alternative outdoor recreational feature approved by Staff, shall be required within an area designated public space as approved by Staff.

Design Conditions:

10. At-grade pedestrian and bicycle connections shall be provided throughout the site, including between buildings and recreational facilities within the development and across Lakeview Parkway to the existing office development. Pedestrian crossings throughout development shall be ramped and the surface materials shall be brick pavers, cobblestones or architecturally treated concrete products as approved by Staff. Bicycle facilities shall be provided throughout the development.
11. Detention facilities shall not be visible from a public right-of-way, except a decorative water feature approved by Staff.
12. Parking decks and retaining walls shall receive architectural façade treatment or be heavily landscaped, as described in paragraph 2.g. Retaining walls visible from developed areas exceeding 16' in height shall be terraced. In areas where the parking decks are visible to the public, the decks will be screened by landscaping or materials approved by DRB or other materials as approved by Staff, as described in paragraph 2.g.
13. Except for the 'For-Sale' product, priority parking spaces shall be provided for alternative fuel vehicles along with accommodation for a vehicle charging station.
14. The developer shall provide bicycle racks, benches, trash receptacles, decorative crosswalks, planters, kiosks and other street furniture, where appropriate, throughout the development. A bus drop-off area with shelter and dedicated lane shall be incorporated into the plan design along Haynes Bridge Road or at an alternative location acceptable to MARTA. Developer shall work in good faith with MARTA to add the development to city bus routes in order to assist with transportation service for employees, residents and guests. The public shall be permitted to park in the office parking lots on evenings and weekends.
15. Prior to LDP for development, the applicant shall submit for approval a document to be entitled 'TPA/Fuqua Design Standards'. This document shall include elevations or architectural themes of buildings, specifications for street furniture including benches, trash receptacles, lighting, fountains, bicycle racks, bus shelter, signage landscaping themes and focal point features and shall be substantially similar to the renderings filed with the 2016 application, as amended. Design standards will be presented to Staff and the Design Review Board for review and approval. This document also shall detail entrance treatment for the Haynes Bridge Road/Lakeview Parkway intersection, which shall compliment any existing or changed entrance feature across Lakeview Parkway. Retaining walls also shall be complementary.
16. Plans for buildings, landscaping and signage (in the form of a 'sign package') shall be subject to review and approval by the Design Review Board.
17. Awnings shall be provided on buildings at street level in commercial areas where reasonably appropriate in order to protect pedestrians from inclement weather.
18. Surface parking areas other than on-street parking shall be screened from the public right-of-way in compliance with the current UDC. A decorative, short wall shall be located along Lakeview Parkway where needed in order to obscure views of surface parking from Lakeview Parkway.
19. All buildings along Haynes Bridge Road, Morrison Parkway and Lakeview Parkway must face those streets or appear to face those streets. Backside of buildings or 'back of house' functions (such as loading or dumpster area) shall not be visible from those streets. Parapet walls shall be used as needed to screen roof-top mechanical equipment and views.
20. Measurement of building heights shall not include spires or other decorative architectural features.
21. Streets within the development shall be private and shall include a planted median with sufficient space for tree plantings, as approved by Staff.
22. A view corridor shall be created from Haynes Bridge Road to the lake, along the main boulevard, as depicted on the plan. A structure for seating or gathering, such as a gazebo or similar structure, shall be provided at the end of the boulevard near the lake as approved by Staff.
23. The corner of Haynes Bridge Road and Lakeview Parkway shall be designed with a minimum 5,000 square foot green space and shall incorporate existing wall and landscaping with a focal point feature (sculpture) added with final approval by the local arts committee. Applicant shall provide a minimum of 6 original sculptures located at prominent locations throughout the development as approved by Staff and the local arts committee. Locations shall include the corner of Lakeview Parkway and Haynes Bridge Road. Approval and

construction of 1 sculpture shall be required concurrent with the first CO. A minimum of 1 additional sculpture shall be required concurrent with the first CO of each subsequent phase of development. All sculptures shall be required prior to final CO issued for the last building constructed.

24. In order to further 2035 Comprehensive Plan strategy LU 6.2, no stand-alone retail development shall be located within 500' of the GA 400 interchange.
25. Prior to the first LDP for development, applicant shall submit a construction phasing plan that shall demonstrate how construction will be staged and implemented in a manner that screens construction views from adjacent roadways.
26. Prior to the first LDP for development, applicant shall submit a revised master plan for the entire parcel to the City, which shall incorporate the approved conditions, as well as the following:
  - Approved specifications and standards identified for each use within the total development.
  - Pedestrian network.
  - Overall planned green space areas.
27. Every plan submitted for a land disturbance permit shall include an on-going density and acreage tabulation.
28. Alcohol license distance requirements from residential development shall be waived.
29. Rooftop signs shall be permitted as approved by the Design Review Board.
30. All site plans and civil design plans hereafter submitted to the City of Alpharetta shall state as the first note:  
"This plan reflects conditions stipulated through public hearing regarding case MP-16-13/Z-16-11/CU-16- 19/V-16-25 TPA/Fuqua"

Landscape Conditions:

31. A 20' landscape strip with trees and shrubs shall be provided along Haynes Bridge Road, Lakeview Parkway and Morrison Parkway. Along Lakeview Parkway, the existing sidewalk shall be widened with brick or similar pavers an additional 2' in the beauty strip to the back of curb. All new utilities shall be located underground. Existing landscape strips adjacent to the development along Morrison Parkway, Haynes Bridge Road and Lakeview Parkway shall be replanted where needed, as approved by Staff. Parking areas adjacent to Lakeview Parkway shall be heavily screened with landscape material as approved by Staff.
32. Landscaping areas shall not contain any parking, water detention area or buildings, or portion thereof, except that a detention pond or ponds may be located within the landscaping area if decorative and will provide an amenity. However, there shall be no encroachment into the Georgia 400 tree buffer, except for multi-use path as approved by Staff.
33. At least 1 roof-top amenity shall be required within the development. In addition, at least 25% of the space occupied by restaurant uses shall be located in open air dining areas. Outdoor dining areas will not count against the min. 29,400 SF of restaurant space.
34. Provide detailed street planting for Haynes Bridge Road, Morrison Parkway and Lakeview Parkway. Landscape plan shall be approved prior to issuance of a Land Disturbance Permit and shall include retaining the current mature street trees, except at curb cuts and in accordance with an approved stream piping plan along Lakeview Parkway, Morrison Parkway and Haynes Bridge Road with final approval by Staff.
35. The developer and/or property owner shall be responsible for the planting and maintenance of medians within the development site and for the medians located on Lakeview Parkway which are contiguous to the development site. The planting and maintenance shall be in accordance with a plan approved by Staff.
36. Parking lot islands shall be planted with trees, shrubs and ground covers (not with mulch only). Provide sufficient green space to provide screening for parking decks. Investigate, as directed by Staff, the possibility of adding shade structures on the top floor of parking decks to cover a minimum 15% of this surface.
37. The developer shall dedicate a permanent easement to the City and construct a 12' multi-use trail with continuous connection from the adjacent Honda property, through the site, around the lake and through the Georgia 400 buffer to Haynes Bridge Road and to the west property line, with final alignment/design approved by Staff and construction completed prior to the first Certificate of Occupancy for residential units. A trail crossing shall be provided across Morrison Parkway at the existing signalized intersection at Lakeview

Parkway and shall be constructed of paver material approved by Staff. Trail entrance gateways/arches shall be provided on Morrison Parkway and Haynes Bridge Road. The applicant shall hand clear undergrowth, invasive species and dead materials within the Georgia 400 buffer for the installation of the trail; maintain such condition to the City's satisfaction until accepted for maintenance; and promote use of the area to the public by providing parking, access and trails for public enjoyment. A bike share station shall be provided at a location(s) along the trail as approved by Staff. Way finding signage shall be placed at key locations along the trail.

38. The 50' perimeter around the lake shall include a minimum 12' wide multi-use trail and gathering areas (gazebo, grilling stations, fire pits, benches, etc.) and exercise stations around the lake, as approved by Staff. The width of the multi-use trail may be reduced to save trees, as approved by Staff. The condition of the existing pedestrian bridges across the lake shall be assessed, repairs and widening shall be made by the developer/property owner as approved by Staff.
39. The 37,505 square foot park space near the corner of Haynes Bridge Road and Lakeview Parkway shall include landscape and hardscape for public space for recreation, entertainment, and/or civic purposes.
40. The lake shall be designed for active recreation, including stocking the lake with fish and constructing a dock.
41. Wetlands shall be counted as park space, if applicant improves the area with boardwalks, walkways, or educational amenities.
42. Site access off Lakeview Parkway shall be unsignalized. The right-in/right-out only drive on Lakeview Parkway shall be channelized to prevent unlawful turning movements. A roundabout is recommended at site driveway

2. Design of roundabout or other intersection improvement shall meet City LOS standards as approved by Staff.

43. Master Plan approval shall revert to 2015 approval, uses and site plan, if a building permit is not issued for office use by 3/27/2019.

General Conditions of Approval to GRTA Notice of Decision:

44. Development Intensity and Use

- Provide a mix of residential, office and retail uses.

45. Access Management

- Signalized intersections along Lakeview Parkway shall be a minimum of 1,000' from the existing signal at the intersection of Haynes Bridge Road and Lakeview Parkway.
- Provide a maximum of 4 site driveways on Lakeview Parkway.
- Align driveways on Lakeview Parkway with opposing existing driveways or offset by a minimum of 150'.
- Any full movement site driveway on Lakeview Parkway must be a minimum of 450' from Haynes Bridge Road.
- Any right-in/right-out site driveways on Lakeview Parkway must be a minimum of 200' from Haynes Bridge Road.
- No direct site access is allowed onto Haynes Bridge Road.
- No outparcels are allowed direct access on Haynes Bridge Road or Lakeview Parkway.
- Provide shared driveway between adjacent property (shown as "MetLife") and the proposed development, as shown on plan.
- All internal intersections shall be a minimum of 100' from Lakeview Parkway.

46. Pedestrian Facilities

- Provide a system of sidewalks throughout the development providing pedestrian access to all uses, building entrances and site driveways.
- Provide safe pedestrian crossings at all site driveway intersections (four-legged intersections) on Lakeview Parkway, including roundabouts.

47. Road Improvements to GRTA Notice of Decision:

Haynes Bridge Road at Lakeview Parkway/Northwinds Parkway

- Construct 1 additional northbound left-turn lane along Haynes Bridge Road onto Lakeview Parkway creating dual northbound left-turn lanes.
- Construct 1 additional eastbound right-turn lane along Lakeview Parkway onto Haynes Bridge Road creating dual eastbound right-turn lanes.
- All intersections with Haynes Bridge Road and Lakeview Parkway shall be designed as directed by staff.
- The applicant, TPA and Fuqua, is requesting a master plan amendment to the Metropolitan Life/Peridot Master Plan to change the development mix and previous conditions of zoning. A request to rezone 15.51 acres from O-I (Office-Institutional) to MU (Mixed-Use), as well as requests for conditional use to allow 'For-Rent' residential use and a bank or savings and loan use. A variance is requested to allow first-floor 'For-Rent' dwellings on three (3) building sides and to allow first-floor 'For-Rent' dwellings on a Storefront Street. If developed as submitted, the development would consist of 55,500 square feet of retail/restaurant, up to a 200-room hotel, 664,400 square feet of office (510,000 square feet new), 320 'For-Rent' units and 167 'For-Sale' townhome and stacked flat units on 62.47 acres. The property is located west of Haynes Bridge Road, south of Lakeview Parkway and north of Georgia 400.
- The submitted request, if approved, will allow for the construction of a mixed-use development consisting of 55,500 square feet of retail/restaurant use, 664,400 square feet of office use, 167 'For-Sale' townhome and stacked flat units, 320 'For-Rent' apartment units, and a 200-room hotel. The proposed residential density is 7.80 dwelling units/acre. The subject property is located west of Haynes Bridge Road, south of Lakeview Parkway and north of Georgia 400.
- The subject property is currently zoned MU (Mixed Use) and O-I (Office-Institutional) and surrounding properties are zoned O-I to the north and east and LI (Light Industrial) to the west. The 62.47 acres is bounded to the north by Lakeview Parkway, to the west by Honda Motor Corp., to the south by Georgia 400, and Haynes Bridge Road to the east.
- The applicant is requesting a master plan amendment for a project called "360 Tech Village" to change the permitted mix of uses and changes to previous conditions of zoning. The site is currently entitled for 100,035 square feet of retail, a 211-room hotel, 447,200 square feet of office space and 470 'For-Sale' residential units. A rezoning is requested for 15.51 acres from O-I to MU, subject to the Metropolitan Life/Peridot Master Plan. Conditional use is requested to allow 'Dwelling, 'For-Rent' use and 'Bank, Savings and Loan' use. A variance is requested to allow first-floor 'For-Rent' dwellings on three (3) building sides and to allow first-floor 'For-Rent' dwellings on a Storefront Street.
- A conceptual development plan for the assembled tract was submitted in August 2007 at which time Staff submitted the application to the Department of Community Affairs for a Development of Regional Impact Review. On January 24, 2008, the ARC issued a finding that the proposal was in the best interest of the Region, and therefore the State. In 2011, a master plan amendment was approved along with a stream buffer variance. The 2011 master plan amendment did not require DRI review. GRTA submitted a "Notice of Decision" stating the project was approved as submitted with recommended conditions. A master plan amendment was approved in 2015, which included changes to previous conditions of zoning as reflected in the attachment labeled Exhibit A.
- The table below provides a comparison between the applicant's current proposal and previously

proposed and approved master plan and amendments for the subject property.

|              |                                                                  | New Plan vs Previous Plans                                                    |              |                                             |
|--------------|------------------------------------------------------------------|-------------------------------------------------------------------------------|--------------|---------------------------------------------|
|              | 2016 Proposed Plan                                               | 2011/2015 Plan                                                                | 1988 Plan    | Changes 2015-2016                           |
| Acreage      | 62.47 acres                                                      | 47.05 acres                                                                   | 45.5 acres   | +15.42 acres                                |
| Retail/Rest. | 55,500 SF                                                        | 100,035 SF                                                                    | 119,700 SF   | -44,535 SF                                  |
| Residential  | 487 Total Units: 167 'For-Sale' Attached<br>320 'For-Rent' units | 470 Total Units: 445 'For-Sale' Condominium units,<br>25 'For-Sale' Townhomes | 0            | +320 'For-Rent'<br>-303 'For-Sale' Attached |
| Density      | 7.8 du/ac                                                        | 10 du/ac                                                                      | 0            | -2.2 du/ac                                  |
| Hotel        | 200 rooms                                                        | 211 rooms                                                                     | 200 rooms    | -11 rooms                                   |
| Office       | 664,400 SF                                                       | 447,200 SF                                                                    | 1,015,520 SF | +217,200 SF                                 |
| Parking      | 3,372 spaces                                                     | 3,415 spaces                                                                  | N/A          | -43 spaces                                  |
| Open/Park    | 29.36 acres                                                      | 11.08 acres                                                                   | N/A          | +18.28 acres                                |

- The applicant requests a conditional use to allow 320 'For-Rent' units in a 4-story building with a parking deck. One (1) side of the building will contain 1<sup>st</sup> floor retail and/or office uses along the street frontage. The building will include studio, 1-bedroom and 2-bedroom units with rents from \$1,145 for 540 – 610 square feet studios, \$1,400 – \$1,500 for 700 – 800 square foot 1-bedroom units, and 2-bedroom units will be 1,048 – 1,175 square feet and with rents from \$2,000 – \$2,250. Residents will have access to parking and a variety of amenities, including a pool, fitness center, dog park, cyber café, game room and business center. There are several factors that should be considered with requests for apartments, such as mix of uses, design, long-term viability, impacts to City facilities and services, as well as traffic and school impacts. Office space already exists on the site and high density housing should be tied to office space where jobs exist and are created and service uses are available to limit vehicular trips. The existing 406,853 square feet of office employs 2,034 people and the 510,000 square feet of new office will generate approximately 2,550 employees (1 employee per 200 square feet). A total of 4,584 office employees could be generated to support the residential and retail uses. Current apartment conditions in the City reflect occupancy ranges from 93% to 100% leased.
- The City's Rental Housing Study, which was prepared in May 2015 and recently updated, recommends that the City target an entitlement of between 93 and 159 'For-Rent' units per year in order to achieve a goal of 32% rental housing in the City. It should be noted that this annual target recommendation is not an approved City policy; however, the 32% 'For-Rent' policy is included in the 2035 Comprehensive Land Use Plan.
- The applicant is requesting 167 'For-Sale' units, which represents a reduction of 303 'For-Sale' units from the current master plan entitlement. It is recommended that a mixed-use development contain a variety of residential types. The applicant's proposed development mix provides a greater mix of 'For-Sale' vs. 'For-Rent' residential product as compared to the mixed-use developments at Milton Park and Avalon. Avalon is approved for 16% 'For-Sale' product and Milton Park has over 25%. Staff recommends that the project provide a minimum of 25% 'For-Sale' units.
- The applicant's site plan depicts 63 'For-Sale' townhome units and 104 'For-Sale' stacked

condominium units. The applicant is requesting flexibility to allow for zero lot line single-family detached units in lieu of the stacked condominiums. Townhome units will range from 2,200 – 2,800 square feet with a price point between \$400,000 – \$600,000. Stacked condominiums will range from 1,250 – 1,700 square feet with price points beginning in the high \$200,000's. If single-family detached units are constructed, homes will be 2,000 – 3,000 square feet with a price point between \$500,000 – \$700,000.

- The applicant proposes 510,000 square feet of new office on the site, which is in addition to the 406,853 square feet of office existing in three (3) buildings within the Metropolitan Life/Peridot Master Plan. Two(2) office buildings are located north of Lakeview Parkway and the third is on the west side of the subject property. If the applicant's request is approved, a total of 916,853 square feet of office could be constructed within the master plan. For comparison, Northwinds is approved for 2.8 million square feet of office on 260 acres and Avalon for 660,000 square feet on 86 acres.
- The request includes a 12-story, 300,000 square foot office building near the existing lake, a six (6) story, 150,000 square foot office building along Morrison Parkway and a three (3) story, 60,000 square foot loft-style flex office building near Haynes Bridge Road. The applicant states that the 60,000 square foot office building will be constructed in the first phase of the development. The existing office buildings are six (6) and seven (7) stories and are 93.6% occupied.
- The development proposes 55,500 square feet of retail/restaurant uses located in freestanding and mixed- use buildings. This represents a 44,535 square foot reduction in retail/restaurant uses from the current master plan entitlement, which is consistent with an office-focused mixed-use development. The applicant proposes 16,500 square feet of retail space, 29,400 square feet of restaurant space, 400 square foot retail jewel box and 9,600 square foot market/food hall building surrounding the town center green and on the first floor of the 'For-Rent' building. A minimum 3,000 square foot neighborhood grocery will be provided within the requested entitlement of 55,500 square feet of retail/restaurant use. Retail uses will be those that are typically accessory to office use and retail services to support the proposed residential uses.
- The applicant proposes one (1) boutique or full-service hotel with a maximum of 200 rooms and seven (7) stories. A boutique hotel is defined as a small hotel that typically has between 10 to 100 rooms in unique settings with upscale accommodations and design. The current master plan entitlement is for a 211-room hotel, with a minimum of 6,000 square feet of meeting space. The applicant has indicated that the number of hotel rooms constructed will likely be less than the 200 rooms requested.
- The applicant's site plan depicts 3.74 acres of park land, a 9.83-acre lake, a 4.5-acre wetland area, and 3.16 acres in other public spaces. Park space and public space shall not include the Georgia 400 tree buffer (except area improved for multi-use path), building setbacks, or landscape strips. The 4.5-acre wetland area may only be counted as public/park space, if improvements such as boardwalks, walkways, or educational amenities are included.
- The 37,505 square foot town center green will be lined with ground floor retail, restaurant and office uses. Restaurants will have outdoor seating and the town center green will offer places for diners to sit and eat. The town center green will also include an outdoor band stand. Five (5) small park areas, totaling 0.57 acres, are depicted in the area of the townhomes and stacked flats. The lakeside park is shown to be 95,100 square feet.

- A 9.83-acre lake amenity will be active and include recreational amenities. The lake perimeter already includes walking paths and pedestrian bridges over the lake. The lake should be improved with wider walking paths, gathering and seating areas, grilling stations and exercise stations. The path around the lake will become part of the City's Alpha Loop system and shall be a minimum 12-feet wide.
- A 12' multi-use path will be provided through the subject property and connecting into the City's Alpha Loop system. The applicant's site plan depicts the multi-use path beginning at Morrison Parkway and running along Lakeview Parkway and Haynes Bridge Road. The path is also shown around the lake and on the south side of the lake. A future multi-use path easement is depicted running through the Georgia 400 buffer. Staff recommends that the developer provide an easement and construct the 12' multi-use path from Morrison Parkway, running along Lakeview Parkway before entering the site through the townhome portion of the development, continuing around the lake and running east and west along the south side of the property.
- The MU zoning district requires a minimum 10% of the land area be designated for public uses, such as recreation, entertainment and/or civic space. Based on the total site area, a minimum of 6.25 acres in public space is required for the proposed development. The total park space goal in the MU zoning district is one (1) acre of parkland per 100 population.
- The Metropolitan Life/Peridot Master Plan was amended on September 28, 2015, which included a condition of zoning requiring a Mercantile/warehouse architectural style, substantially similar to the renderings dated June 26, 2015. The applicant has submitted building architecture, which is described as Post-Industrial Mercantile style.
- The applicant prepared an Area of Influence analysis consistent with those previously required by ARC and GRTA was conducted for the proposed development. According to the employee recapture analysis, the site is likely to accommodate 3,529 employees based on the mix of land uses, projected occupations, and average monthly income likely to be paid to employees. 3,322 of those employees are generated from the proposed office space based on one (1) employee per 200 square feet.
- Kimley-Horn and Associates, Inc. prepared an update to the previous Traffic Impact Analysis. The updated traffic analysis also included capacity analysis of the intersections and proposed site driveways along Lakeview Parkway. Similar to the previous traffic studies, the intersection at Morrison Parkway is expected to operate well with the proposed development traffic. At Haynes Bridge Road, the recommendations from the DRI study remain relevant; add dual northbound left-turn lanes along Haynes Bridge Road at Lakeview Parkway and provide dual eastbound right-turn lanes along Lakeview Parkway onto southbound Haynes Bridge Road. The added right-turn lane would connect to an extension of the Georgia 400 right-turn lane along Haynes Bridge Road.
- Analysis of site driveways along Lakeview Parkway resulted in poor levels of service for vehicles exiting the site. Specifically, vehicles wishing to turn left onto Lakeview Parkway are expected to experience significant delay during the peak travel times. The study further contends that traffic conditions will not likely meet federal guidelines to warrant a traffic signal. Previous site plans included a roundabout to reduce delay at these intersections. Including at least one roundabout along Lakeview Parkway would also help calm traffic and facilitate an offset left turn. The best location would be the highest traffic intersection, proposed site driveway 2. Based on the

anticipated traffic movements, some modification will be required of the existing median islands along Lakeview Parkway in order to accommodate vehicle queuing and limit access.

- Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 42 – 406 school age children. All three schools are shown to be over capacity.
- Staff has reviewed the application and is in general agreement with the requests for master plan amendment, rezoning, conditional use and variance. The proposed rezoning to MU is consistent with the vision of the Metropolitan Life/Peridot Master Plan, the North Point Activity Center LCI and Comprehensive Land Use Plan designation of the subject property, which includes a mix of uses within a walkable environment. However, the proposed number of 'For-Rent' units exceeds the annual target range recommended in the City's Rental Housing Study, as well as exceeding the City's desired balance between owner- and renter-occupied dwelling units. Therefore, staff recommends that no more than 220 'For-Rent' units be approved on the subject site in order to maintain the desired housing balance.
- The applicant's request is consistent with the following land use, transportation, housing and community services and facilities strategies in the 2035 Comprehensive Plan
- 'For-Rent' housing should only be considered within mixed-use developments in the Downtown and at Georgia 400 interchanges. These mixed-use developments should provide sufficient office density to generate jobs/employees to live in the residential units and utilize on-site retail services, grocery and parks and recreational uses to reduce vehicular trips.
- Since 2013, there have been three (3) 'For-Rent' mixed-use projects approved, including City Center with 168 units, Avalon with 526 units and Perling/Devore with 129 units. These mixed-use developments included 'For-Rent' product with retail, restaurant, and/or office uses on the first floor. Avalon has 101 'For-Sale' units and 526 'For-Rent' units resulting in a 16:84 ratio of 'For-Sale' to 'For-Rent' units. Milton Park, which was zoned in 1999, was developed prior to 2013 and has 490 'For-Rent' units on 107 acres. Milton Park has 150 'For-Sale' units representing over 25% 'For-Sale' units. If the applicant's request is realized, the mixed-use development would include 34% 'For-Sale' product.
- Conditions are recommended to require Post-Industrial Warehouse style, which is important to brand this particular mixed-use development and differentiate it from other mixed-use developments. Additionally, sufficient residential amenities and parks and recreational opportunities should be required in order to limit impacts on the City's parks. Concurrent construction of retail, office, residential and recreational uses should be required in order to ensure that a reduction in vehicular trips is realized.
- The report submitted by the applicant states that letters were mailed to each property owner within 500' of the subject property stating the applicant's intent. The report states that no comments were received. The City has received correspondence from a resident objecting to the proposed development, specifically concerned with the rental units generating too much traffic.
- Attorney Kathy Zeigert, came forward to provide an overview of the request on behalf of the applicant

#### **Public Comment**

- Alexander Williamson, 12535 Wexcroft Lane, Alpharetta, GA came forward to speak on this item
  
- ❖ *Council Member Kennedy offered a motion to approve MP-16-13 / Z-16-11 / CU-16-19 / V-16-26: TPA/Fuqua Development / 360 Tech Village subject to the conditions with a few changes:*
  - o *Condition 2B – “No more than 470 residential dwelling units shall be allowed onsite. No more than 276 for-rent units are included in this number. There should be a minimum of 48 stacked townhome for-sale units and the remaining 146 for-sale units may be developed for townhomes, stacked/flat condominiums, stacked townhome condominiums or single family zero lot line detached dwelling units.” (Remainder of condition to read, “In lieu of the stacked townhomes, that portion of the property may be developed with zero lot line ‘For-Sale’ detached units with no reduction in the overall open space and within the same footprint of the stacked townhomes as depicted on the 12/13/2016 alternate plan prepared by Travis Pruitt and Associates, attached as Exhibit B. A minimum 25% of all residential units shall be ‘For-Sale’ units. No more than 10% of the ‘For-Sale’ residential units shall be permitted to be rented, as recorded in the development covenants”)*
  - o *Condition 2C – adding a minimum height on the bank building of 24 feet*
  - o *Condition 2F – change for-rent units from 220 to 276*
  - o *Condition 4 – add brewery as an allowed use*
  - o *Condition 4F – clarify that bowling entertainment venue shall be allowed with approval of a condition use permit*
  
- *The motion received a second from Council Member Owens with a friendly amendment to Condition 42 to state, “Driveway #2 along Lakeview Parkway may be signalized upon issuance of Certificate of Occupancies for Phase 1 per concurrency condition as approved by staff. The median opening an existing office driveway 3 and proposed driveway 3 on Lakeview Parkway shall be closed in order to prevent unsafe turning movements. Design of all intersections shall meet City of Alpharetta level of service standards and be approved by staff.*
  
- *Accepted by Kennedy*
  
- *Council Member Mitchell offered a friendly amendment to Condition 2F to clarify that the for-rent architectural style shall be substantially similar to that shown in the “Heights of Berkeley” submission. That submission shall be attached as a part of this item.*
  
- *Accepted by Kennedy and Owens*
  
- *The motion was approved 6-1; Gilvin voting no*

## VIII. NEW BUSINESS

### A. North Fulton Community Improvement District Expansion Request

- City Administrator, Bob Regus, came forward to present this item on behalf of staff
- North Fulton Community Improvement District is seeking City approval to expand their boundary to comprise additional businesses wishing to be included in the District
- City Attorney, Sam Thomas, read the Resolution aloud

#### Public Comment

None

- ❖ *Council Member Owens offered a motion to adopt the Resolution as read into the record by the City Attorney*
  - *The motion received a second from Council Member Binder*
  - *The motion was approved 7-0*

#### B. Janitorial Services for City Facilities, RFP 17-113

- Director of Public Works, Pete Sewczwicz, came forward to present this item on behalf of staff
- Staff recommends that Council award RFP 17-113 to American Facility Service for the janitorial service of City Facilities in the amount of \$103,906.49, including the Innovation Center Building, Public Works Building, Police Headquarters, Detention/CID, Evidence Building, Parks Administrative Building, City Hall at City Center, City Center - Brooke St. Park Restrooms and Parking Deck Restrooms, in the amount of \$99,653.04, and annual floor care for Fire Stations 1-4 in the amount of \$4,253.45; and authorize the Mayor to execute all necessary documents.
- The award of this Request for Proposal is for Janitorial Services, including, but not limited to, the furnishing of all professional services, labor, materials, and certain supplies necessary for the cleaning of the City's Facilities. The City Facilities included in this request is the Innovation Center Building, Public Works Building, Police Headquarters, Detention/CID, Evidence Building, Parks Administrative Building, City Hall at City Center, City Center - Brooke St. Park restrooms and parking Deck Restrooms, and annual floor care at Fire Stations 1-4. Fire Stations 5 and 6 have an epoxy floor that is cleaned by sweeping/mopping the floor. These tasks are accomplished by the firefighters on duty. Fire Stations 1-4 have floors that require them to be stripped of the wax on the flooring and then a wax reapplied. These tasks are performed quarterly. These specified services throughout include, but are not limited to, all office space, lobbies, corridors, basement areas, stairways, restrooms, passageways, service and utility areas, elevator cabs, and all areas in the buildings with the exception of garage areas, mechanical rooms, or hazardous material areas.
- The current City Facility Janitorial Contract expires on June 30, 2017.
- A Request for Qualifications (RFQ) was prepared by an Evaluation Committee including a representative from the Public Works, Public Safety, and Finance Departments. There were a total of six firms that submitted their qualifications. The responding firms were then shortlisted subject to the criteria contained within the RFQ and a Request for Proposals

(RFP 17-113) was issued to the shortlisted firms in April 2017. Specifically, the RFP was made available to the following shortlisted firms: American Facility Services, Building Maintenance Services, and Intercontinental Commercial Services.

- The City received RFP proposals from two of the shortlisted firms: American Facility Services and Building Maintenance Services.
- The high scoring firm, American Facility Services, is our current janitorial provider for City facilities. American Facility Service has recognized that the quality of service that they provide could improve; therefore, if they are awarded the contract, they have agreed to completely clean all the carpet and strip all Vinyl Composition Tile flooring in all of the facilities within the first 30 days, at no cost to the City. They have also agreed to provide the City with all new cleaning equipment, including new vacuums, brooms, mops, and dusting equipment, to be used in our facilities. In addition to these changes, they have implemented a new standard that the Q/A Manager will do weekly inspections of the facilities to ensure that they quality of service is to standard. Therefore, staff recommends award of RFP 17-113 Janitorial Services for City Facilities to American Facility Services.

#### Public Comment

None

- ❖ *Council Member Owens offered a motion to award RFP 17-113 to American Facility Service for the janitorial service of City Facilities in an amount not to exceed \$103,906.49 and authorize the Mayor to execute all necessary documents.*
  - *The motion received a second from Council Member Gilvin*
  - *The motion was approved 7-0*

#### C. Downtown Shuttle / Trolley Pilot Program

- Assistant City Administrator, James Drinkard, came forward to present this item on behalf of staff
- As City Solutions LLC is the low bidder, should City Council choose to move forward with the establishment of a pilot / proof of concept shuttle program to serve Downtown Alpharetta, it is Staff's recommendation that the contract for such service be awarded to City Solutions LLC.
- During the May 15, 2017 City Council Meeting a workshop was held to discuss the concept of establishing a shuttle service to provide connections between key public parking areas and the main business district of Downtown Alpharetta. The primary immediate motivation for provision of such a service was identified as giving support to Downtown Alpharetta businesses that may be negatively impacted due to construction in the district, especially that occurring on the City Center Site, negatively impacting pedestrian flow between parking areas and businesses.
- At the conclusion of the workshop, the general consensus of City Council was to explore the potential for launching a pilot program that could be used to gauge usage of a shuttle and its impacts on Downtown businesses.

- Based upon that interest, Staff contacted vendors to request Letters of Interest for providing services for the pilot program. Vendors were asked to respond by Friday, May 19 based upon the following operational parameters.

|                              |                       |
|------------------------------|-----------------------|
| Total Pilot Program Period   | 56 Calendar Days      |
| Service Days Per Week        | 4 (Thursday - Sunday) |
| Total Service Days In Period | 32                    |
| Total Service Hours Per Day  | 8                     |

- Two vendors, both of which are Alpharetta-based, provided response by the deadline, Aspen Limousines and City Solutions LLC. These vendor's propose significantly different approaches to the pilot program, and their pricing was separated by only \$2,503.
- While City Solutions LLC offered the lower price, it is noted that their solution would require that the City provide a location within the existing public parking garage for the parking and charging of their two electric vehicles. They do plan to offer a smartphone app that would allow patrons to request a ride and to easily track the current location of the shuttles in relation to pickup / drop-off points; however, the app is currently in beta testing.
- Applicant came forward to speak on

#### Public Comment

None

❖ *Council Member Binder offered a motion to table this item until further information can be provided*

- *The motion received a second from Council Member Owens*
- *The motion was approved 7-0*

#### B. Presentation and Discussion of the Recommended Fiscal Year 2018 Budget

- Mayor Belle Isle provided a summary of his proposed budget changes
- The Fiscal Year 2018 Budget was distributed electronically to the City Council on April 27, 2017, 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 at the May 1st and May 15th City Council meetings.
- An overview was provided of operating and capital initiatives included within the FY 2018 Budget.
- Public hearings and City Council action on the FY 2018 millage levy and budget are scheduled for June 5th, June 12th, and June 19th.

**D. Approval: Release Of An Indication Of Interest To Solicit Potential Public / Private Partnership In The Development Of A Performing Arts Center** 

*NOTE: This item was tabled by City Council on Monday, October 24, 2016. It must be removed from the table prior to discussion or consideration.*

- ❖ *Council Member Kennedy offered a motion to untable this item*
  - *The motion received a second from Council Member Owens*
  - *The motion was approved 6-1; Gilvin voting no*
- City Administrator Bob Regus and Director of Finance Tom Harris came forward to present this item on behalf of staff
- Staff presented an Indication of Interest to solicit potential public/private partnership in the development of a Performing Arts Center.
- The City of Alpharetta, with the support of the Alpharetta Convention and Visitors Bureau (ACVB), engaged the firm of Johnson Consulting to study the market and feasibility of developing a Performing Arts Center in Alpharetta. Based on this study and discussions with the Executive Director of the Athens Classic Center, the City is considering the establishment of a public/private partnership for the development of a Performing Arts Center.

**Public Comment**

None

- ❖ *Council Member Kennedy offered a motion to approve the release of the Indication of Interest to solicit potential Public/Private partnerships for the development of a Performing Arts Center, stipulating that the Indication of Interest is to include the Johnson Consulting report*
  - *The motion received a second from Council Member Mitchell*
  - *The motion was approved 6-1; Gilvin voting no*

**IX. WORKSHOP**

**A. Kimball Bridge Road Bicycle/Pedestrian/Operational Improvements (TSPLOST)** 

- Director of Public Works, Pete Sewczwicz, presented a conceptual layout of the Kimball Bridge Road TSPLOST project. This project's goals include bicycle, pedestrian, and operational improvements along Kimball Bridge Road between Westside Parkway and North Point Parkway.

**B. Alpharetta Downtown Parking Study Update: Existing Conditions And Next Steps**

- Director of Community Development, Kathi Cook, introduced consulting firm, Nelson Nygaard to discuss the Downtown Parking Study

C. Old Milton Parkway Capacity Improvements (TSPLOST) 

- Director of Public Works, Pete Sewczwicz, presented two conceptual layouts for the Old Milton Parkway Capacity Improvements TSPLOST project. Alternative #1 eliminates the traffic signal at the intersection of Old Milton Parkway and North Point Parkway and calls for the construction of a grade separated interchange. Alternative #2 widens Old Milton Parkway to six lanes from North Point Parkway east to the City Limits at Kimball Bridge Road. A hybrid combination of both alternatives was also discussed.

X. PUBLIC COMMENT

None

XI. REPORTS

None

XII. ADJOURNMENT TO EXECUTIVE SESSION

- ❖ *Council Member Kennedy offered a motion to adjourn into Executive Session*
  - *The motion received a second from Council Member Owens*
  - *The motion was approved 6-1; Owens voting no*