



PLANNING COMMISSION MEETING JUNE 6, 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. Planning Commission Minutes 5.9.19
- IV. ITEMS FROM BOARD MEMBERS
- V. ITEMS FROM STAFF
- VI. PUBLIC HEARING
 - a. **MP-19-02/V-19-06 Brixmor Mansell Crossing/Regency Park Master Plan**
Consideration of a master plan amendment to allow non-entertainment retail use and a variance to the North Point Overlay streetscape requirements as it relates to new internal streets. The property is located at 7660 North Point Parkway is legally described as being located in Land Lot 655, 656, 685 & 686, 1st District, 2nd Section, Fulton County, Georgia.
- VII. ADJOURNMENT



PLANNING COMMISSION MEETING SUMMARY MAY 9, 2019

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

I. CALL TO ORDER

II. ROLL CALL

Members Present

- Francis Kung'u (Chair)
- Fergal Brady
- John Goss
- William Perkins
- Steve Usry
- Martine Zurinskas

Members Absent

- Larry Attig
- Jamie Bendall (Alternate)
- 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. February 7, 2019 Minutes

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

IV. ITEMS FROM BOARD MEMBERS

V. ITEMS FROM STAFF

VI. PUBLIC HEARING

a. Z-19-01 Walker/4360 Webb Bridge Road

Kathi Cook, Director of Community Development presented consideration of a request to rezone approximately 7 acres from AG (Agriculture) and CUP (Community Unit Plan) to R (Dwelling, 'For Sale', Residential – Min. 1 Acre Lots) to allow the property to be subdivided into two (2) lots. The property is located at 4360 Webb Bridge Road is legally described as being located in Land Lot 125, 1st District, 1st Section, Fulton County, Georgia.

The submitted request, if approved, would allow for the development of two (2) 'For-Sale' single-family detached lots on approximately 7.23 acres with a proposed residential density of 0.28 dwelling units per acre. The applicant owns the adjacent 4-acre property, which includes a single-family residence and barn. The subject property is located at 4360 Webb Bridge Road on the east side of Webb Bridge Road and south of Shirley Bridge Road.

Applicant presented:

- 2 Lots will complement what is already there
- Will do make sure runoff is not worsened
- Less density than what is currently allowed

There was discussion by the Commission:

- Stormwater Issues
- Rain Garden is considered a detention pond by Staff
- 50' buffer requested by neighbors
- Commended Applicant for working with neighbors
- Condition #1
- Condition # 7
- Condition # 9
- Condition #12
- Liked the density
- Make sure neighbors have input into aesthetics of detention pond

Public Comment:

1. Valerie Manley, 5140 Southlake Dr.
2. Sandra Bacharach, 121 Westchester Way
3. Tim Hazelrig, 500 Cambridge Ct.

Concerns:

1. Stormwater Runoff
2. Maintenance of Detention Pond
3. Aesthetics of Rain Garden or Detention Pond
4. Additional 25' buffer requested could be green space

❖ Commissioner Usry offered a motion to approve subject to Staff conditions with a change to condition #12 and the addition of condition #13.

- Commissioner Brady seconded the motion
- The motion was approved (6-0)

Planning Commission changes in red text.

Approve Z-19-01 Walker/4360 Webb Bridge Road, subject to the following conditions:

1. The site, consisting of approximately 7.23 acres, shall be zoned R and developed substantially similar to site plan prepared by Joe Gayle & Associates, dated 9/24/2018, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. Homes visible from Webb Bridge Road shall be primarily brick or stone, as approved by Staff.
3. Fencing visible from Webb Bridge Road shall be a continuation of the existing 5-board horse fence.
4. Unfinished wood decks, fences or porches shall not be visible from Webb Bridge Road.
5. New private road shall be located on common property and shall be a minimum 40' right-of-way with 10' landscape strip on both sides of the road, final design approved by Staff. Maintenance responsibility for new private road shall be assigned at final plat.
6. A stream determination shall be conducted on the property prior to LDP.
7. Wetlands and rain garden shall be located on common property with maintenance responsibility assigned at final plat.
8. Home sites and new private road shall be laid out to minimize impact to the existing tree canopy, as approved by Staff.
9. Minimum 25' undisturbed buffer, replanted where sparse with evergreen material, shall be provided along the north, east and south property lines.

10. Provide additional right-of-way along Webb Bridge Road, if necessary, with final configuration of the roadway improvements included on the LDP.
11. Minimum 10' access easement shall be provided from the private road to the rain garden.
12. At a minimum, run-off from residential impervious areas shall be directed to dry well(s) or other BMPs, as approved by Staff and as site conditions allow. There shall be no **additional** downstream impacts with final design approved by Staff.
13. **Stormwater management facility shall be an amenity, aesthetically pleasing and screened.**

b. CU-19-01 The Parish Anglican Church/11940 Alpharetta Highway

Michael Woodman, Senior Planner, presented consideration of a request for conditional use permit to allow 'Church, Synagogue' for The Parish Anglican Church. The property is located at 11940 Alpharetta Highway, Suite 150 and is legally described as being located in Land Lot 648 1st District, 2nd Section, Fulton County, Georgia

The submitted request, if approved, would allow The Parish Anglican Church to continue to operate a 'Church, Synagogue' in a 5,000 square foot suite within an existing office/industrial center. The applicant recently became aware that a conditional use permit was necessary for the church to operate at the current location. The subject property is located at 11940 Alpharetta Highway, Suite 128, on the north side of Alpharetta Highway just west of Wills Road.

Applicant agreed to Staff Conditions
There was discussion by the Commission:

- Condition #4
- Condition #7

Public Comment: None

❖ **Commissioner Perkins offered a motion to approve subject to Staff conditions.**

- **Commissioner Usry seconded the motion**
- **The motion was approved (6-0)**

c. PH-18-17 Unified Development Code and Code of Ordinances Text Amendments – Design Review Board

Michael Woodman, Senior Planner, presented consideration of text amendments to the Unified Development Code and Code of Ordinances related to Design Review Board regulations.

He removed #6 from 5.4.3 Powers and Duties of the Design Review Board, A.

Public Comment: None

After discussion:

- ❖ Commissioner Brady offered a motion to approve subject to Staff conditions.
 - Commissioner Goss seconded the motion
 - The motion was approved (6-0)

VII. ADJOURNMENT



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: MP-19-02/V-19-06 BRIXMOR MANSELL CROSSING/REGENCY PARK MASTER PLAN

PLANNING COMMISSION: JUNE 6, 2019

CITY COUNCIL: JUNE 17, 2019

II. STAFF RECOMMENDATION:

Approve MP-19-02/V-19-06 Brixmor Mansell Crossing/Regency Park Master Plan, subject to the following conditions:

1. Property shall be developed substantially as depicted on the plan prepared by Kimley-Horn & Associates, Inc., dated 5/28/2019, except for modifications required to comply with these conditions.
2. Non-entertainment retail use shall be limited to the 6,300 square foot retail building (Bldg. C), as depicted on the site plan dated 5/28/2019.
3. Regency Park Pod 4 shall be limited to theater, restaurant (no drive-through, except existing drive-through restaurant can remain) and entertainment retail use. In addition, non-entertainment retail use shall be permitted in Bldg. C, limited to the following:
 - a. Art Gallery
 - b. Athletic Facility/Fitness Studio
 - c. Bakery
 - d. Barber Shop
 - e. Beauty Shop
 - f. Brewery
 - g. Dance Studio
 - h. Drug Store (Pharmacy)
 - i. Dry Cleaning, Pick-up Station
 - j. Florist
 - k. Grocery Store/Specialty Food Store
 - l. Hardware and Garden Supply Store
 - m. Laundry, Pick-up Station
 - n. Pet Day Care
 - o. Pet Grooming
 - p. Print Shop
 - q. Retail Establishment, entertainment
 - r. Retail Establishment
 - s. School, Commercial
4. Maximum building setback from North Point Parkway shall be 20'.
5. Building elevations shall comply with the North Point Overlay with respect to building design and material regulations, subject to final approval by the DRB.
6. Developer shall improve the North Point Parkway streetscape to include a 10' planter and 12' sidewalk, as approved by Staff. Street furniture shall be provided along North Point Parkway. In addition, applicant shall incorporate areas for future placemaking arbors on the LDP plans.
7. Minimum 50,500 square feet (1.16 acres) of open space (36,000 square feet of civic space and 14,500 square feet of amenity space), consisting of a multi-use trail connection, plazas, pocket park, patio, outdoor dining and other amenity areas shall be provided, as depicted on the

5/28/2019 zoning plan. Civic space shall be developed with decorative landscape, hardscape, seating and pedestrian-scale lighting, as approved by DRB.

8. Developer shall dedicate a permanent public access easement and construct a multi-use trail connection, as depicted on the plan prepared by Kimley-Horn & Associates, Inc., dated 5/28/2019, with final alignment/design/materials approved by Staff and construction completed prior to the final CO. Connection to the Big Creek Greenway shall be accessible for pedestrians and bikes. Wayfinding signage shall be provided at key locations along multi-use trail connection, as well as on Mansell Road. Trail connection shall include seating areas, lighting, landscape, hardscape and trail entrance gateways at the Big Creek Greenway and North Point Parkway. Multi-use trail improvements shall not be eligible for impact fee credits. Developer shall maintain easement.
9. If the developer improves the Mansell Road Big Creek Greenway entrance with a gateway and signage, the improvements shall be eligible for impact fee credits.
10. A thermoplastic multi-use crosswalk with North Point Leaf pattern, or as approved by Staff, shall be provided at the intersection with North Point Parkway.
11. Parking lot tree islands shall comply with UDC requirements.
12. Dumpster enclosures shall have a design and materials that are compatible with primary buildings and shall be heavily screened with landscaping from the public right-of-way.
13. New internal streets shall be private and shall be substantially as depicted on the plan prepared by Kimley-Horn & Associates, Inc., dated 5/28/2019, as approved by the City's Traffic Engineer.
14. Pedestrian-scale lighting shall be provided throughout the development in compliance with North Point Placemaking Plan.
15. Landscape plan shall be approved by the Design Review Board prior to the issuance of an LDP and shall incorporate plants consistent with the EcoDistrict.
16. Focal point feature shall be provided at project entrance from North Point Parkway and shall be consistent with monuments depicted in the City's North Point Creative Placemaking Plan, as approved by Staff.
17. Developer shall determine if any existing landscaping (trees and shrubs) can be spaded and relocated on-site to enhance the maturity level of landscaping at time of project completion.
18. Developer shall conduct an assessment of required landscaping and replace any dead, dying or missing landscape material, as approved by DRB.
19. If additional stormwater facilities are necessary, they shall be aesthetically-pleasing and bioswales shall be used where feasible.
20. New utilities shall be placed underground.

III. REPORT IN BRIEF:

The applicant, Kathryn Zickert on behalf of Brixmor, is requesting to amend the Regency Park Master Plan Pod 4 to allow non-entertainment retail uses and a variance to the North Point Overlay streetscape regulations as it relates to new internal streets. The proposal includes the construction of three (3), 1-story restaurant and retail buildings along North Point Parkway. Regency Park Master Plan Pod 4 is limited to a movie theater (primary use), entertainment retail and restaurant. The subject property is located at 7660 North Point Parkway, near the northeast corner of Mansell Road and North Point Parkway.

DISCUSSION

The submitted request, if approved, would allow for the construction of two (2), 1-story restaurant buildings and one (1), 1-story non-entertainment retail building along North Point Parkway. The property is subject to the Regency Park Master Plan Pod 4, which allows a movie theater, entertainment retail (bookstores, phone stores, internet stores, etc.) and restaurant. The subject property is located at 7660 North Point Parkway, near the northeast corner of Mansell Road and North Point Parkway.

The 13.9-acre property is zoned PSC (Planned Shopping Center) and is developed with a vacant movie theater and building currently occupied by Barnes & Noble bookstore and Starbucks. Surrounding properties are also zoned PSC and subject to the Regency Park Master Plan, except that the property to the south is zoned O-I (Office-Institutional). Chili's, Buffalo Wild Wings and Burger King are located to the south, the former Toy's 'R Us is located to the west, Hyatt Place hotel is located to the north and the Big Creek Greenway is located to the southeast. The Comprehensive Land Use Plan designation of the property is 'Commercial', which allows the proposed development.

The Regency Park (MP-91-10) Master Plan was approved in 1992 for a 127-acre mixed use development consisting of office, shopping center, entertainment and retail service uses. The Master Plan includes six (6) pods extending along both sides of North Point Parkway from Mansell Road to Encore Parkway. Pod 4 has an 'Entertainment' land use designation with theater/cinema as the primary use, as well as entertainment retail and restaurant (with and without a drive-through). A master plan amendment was approved in 2008 to allow an AT&T phone store to occupy a building previously used as a restaurant.

The North Point LCI was developed in 2008 with a 10-year update adopted in February 2018. The vision for the LCI is to become a walkable, mixed-use village with a focus on sustainability, greenspace and connectivity. The applicant's proposal to redevelop a surface parking lot by adding buildings and open space along North Point Parkway, is consistent with the LCI's vision and would contribute to a walkable environment.

The applicant has stated that they are speaking to a prospective tenant for the former AMC movie theater. In addition, the Barnes & Noble bookstore and Starbucks are intended to remain within their current space. Users of the proposed non-entertainment retail and restaurant buildings have not been identified.

The applicant is requesting a variance from Unified Development Code (UDC) Subsection 2.10.3(B), North Point Overlay Site Regulations, to modify development regulations related to Type 'D' Corridors, which include proposed internal streets created within existing parking lots. The applicant proposes two (2) new private streets within the existing parking lot, of which sidewalks are provided on one (1) side of the street. The streetscape regulations require minimum 10' sidewalks on both sides of a Type 'D' Corridor. The applicant does not control the southwest side of the existing project driveway from North Point Parkway, which limits their ability to improve a sidewalk on that property.

SITE PLAN

The 13.9-acre site is currently developed with the 52,336 square foot former AMC Movie Theater and the 27,820 square foot Barnes & Noble and Starbucks. A large surface parking lot is located between the existing buildings and North Point Parkway and Mansell Road. Currently, there are 949 surface parking spaces on the subject property.

The submitted plan depicts approximately 6.4 acres of the site as being redeveloped. A 1-story, 4,000 square foot restaurant building (Bldg. A) is oriented to the project driveway off North Point Parkway, as well as a 1-story, 6,300 square foot restaurant building (Bldg. B) and a 1-story, 6,300 square foot retail building (Bldg. C) oriented to North Point Parkway. North Point Parkway streetscape improvements are depicted, including a 10' planter and 12' sidewalk.

Unified Development Code (UDC) Parking regulations and North Point Overlay requirements would require 556 parking spaces for the movie theater, Barnes & Noble and proposed restaurant and retail buildings. The site plan depicts 695 surface parking spaces to remain on the site. The North Point Overlay limits the impervious area of surface parking stalls to no more than the surface area of the building(s) they serve. However, the applicant's proposal represents redevelopment of an existing surface parking lot, including a net reduction of 253 surface parking spaces.

Vehicular access to the site is currently provided from two (2) driveways; one on North Point Parkway and one on Mansell Road. A new project driveway is depicted at the northeast corner of the property adjacent to the Hyatt Place hotel. Pedestrian connections are provided throughout the development, connecting the public sidewalk to all buildings, existing and proposed. A new twelve-foot (12') multi-use sidewalk/trail is depicted along North Point Parkway, as well as through the development providing a connection to the Big Creek Greenway at the southwest corner of the site. Additional pedestrian facilities are depicted between Buildings C and the Barnes & Noble building and along the new private street bisecting the surface parking lot.

The North Point Overlay requires a minimum 5% amenity space and 10% civic space on non-residential developments over five (5) acres. The site plan depicts 5.2%, or 14,500 square feet, of amenity space and 12.9%, or 36,000 square feet, of civic space. The site plan depicts landscaped and hardscaped civic space around the new buildings along North Point Parkway, including two (2) 10,900 square foot plazas and a 6,000 square foot pocket park. Plazas are proposed to be improved with an arbor, giant chess board, fire pits, seating, band stage, soft playground area for kids, landscape and hardscape. In addition, a multi-use trail connection is depicted providing a connection between North Point Parkway and the Big Creek Greenway. Amenity space is depicted to include outdoor dining areas, patios, and hardscape areas improved for pedestrian enjoyment.

The tree survey and assessment identify several parking lot and landscape strip trees that are in 'Good' condition. If approved, it is recommended that the developer explore spading and relocating existing landscape trees on the property to enhance the maturity level of landscaping at time of project completion. Bio-retention areas are depicted in planters and landscape islands. However, it is unclear if additional stormwater facilities will be provided.

ECODISTRICT

The North Point Overlay requires that EcoDistrict measures be incorporated into new developments and redevelopments. The applicant's proposal represents an increase to the existing building footprint on the site of more than 30%. Therefore, the applicant must incorporate a minimum of two (2) EcoDistrict points into the proposed development. According to the site plan, the applicant is requesting credit for six (6) EcoDistrict points. EcoDistrict measures proposed on the property include Bio-retention, Sustainable Landscaping, Enhanced Bicycle Amenities and Alternative Transportation. If approved, the developer should provide the EcoDistrict measures as requested on the applicant's site plan.

EcoDistrict Measure	Description	Available Points	Requested Points
Bio-retention	Bio-retention areas	2	2
Sustainable Landscaping Measure	Xeriscape plant materials	1	1
Enhanced Bicycle Amenities Measure	Provide repair center, bike parking and paths	1-2	2
Alternative Transportation Measure	Provide Ride-Sharing pick-up and drop-off zones	1-2	1
TOTAL		5 – 7 pts	6 pts

TRAFFIC

The applicant provided a trip generation report. As shown in the table below, the proposed uses would add 125 PM Peak Hour trips to the subject property.

Table 1: Trip Generation											
Land Use	ITE Code	Density	Daily Traffic			AM Peak Hour			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Shopping Center	820	6,300 SF	238	119	119	6	4	2	24	12	12
High-Turnover (Sit-Down) Restaurant	932	10,300 SF	1,156	578	578	102	56	46	101	63	38
TOTAL			1,394	697	697	108	60	48	125	75	50

PSC (PLANNED SHOPPING CENTER) REVIEW CRITERIA

The PSC district is intended to promote specific objectives. Therefore, the following shall be considered when reviewing a PSC master plan:

1. Pedestrian connectivity to all uses.

Response: Pedestrian connections are provided from the public sidewalk along North Point Parkway to each of the existing and proposed buildings. In addition, the applicant proposes a multi-use trail connection from North Point Parkway, through the development and connecting to the Big Creek Greenway.

2. Large parking areas below grade, in decks or screened. Design efforts to provide shared parking will also be considered.

Response: The applicant's proposal represents redevelopment of an existing surface parking lot, including a net reduction of 253 surface parking spaces. In addition, the site plan depicts new buildings pulled up to North Point Parkway, which will screen the existing surface parking that is proposed to remain.

3. Accommodations for public transportation.

Response: A MARTA bus stop is provided on the adjacent property in front of the Chili's restaurant.

4. Buildings that face or appear to face public roadways.

Response: The proposed buildings are oriented to North Point Parkway with parking behind.

5. Appearance standards for buildings and structured parking.

Response: Building architecture, materials and design shall comply with the North Point Overlay with final approval by the Design Review Board.

6. Limitations on uninterrupted building elevations.

Response: The applicant has not provided building elevations at this time. The North Point Overlay includes regulations that limit uninterrupted building elevations. Buildings will be subject to approval by the Design Review Board.

7. Creation of vistas and view corridors within development.

Response: The multi-use trail connection through the site provides a view corridor through the site to the Big Creek Greenway.

8. Focal point features at prominent locations and ends of vistas.

Response: A focal point feature should be provided at the project entrance from North Point Parkway and should be consistent with the monuments in the North Point Creative Placemaking Plan. The developer is also encouraged to paint North Point Leaf pattern mural(s) on the side and/or rear of the former AMC movie theater.

9. Incorporation of natural site features.

Response: The site is developed and does not include any natural site features. However, the applicant proposes to construct a multi-use trail connection through the site connecting to the Big Creek Greenway.

10. Block lengths conducive to pedestrian traffic.

Response: The applicant proposes two (2) new private streets within the proposed development with block lengths and design conducive to promoting pedestrian activity.

11. Detention and retention facilities designed to be aesthetically pleasing.

Response: Bio-retention is depicted within planters and landscape islands. If additional stormwater facilities are necessary, it is recommended that they be aesthetically-pleasing.

12. Creative methods for stormwater management to provide additional open space.

Response: Bio-retention is depicted within planters and landscape islands. If additional stormwater facilities are necessary, it is recommended that they be aesthetically-pleasing.

13. Attractive and usable street furniture in public spaces.

Response: Zoning conditions are recommended requiring street furniture along North Point Parkway, as approved by the Design Review Board.

14. Emphasis on a high-quality landscape plan.

Response: Zoning conditions are recommended requiring high quality landscape along North Point Parkway, as approved by the Design Review Board.

VARIANCE REVIEW CRITERIA

The City of Alpharetta Unified Development Code Article IV, Section 4.5.3 outlines the criteria set forth for granting a variance. The ordinance specifically states..."a variance may be granted in whole or in part, or with conditions, in such individual case of unnecessary hardship upon a finding that":

(1) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography; or

Response: The streetscape variance is related to the applicant's proposal to redevelop a surface parking lot. In addition, the applicant does not control the southwest side of the existing project driveway from North Point Parkway, which limits their ability to improve a sidewalk on that property.

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

Response: The two (2) new private streets promote a grid system; however, neither street is likely to provide interparcel connection due to the presence of the Big Creek Greenway and Hyatt Place hotel.

(3) There are conditions that are peculiar to the property which adversely affect its reasonable use or usability as currently zoned; or

Response: The proposal represents redevelopment of an existing site, which limits streetscape implementation. In addition, the two (2) new private streets would likely not provide interparcel connection due to the presence of the Big Creek Greenway and Hyatt Place hotel.

(4) Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the City of Alpharetta ordinances.

Response: Approval of the requested variance should not cause substantial detriment to the public good.

CONCURRENCES

Staff has reviewed the applicant's proposal and finds that it can generally support the request for master plan amendment and variance to streetscape regulations. The property is located in the North Point LCI, which envisions the area as a mixed-use, walkable environment with an emphasis on sustainability, open space and connectivity. The applicant's proposal promotes the specific objectives in the PSC zoning district, including connectivity, building orientation to

the street, redevelopment of surface parking, access to alternative modes of transportation, creation of vistas and view corridors, pedestrian-friendly streetscape, provision of open space, creative placemaking, high quality landscape plan and aesthetically pleasing and creative stormwater management practices. The zoning proposal is consistent with the Comprehensive Land Use Plan designation of the property, which is 'Commercial'. Given the amount of retail existing in the North Point Parkway corridor, conditions are recommended limiting non-entertainment retail uses.

The North Point LCI discusses area-wide initiatives, such as Placemaking, Maximizing the Big Creek Greenway and Incorporating Green Pathways. The LCI also discusses utilizing the Big Creek Greenway to its full potential by improving accessibility and visibility of the Greenway. As part of meeting the City's open space requirements, the applicant proposes a multi-use trail connection to the Big Creek Greenway through the subject site and connecting to the sidewalk along North Point Parkway.

CITIZEN PARTICIPATION PLAN

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 in response to the mailed letters.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on May 8, 2019. There were no public comments reflected on the sign-in sheet.

IV. ATTACHMENTS:

- Site Plan, dated 5/28/2019
- Civic Space Exhibit, dated 4/1/2019
- North Point Creative Placemaking Exhibits



NORTH POINT

ALPHARETTA, GA



North Point is Vibrant

North Point is Vibrant. North Point is a robust commercial center at the heart of a growing regional economy with significant opportunities for retail, residential, office, recreation, and cultural uses and activities.



North Point is Green

North Point is an eco-district interwoven with green oases, restored streams and wetlands, and opportunities for parks and unique places providing respite for people and habitat for native plants and animals.



North Point is Walkable

North Point is a place defined by mature tree canopies and connected forested areas threaded with trails and pathways to provide easy access to its many shopping, dining, and entertainment destinations.



North Point is Livable

With access to major employers, transportation options, housing choices, activity centers, and human-scale spaces, North Point well-positioned to become a livable community within the metro area.

2018 North Point LCI

In 2017, the City of Alpharetta and the Atlanta Regional Commission teamed up to study the North Point Area and update its 2008 LCI Plan. The updated plan aimed to address current challenges for growth and to create future opportunities by focusing on walkability and quality development. Through public engagement and input from city council, city staff, and private stakeholders, the consultant team made recommendations for 100-day and 5-Year action plans that were adopted by the City in February of 2018.



North Point LCI Creative Placemaking Plan

As recommended by the 2018 LCI Plan, the City of Alpharetta is pursuing a Creative Placemaking Plan that will examine options to improve safety and walkability along the North Point Parkway corridor. The study will also formulate wayfinding concepts, streetscape design guidelines, and a signage program and plan to encourage efficient and safe movement of pedestrians, bicycles and vehicles in, through and around the North Point area. The project shall recommend a diversity of types of public art to make the corridor attractive and interactive. Lastly, as part of the study process and public outreach, the City will implement a temporary project to demonstrate potential outcomes of the plan.



Terms & Definitions

The Atlanta Regional Commission's Livable Centers Initiative (LCI) is a grant program that incentivizes local jurisdictions to re-envision their communities as vibrant, walkable places that offer increased mobility options, encourage healthy lifestyles and provide improved access to jobs and services.¹

Placemaking inspires people to collectively reimagine and reinvent public spaces as the heart of every community. Strengthening the connection between people and the places they share, placemaking refers to a collaborative process by which we can shape our public realm in order to maximize shared value. More than just promoting better urban design, placemaking facilitates creative patterns of use, paying particular attention to the physical, cultural, and social identities that define a place and support its ongoing evolution.²

Ecodistricts are distinct areas or neighborhoods that provide a uniquely valuable scale to introduce and accelerate investments that can achieve profound improvements in equity, resilience, and climate protection - linking energy, transportation, water, and land use in an integrated, efficient resource system. These neighborhoods are small enough to innovate and big enough to leverage meaningful investment and public policy.³

¹ atlantaregional.org

² Partnership for Public Spaces "PLACEMAKING: What if we built our cities around places?"

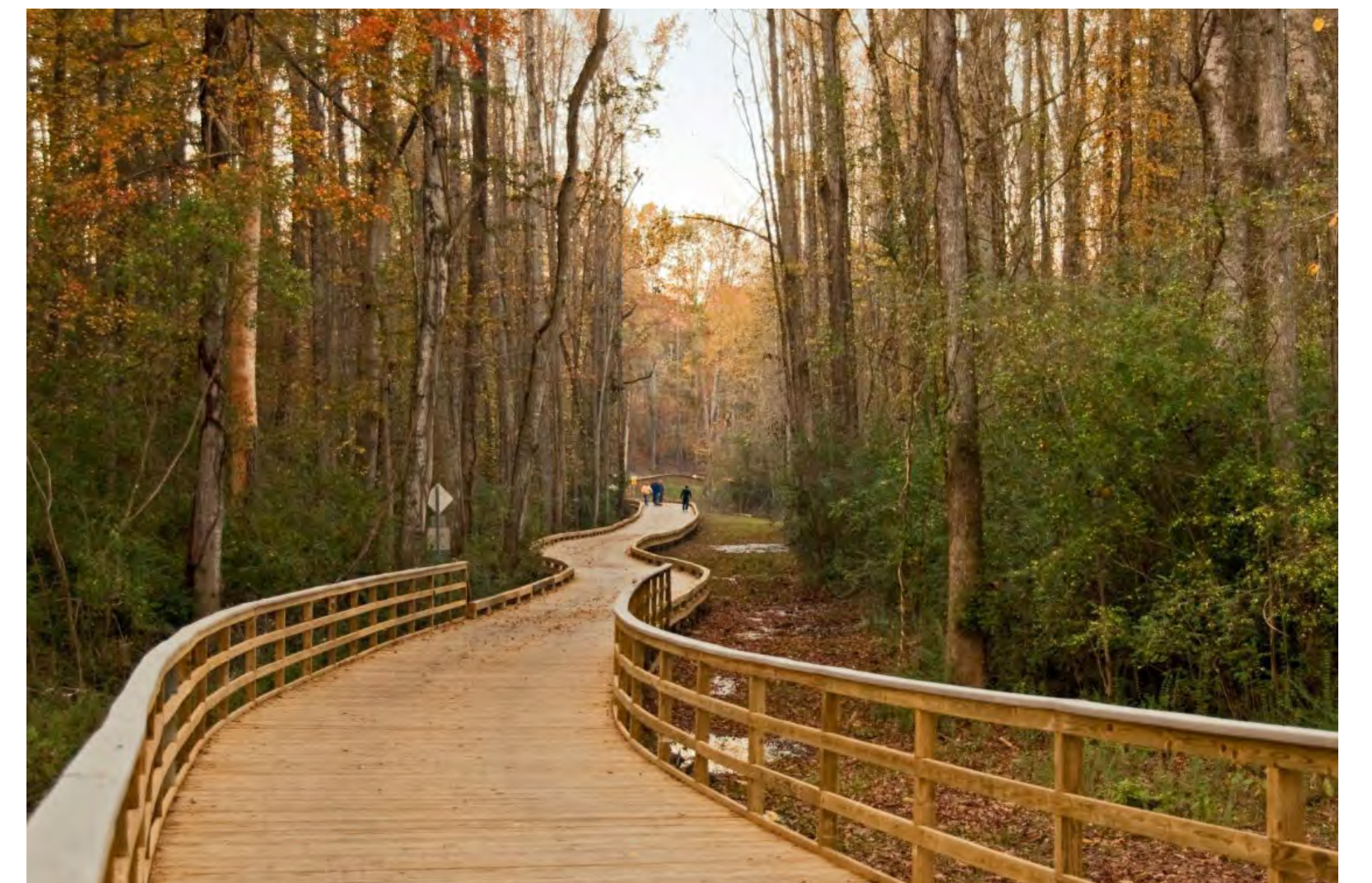
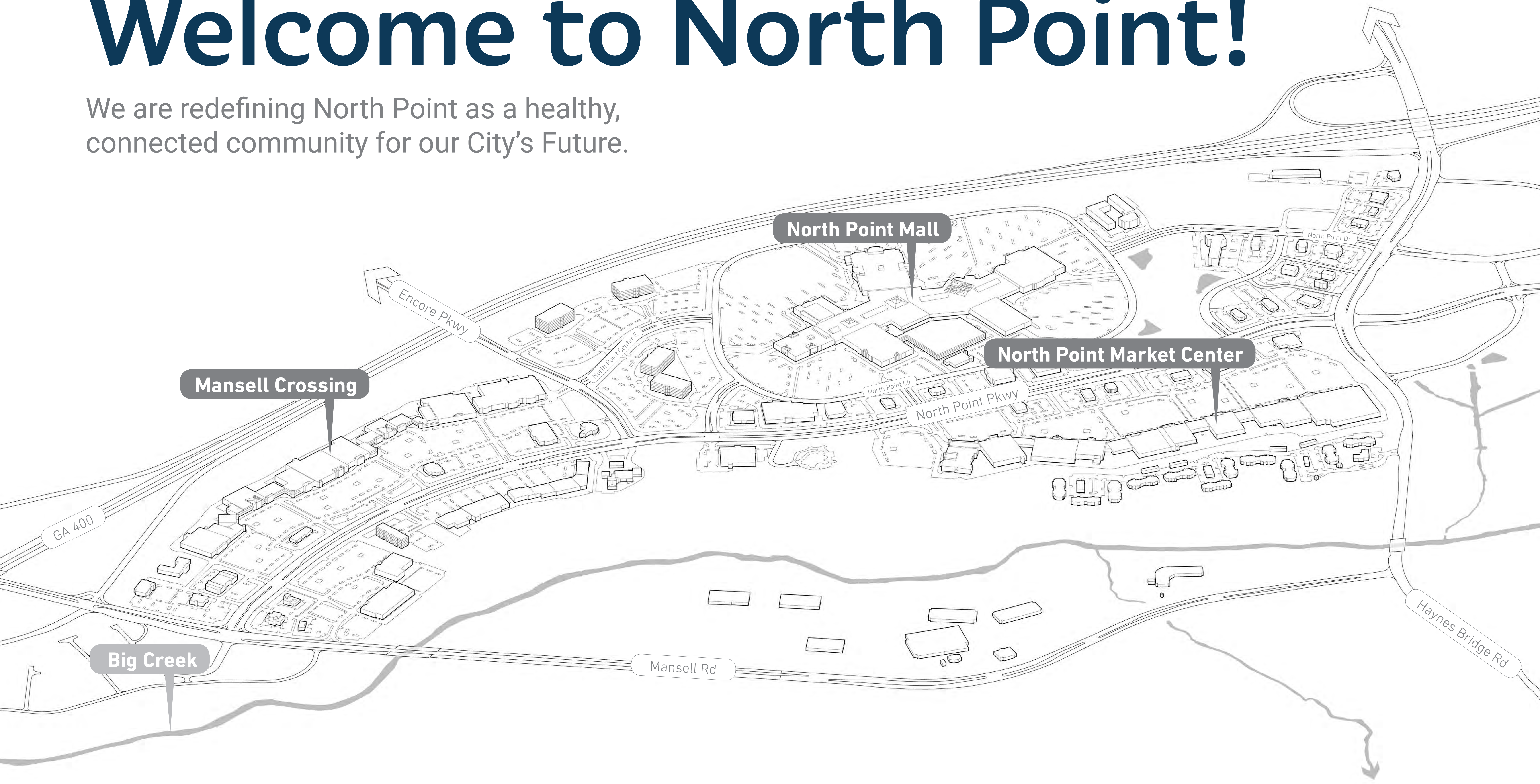
³ ecodistricts.org; cnt.org/ecodistricts

Project Schedule

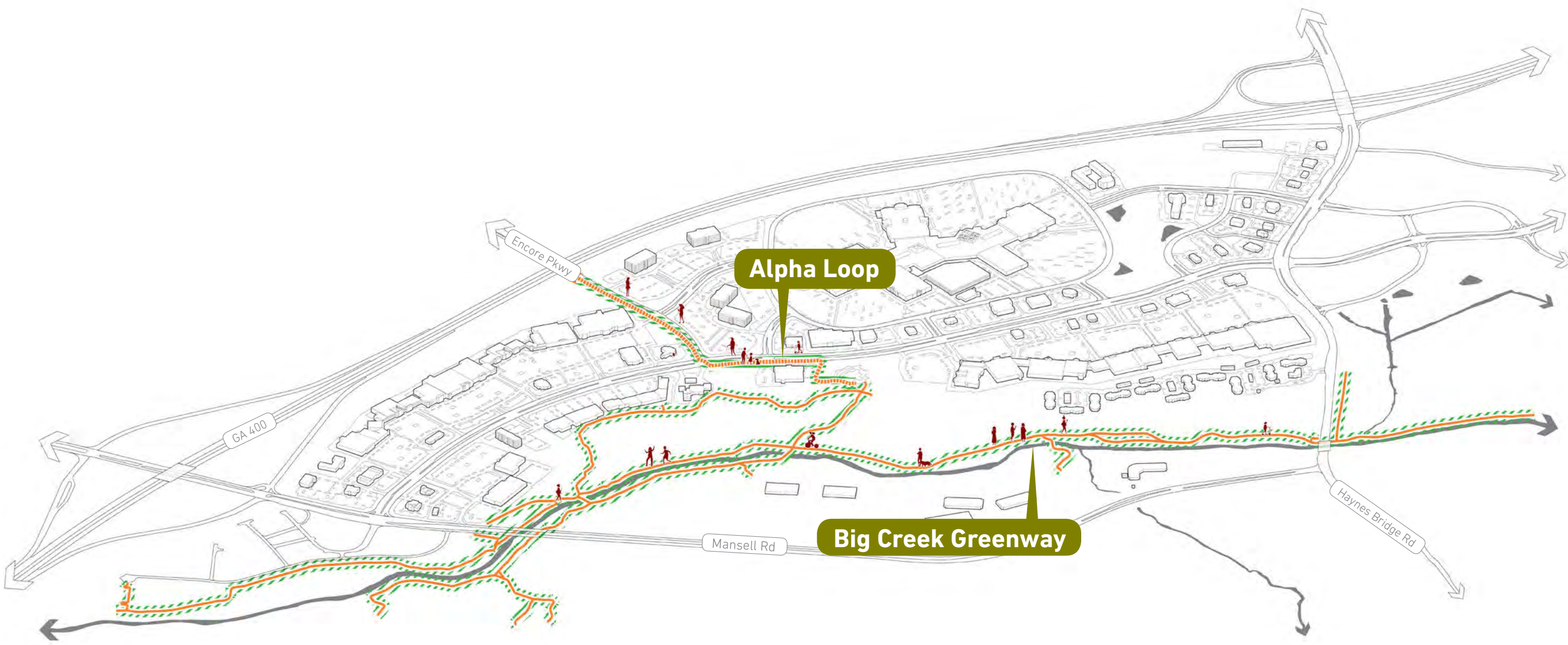


Welcome to North Point!

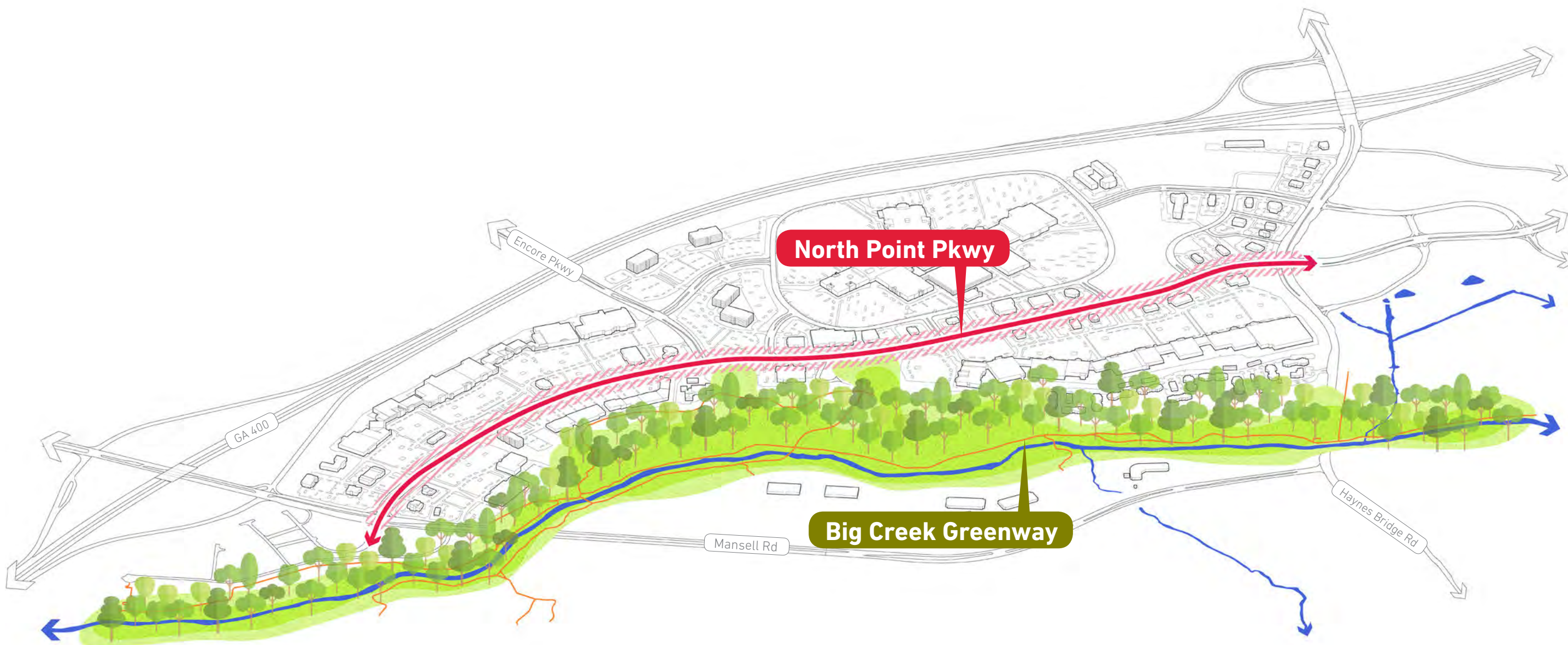
We are redefining North Point as a healthy, connected community for our City's Future.



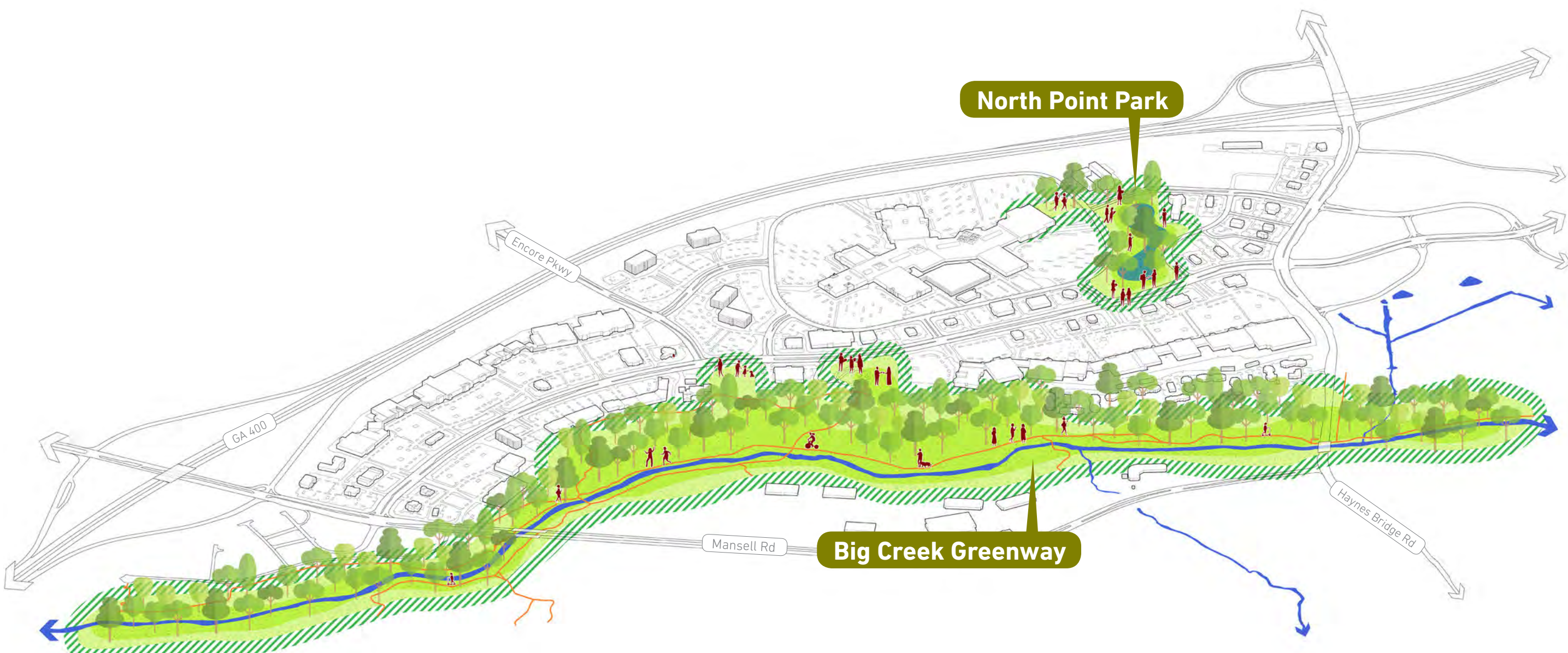
Drivers of Value



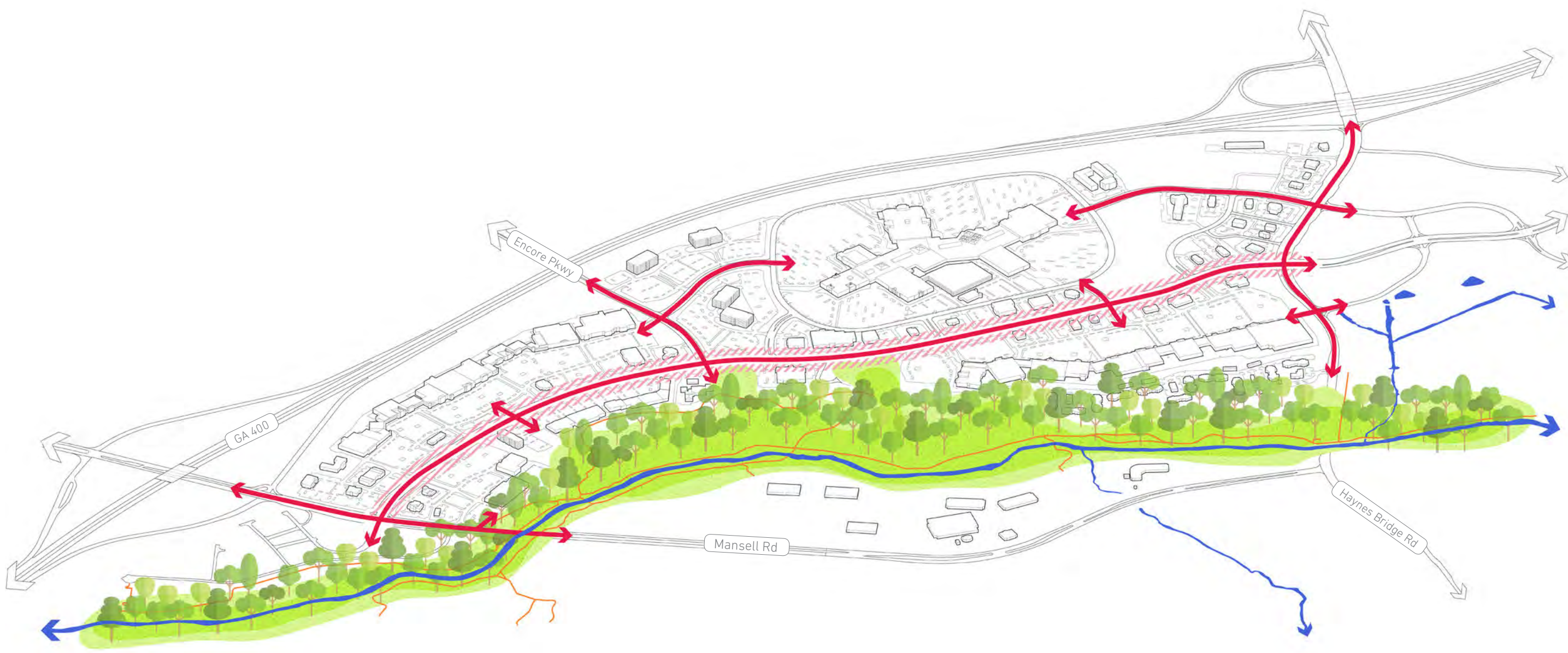
Trails & Greenways



Key Corridors

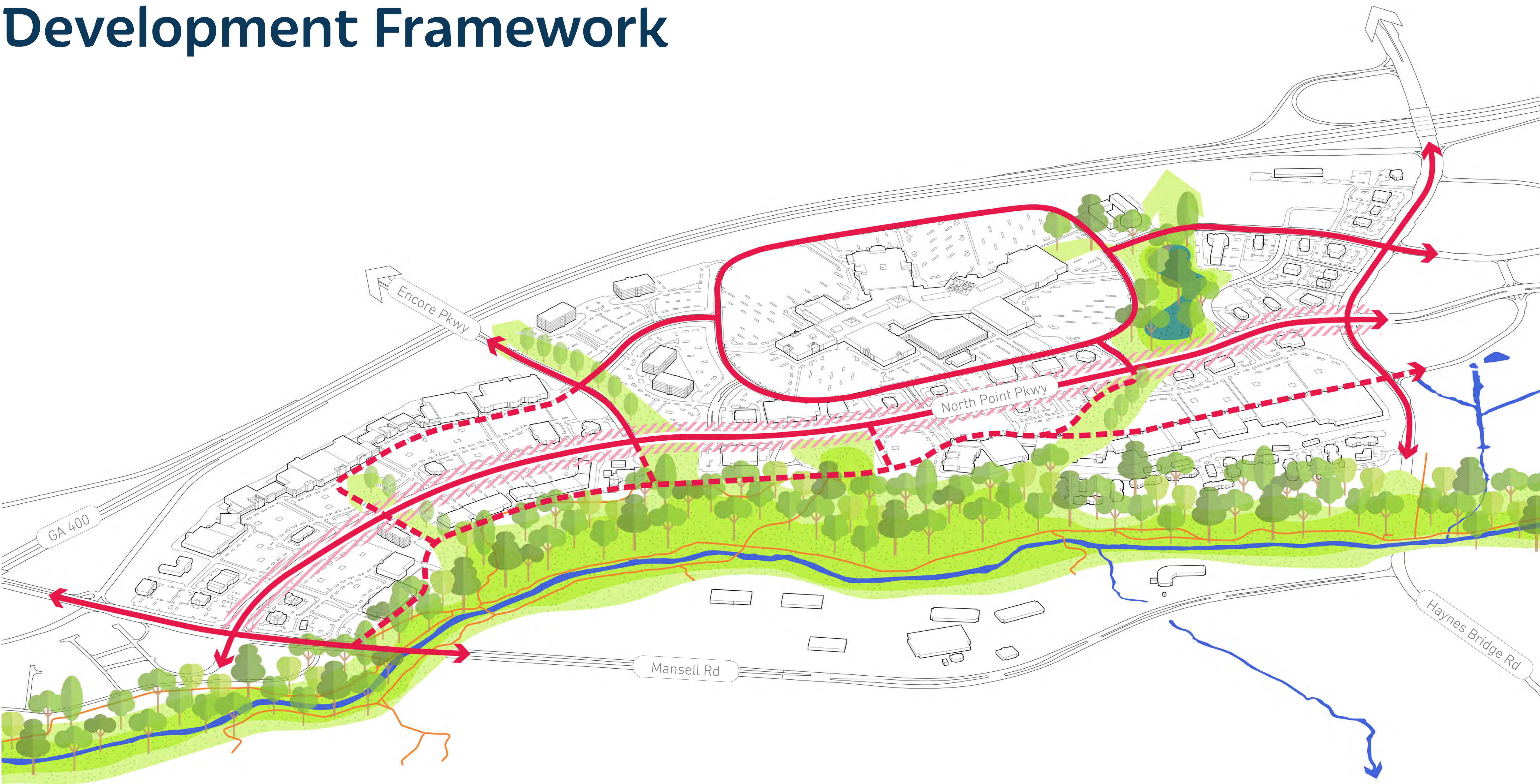


Parks & Open Space



Human-scaled Urban Form

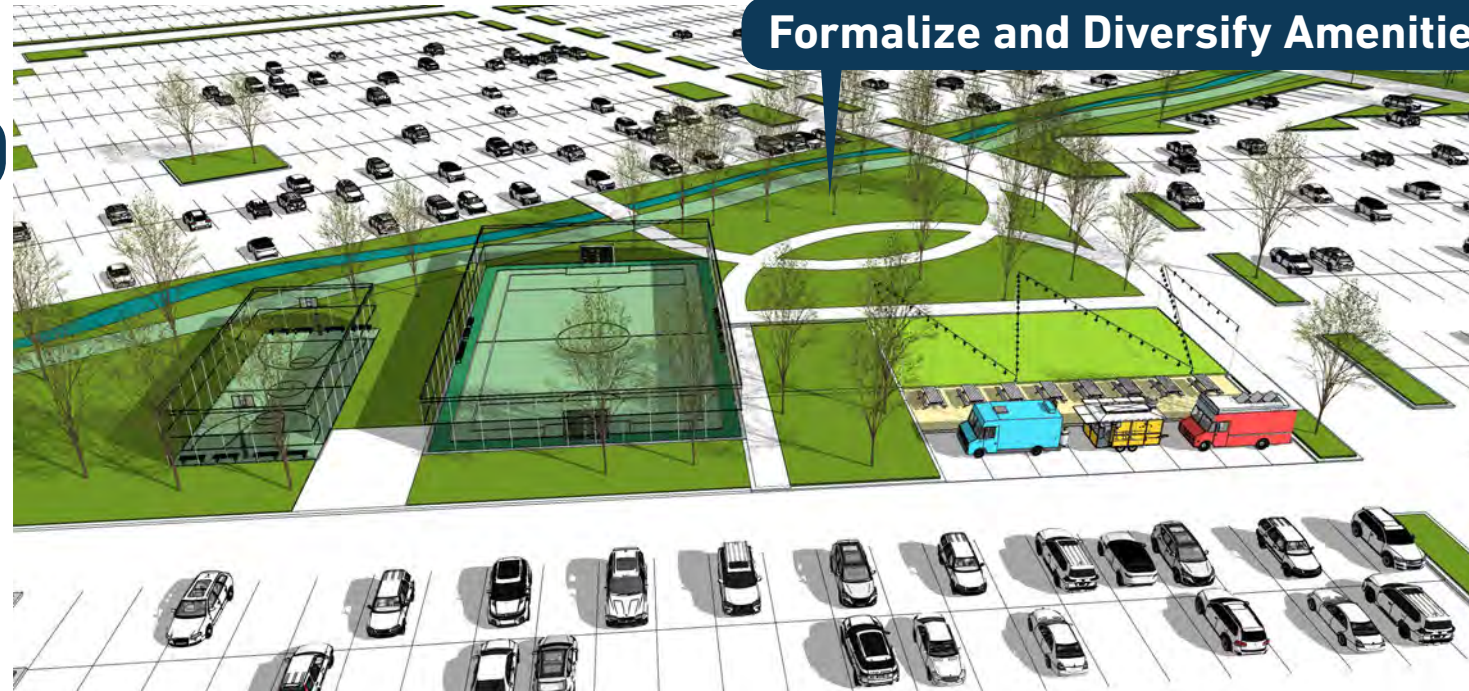
Development Framework



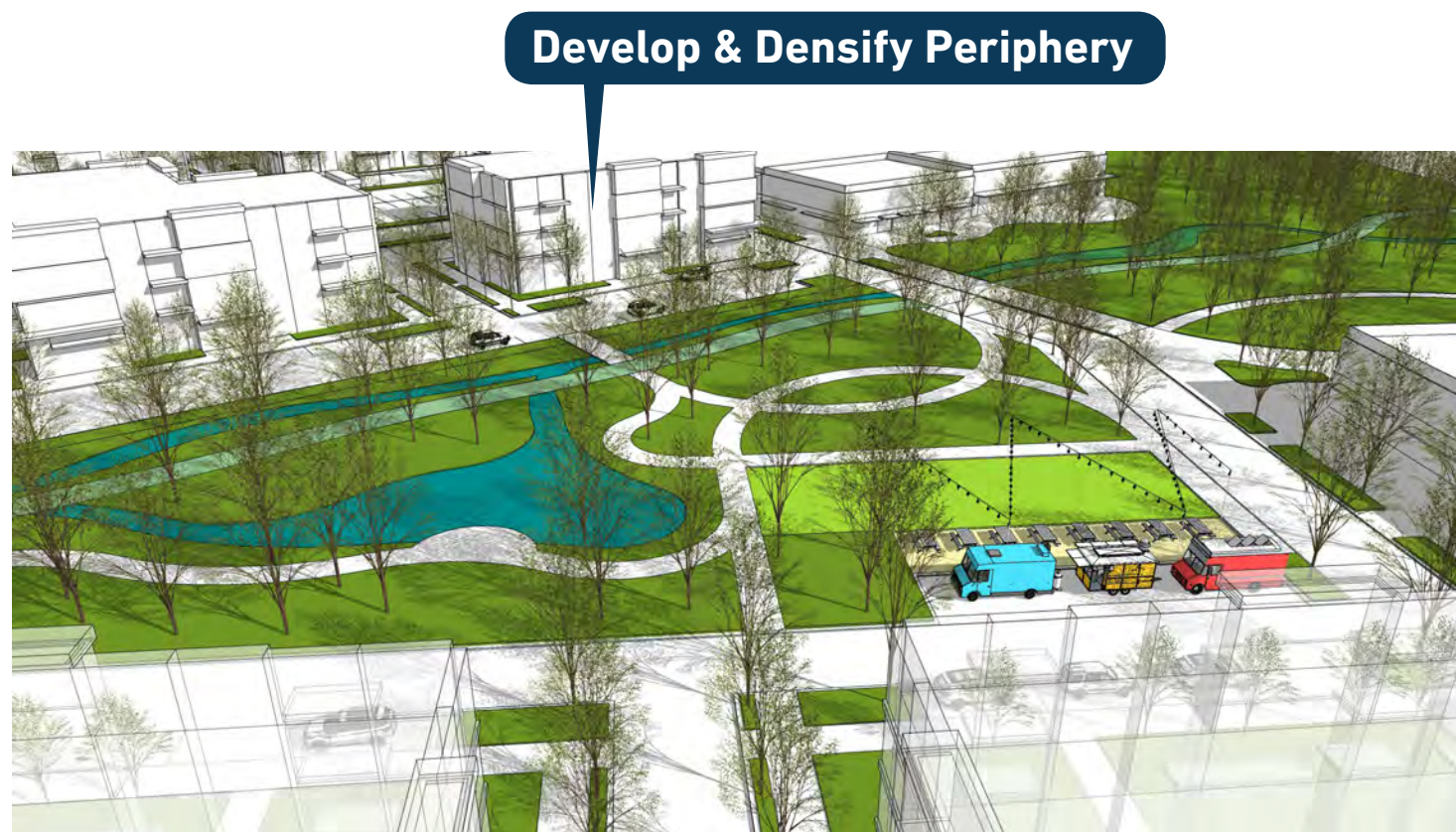
Existing Condition



Short Term Intervention



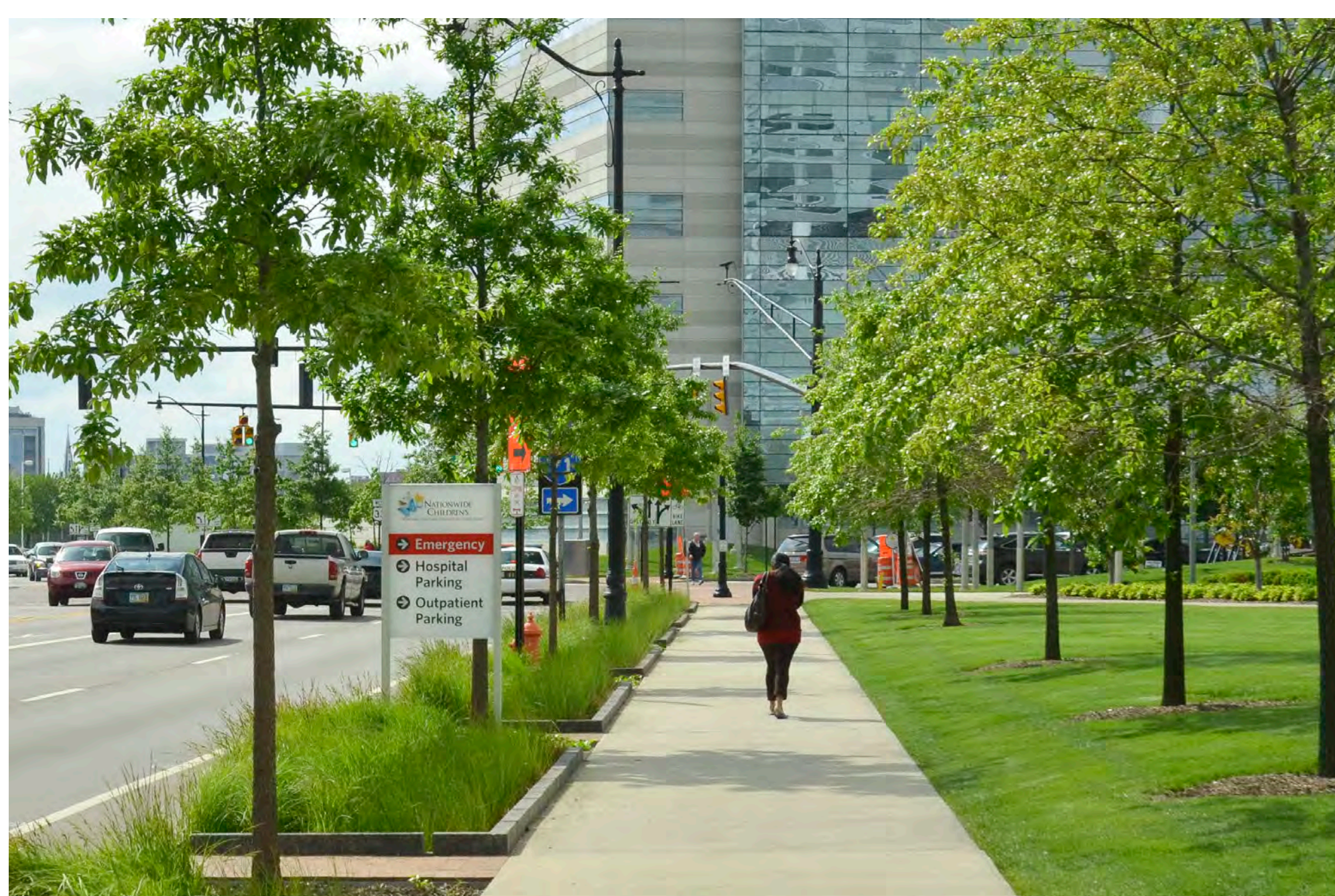
Midterm Intervention



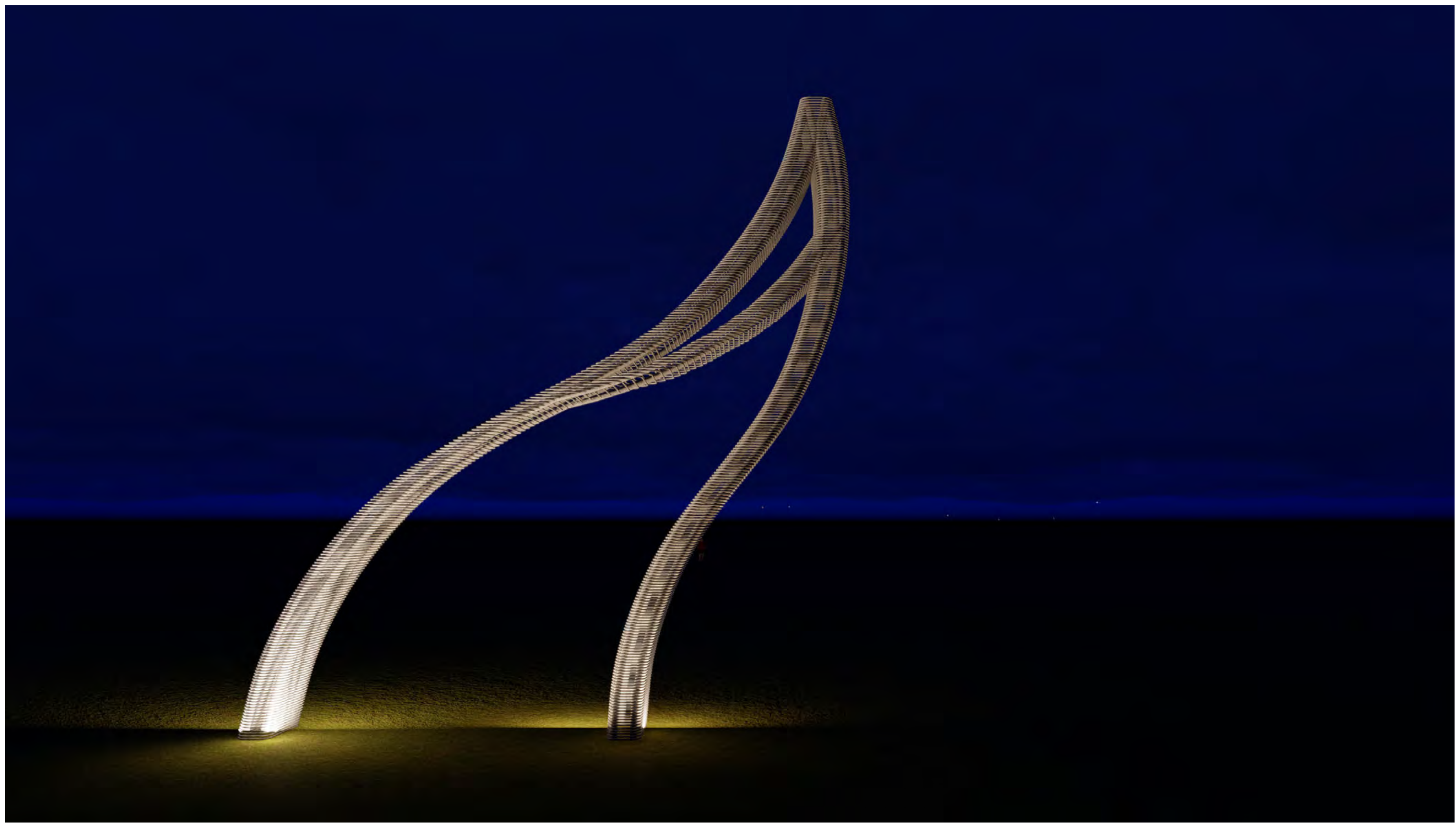
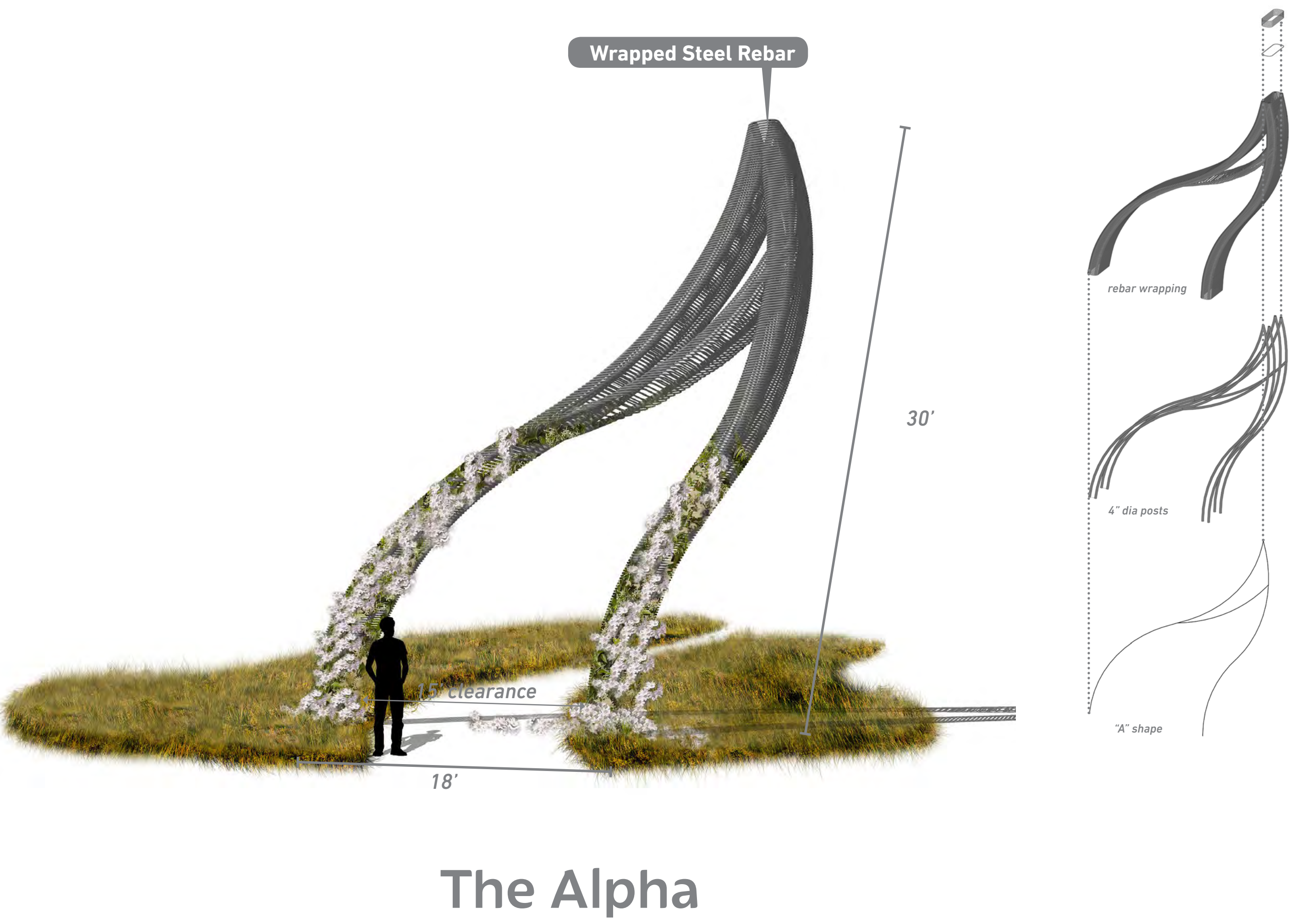
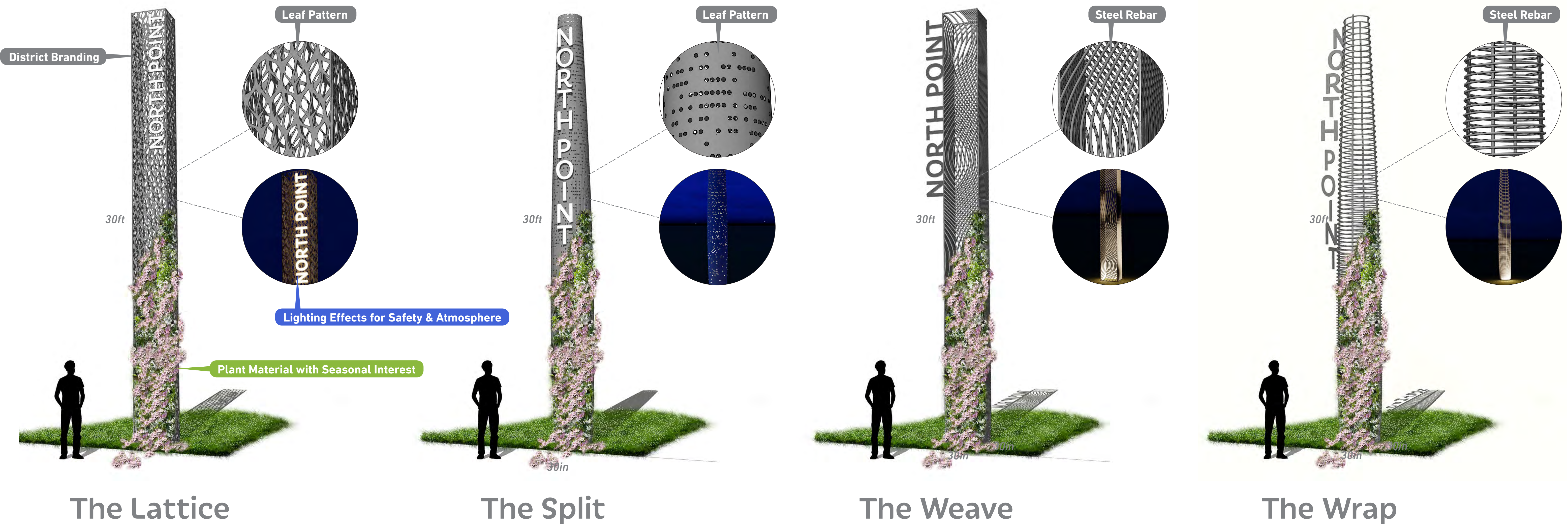
Long Term Intervention

The PARKway

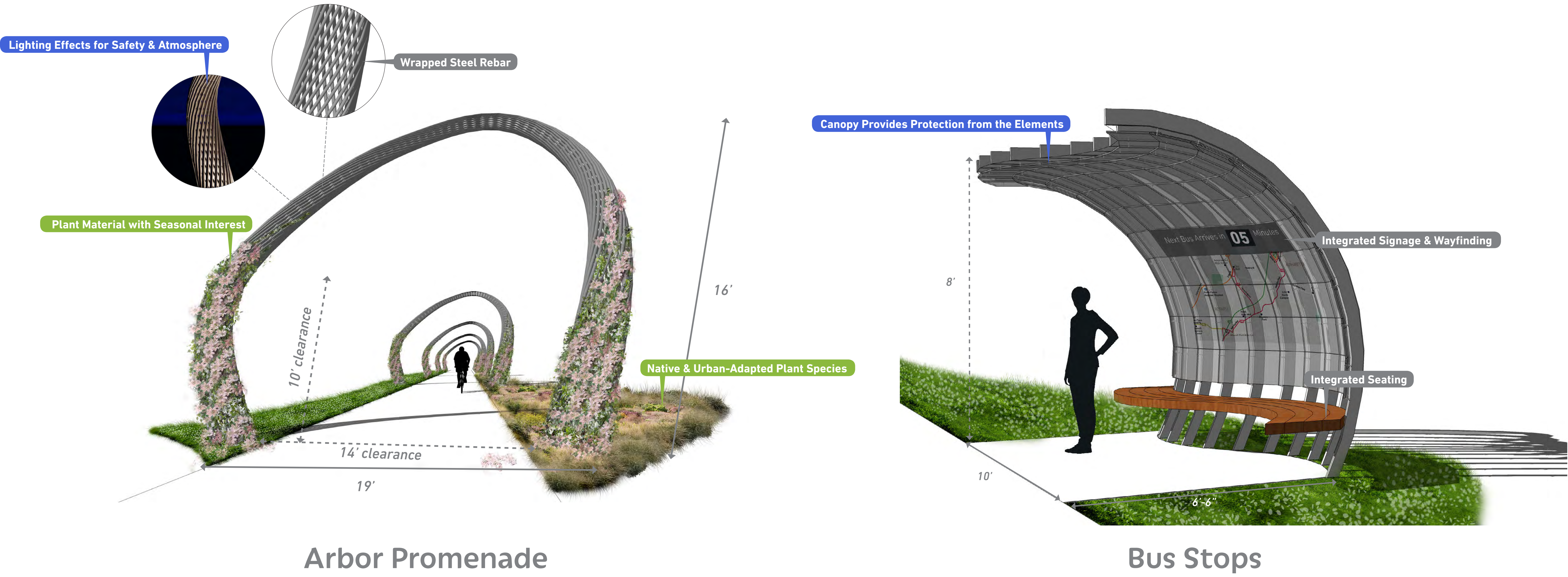
The PARKway is a pedestrian paradise defined by it's human-scaled spaces, lush native landscapes, and innovative features.



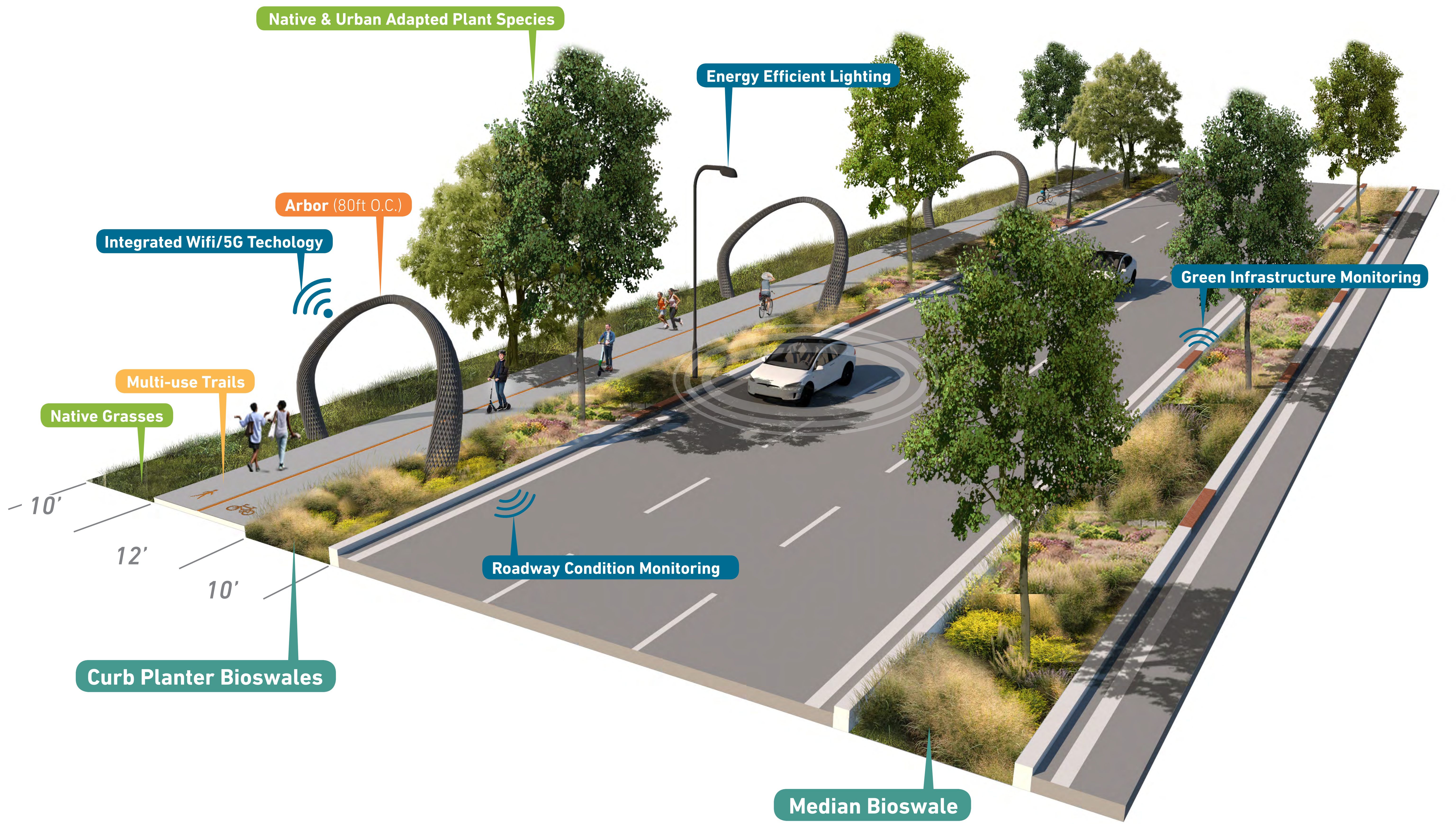
District Thresholds



Pedestrian Experience

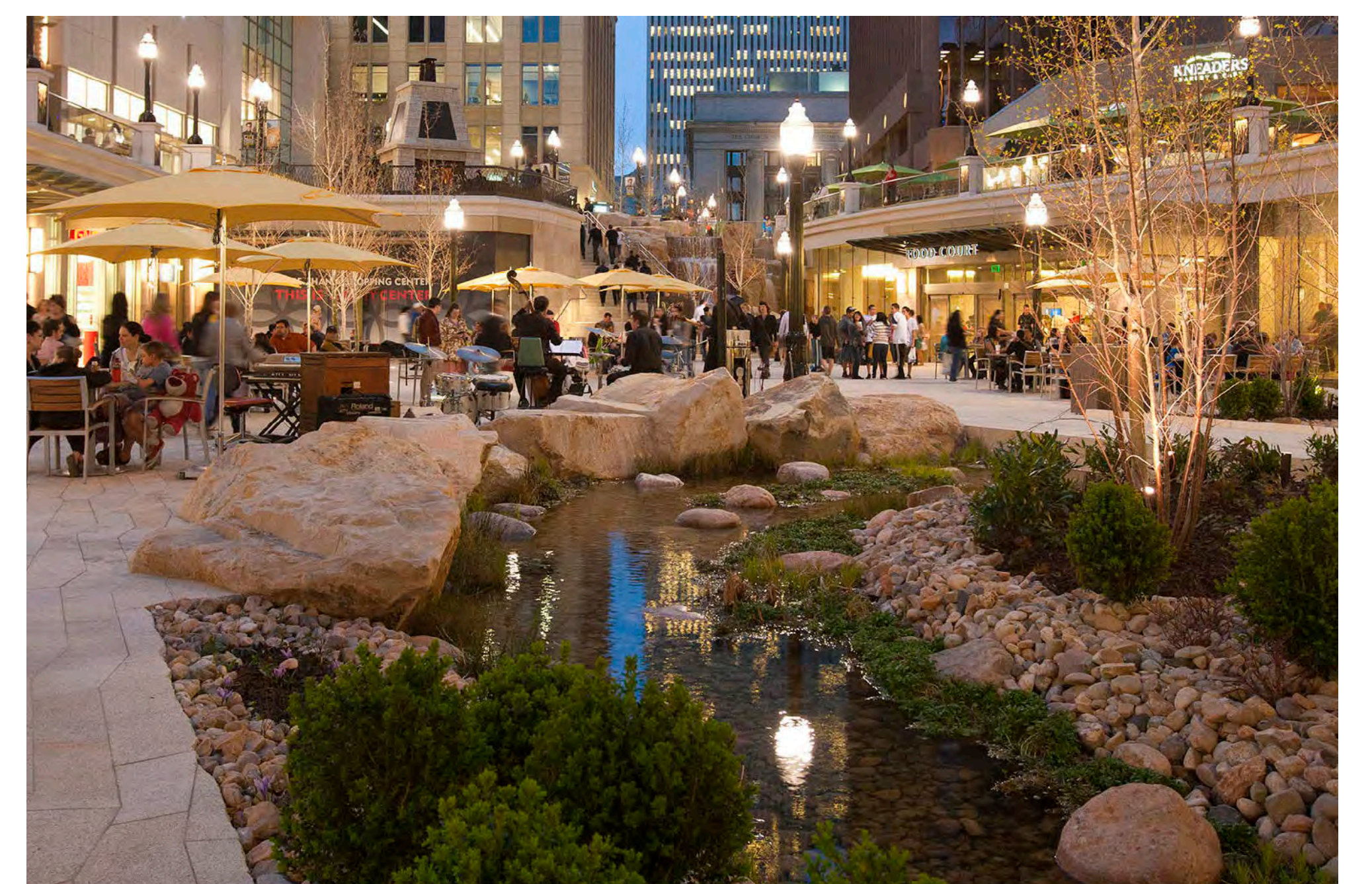
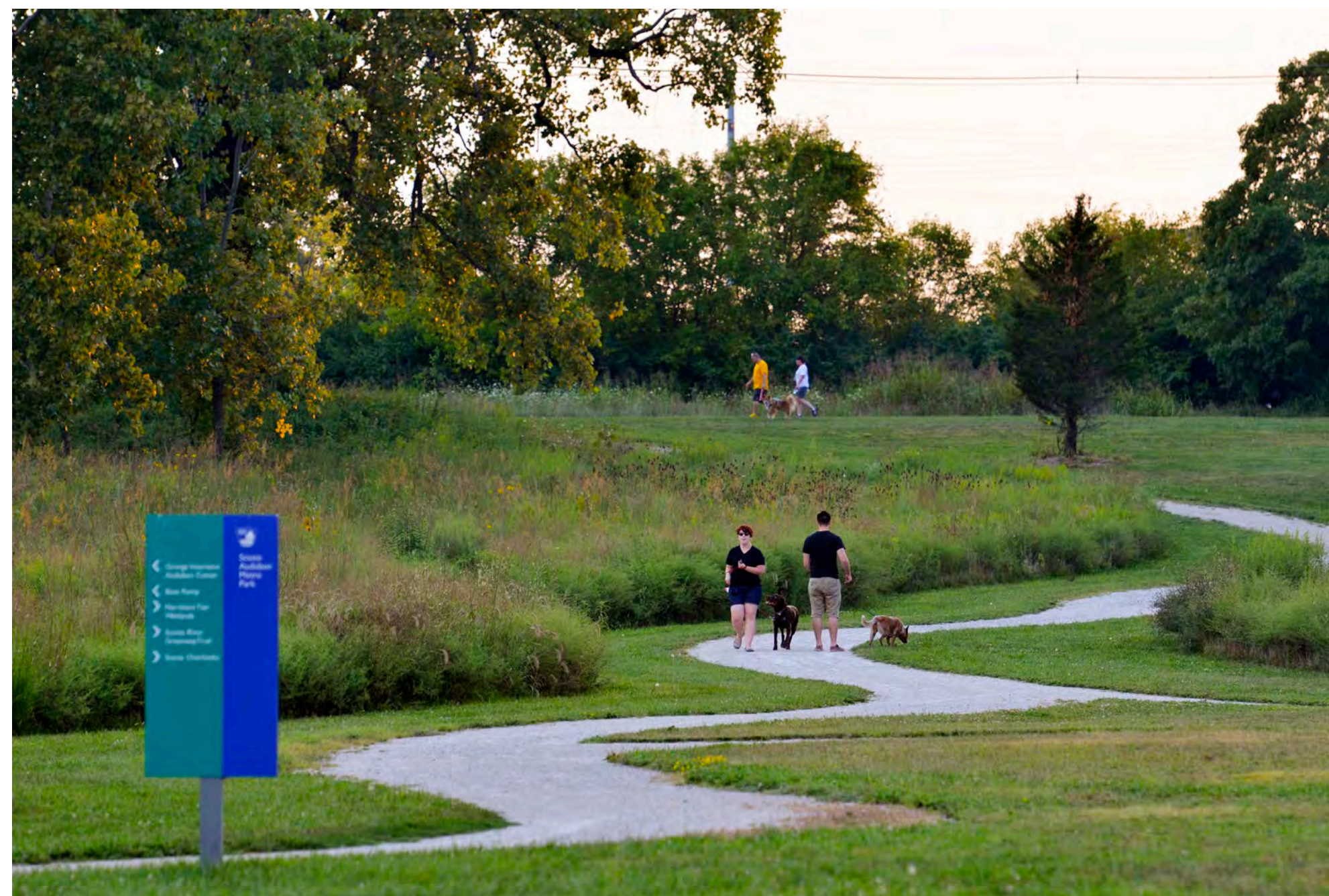
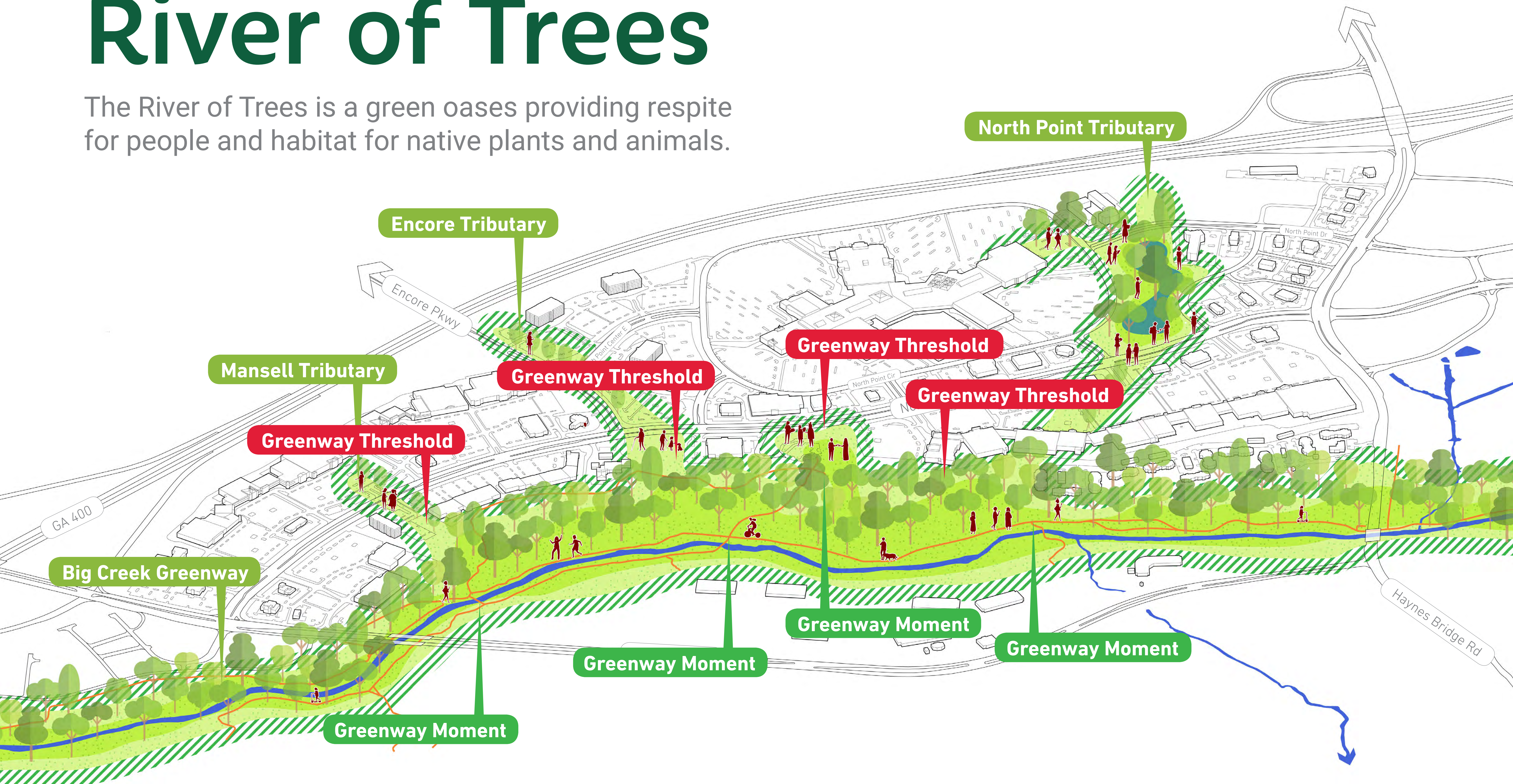


PARKway Typical Section

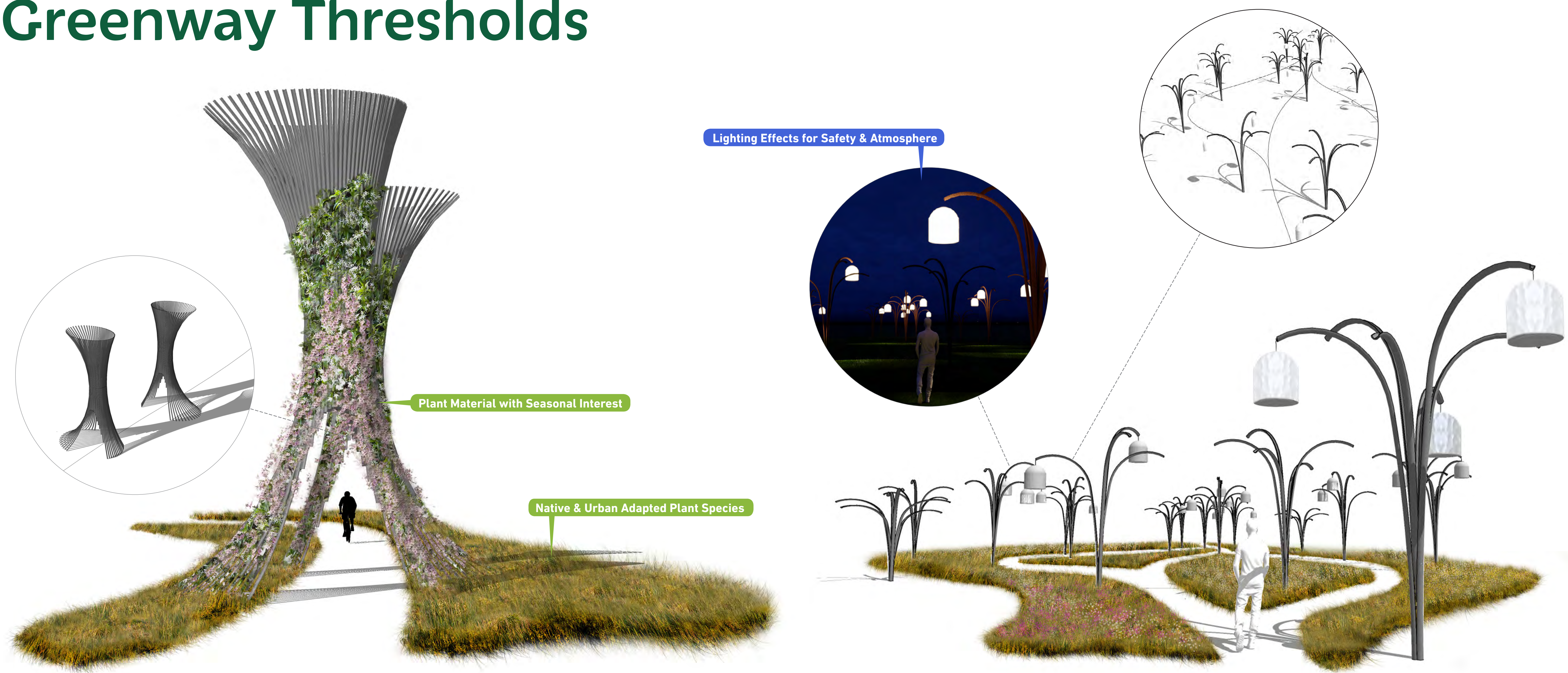


River of Trees

The River of Trees is a green oasis providing respite for people and habitat for native plants and animals.



Greenway Thresholds



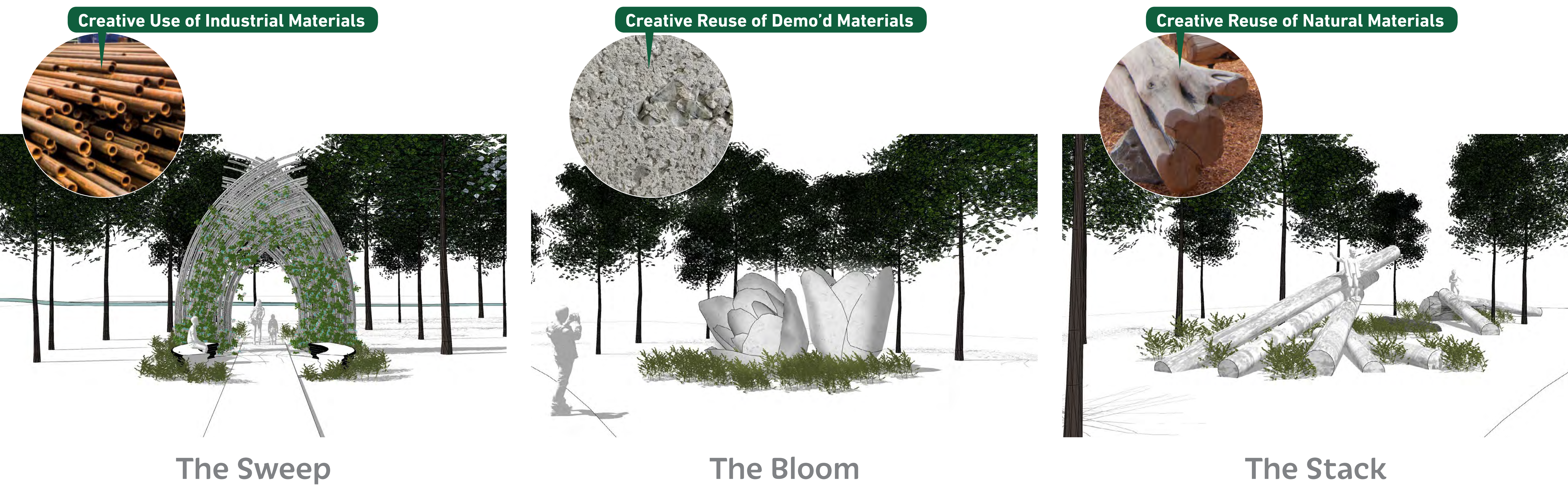
Big Creek Arbors

Big Creek Strands

Greenway Crossings



Greenway Moments



The Sweep

The Bloom

The Stack

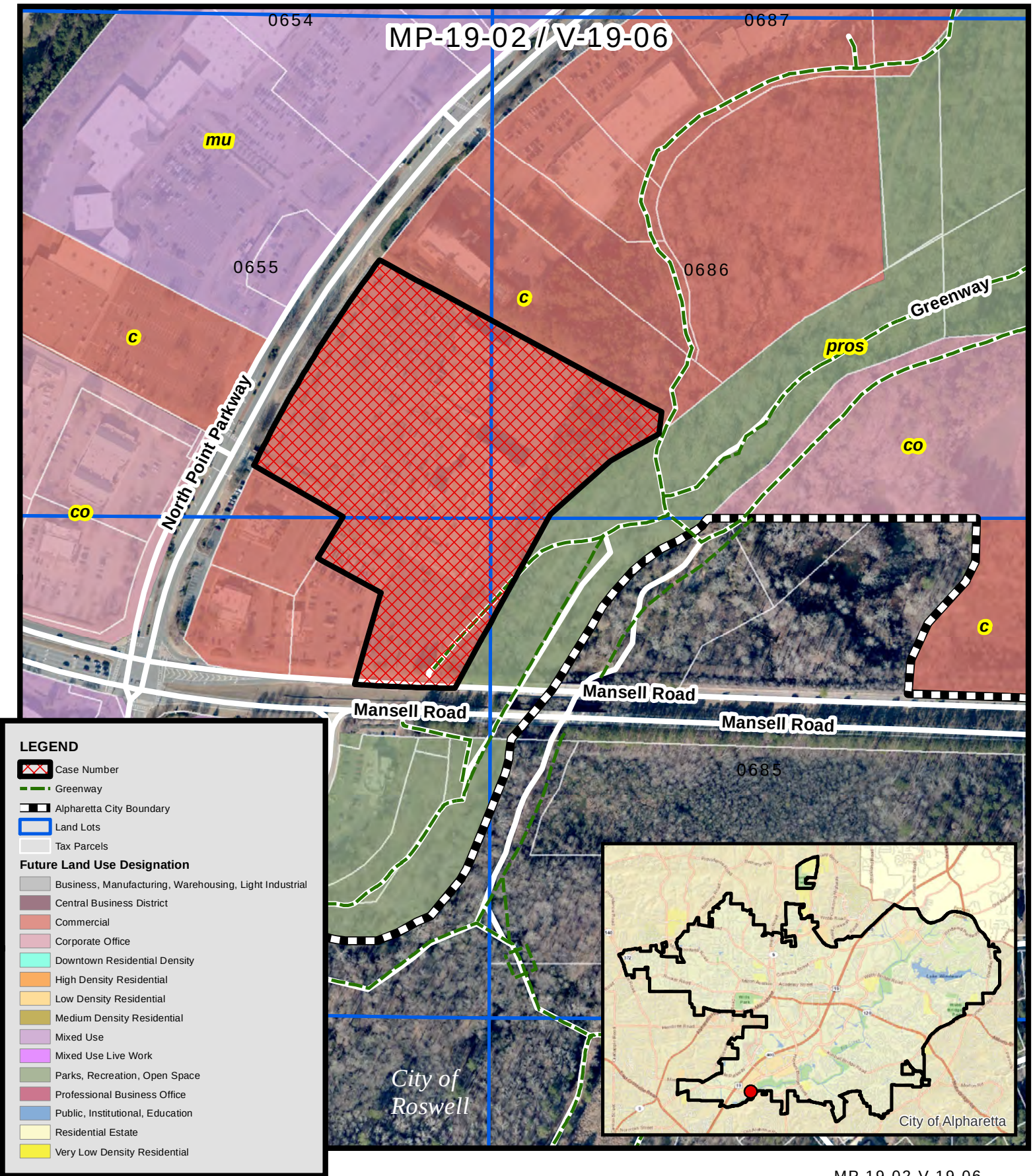
MP-19-02 / V-19-06



Aerial Map
Brixmor
Regency Park

MP-19-02 V-19-06
D/LL: 1/2/655, 656, 685, 686
PC Date: 6/06/19
CC Date: 6/17/19

Location Map Provided by:
Community Development - GIS



MP-19-02//V-19-06

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co

C

North Point Parkway

Greenway

Mansell Road

Mansell Road

Mansell Road

0685

City of Roswell

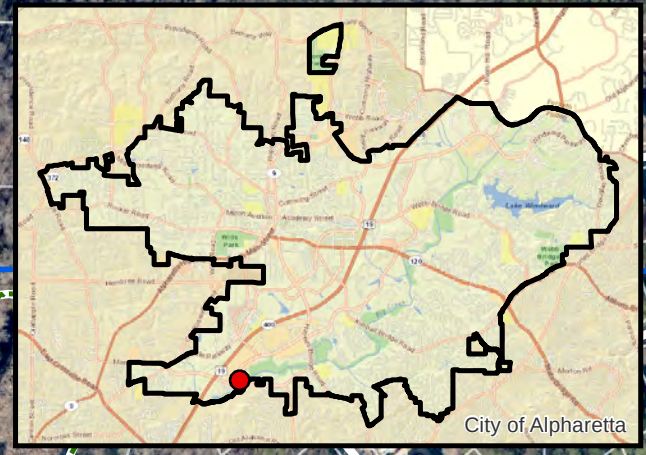
City of Alpharetta

LEGEND

- Case Number
- Greenway
- Alpharetta City Boundary
- Land Lots
- Tax Parcels

Future Land Use Designation

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



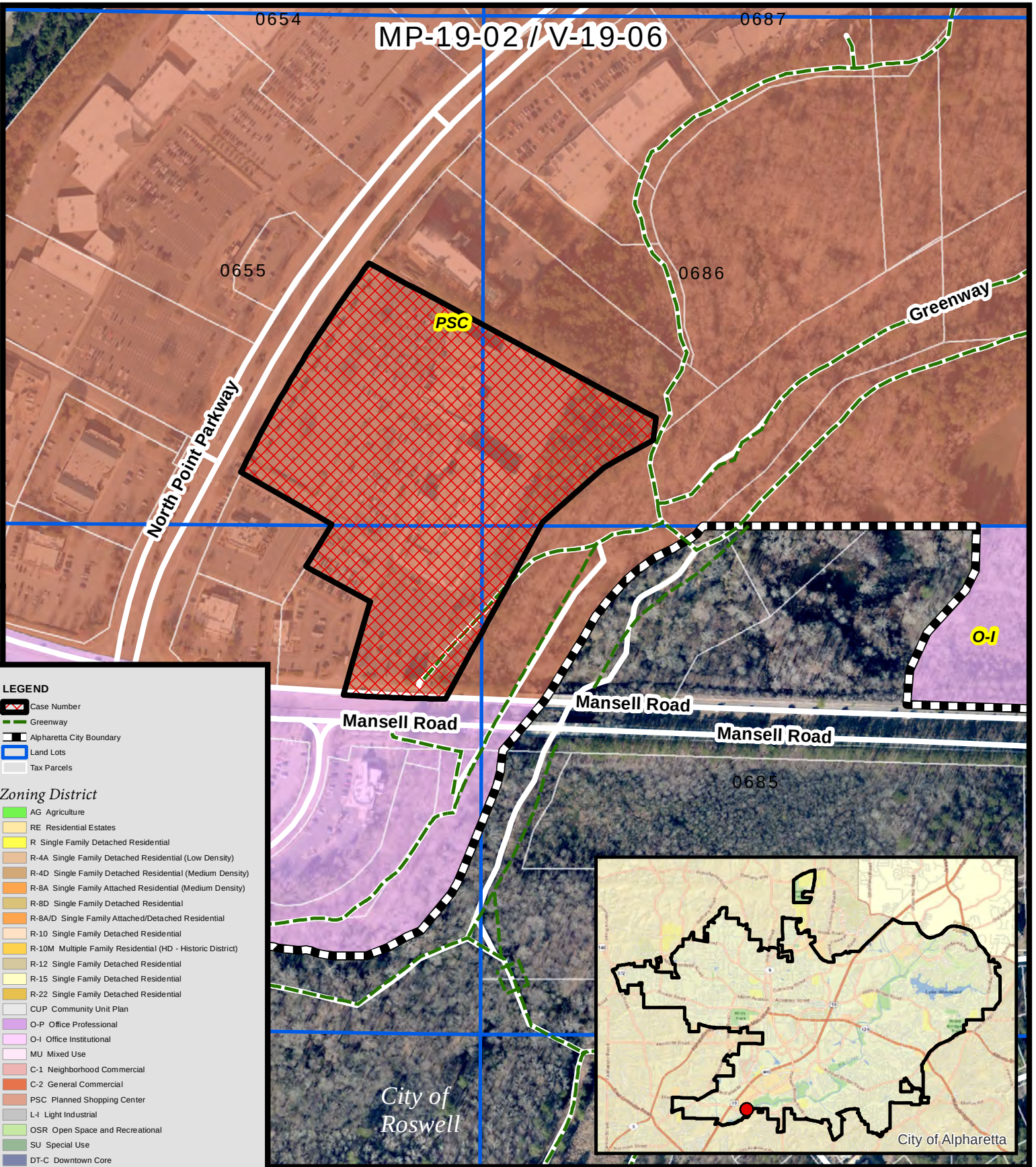
**Future Land Use
Brixmor
Regency Park**

MP-19-02 V-19-06
D/LL: 1/2/655, 656, 685, 686
PC Date: 6/06/19
CC Date: 6/17/19



Location Map Provided by:
Community Development - GIS

MP-19-02 / V-19-06

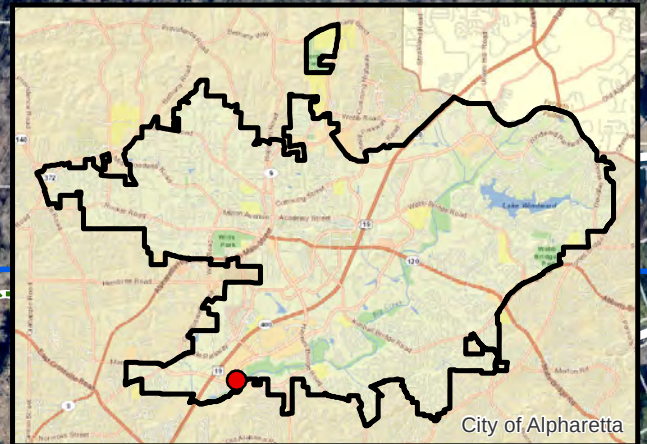


LEGEND

- Case Number
- Greenway
- Alpharetta City Boundary
- Land Lots
- Tax Parcels

Zoning District

- AG Agriculture
- RE Residential Estates
- R Single Family Detached Residential
- R-4A Single Family Detached Residential (Low Density)
- R-4D Single Family Detached Residential (Medium Density)
- R-8A Single Family Attached Residential (Medium Density)
- R-8D Single Family Detached Residential
- R-8A/D Single Family Attached/Detached Residential
- R-10 Single Family Detached Residential
- R-10M Multiple Family Residential (HD - Historic District)
- R-12 Single Family Detached Residential
- R-15 Single Family Detached Residential
- R-22 Single Family Detached Residential
- CUP Community Unit Plan
- O-P Office Professional
- O-I Office Institutional
- MU Mixed Use
- C-1 Neighborhood Commercial
- C-2 General Commercial
- PSC Planned Shopping Center
- L-I Light Industrial
- OSR Open Space and Recreational
- SU Special Use
- DT-C Downtown Core
- DT-MU Downtown Mixed-Use
- DT-LW Downtown Live-Work
- DT-R Downtown Residential

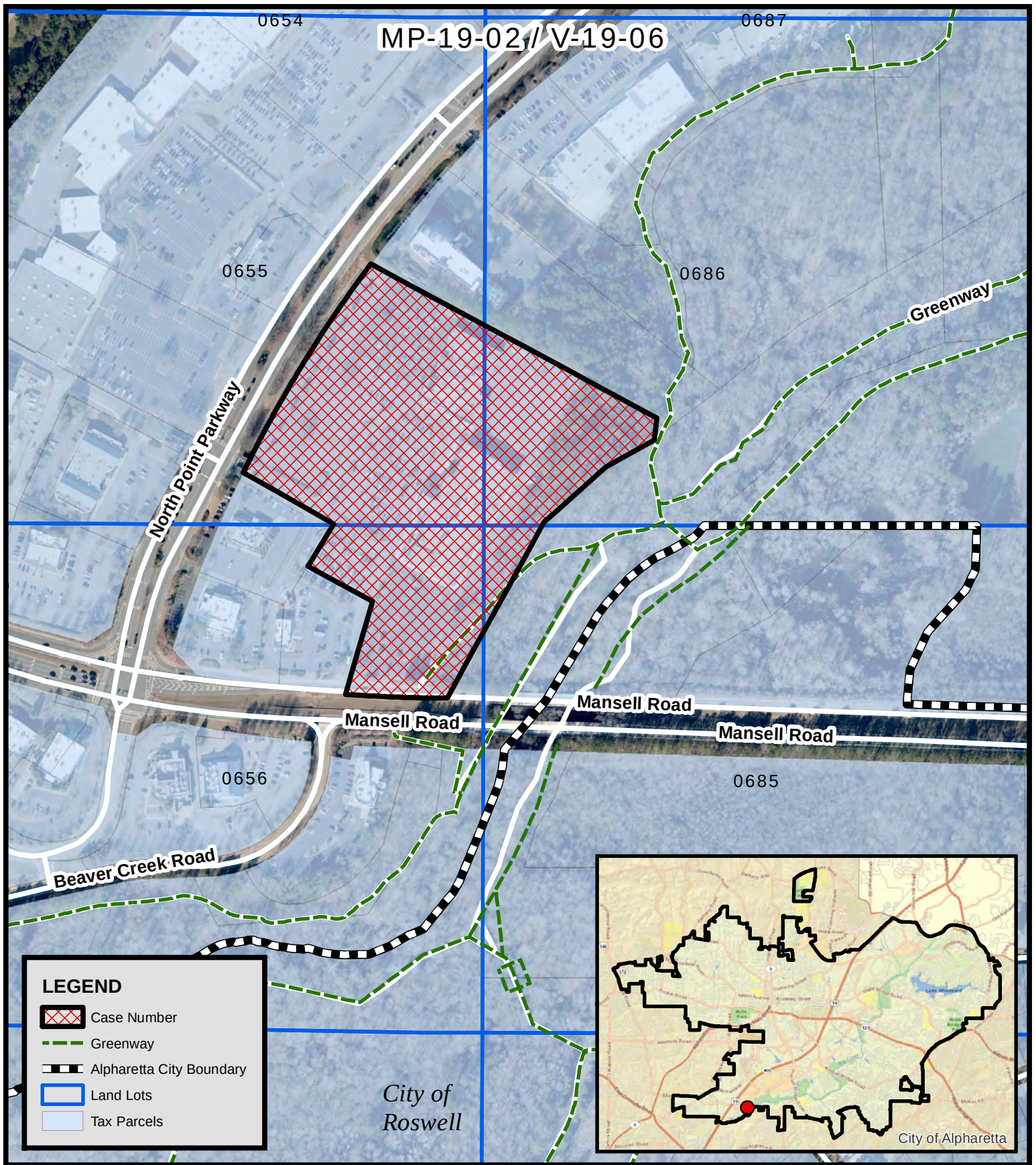


**Zoning Map
Brixmor
Regency Park**

MP-19-02 V-19-06
D/LL: 1/2/655, 656, 685, 686
PC Date: 6/06/19
CC Date: 6/17/19

Location Map Provided by:
Community Development - GIS

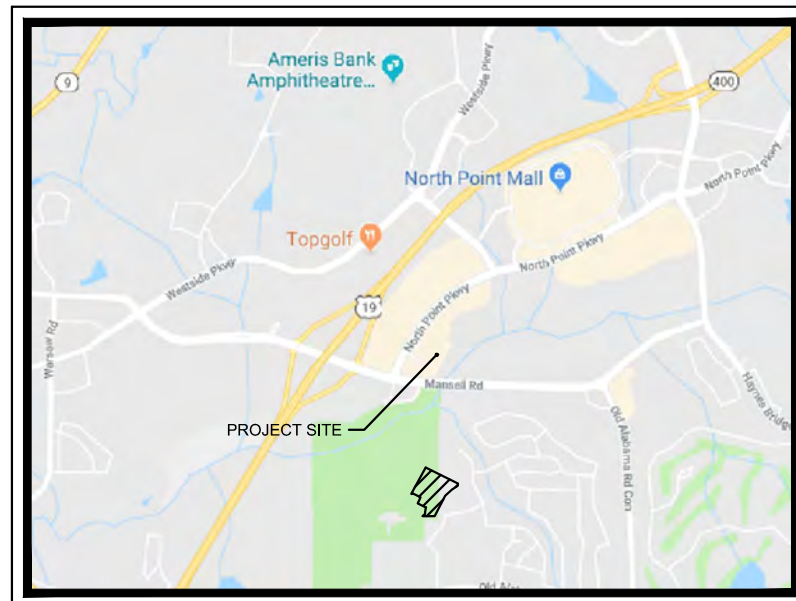




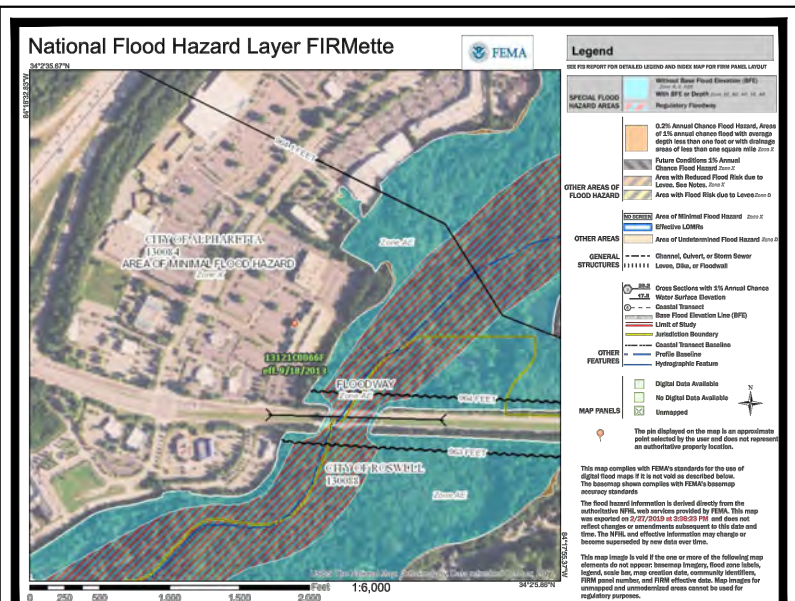
Location Map
Brixmor
Regency Park MP

MP-19-02 V-19-06
D/LL: 1/2/655, 656, 685, 686
PC Date: 6/06/19
CC Date: 6/17/19

Location Map Provided by:
Community Development - GIS



VICINITY MAP



FEMA MAP

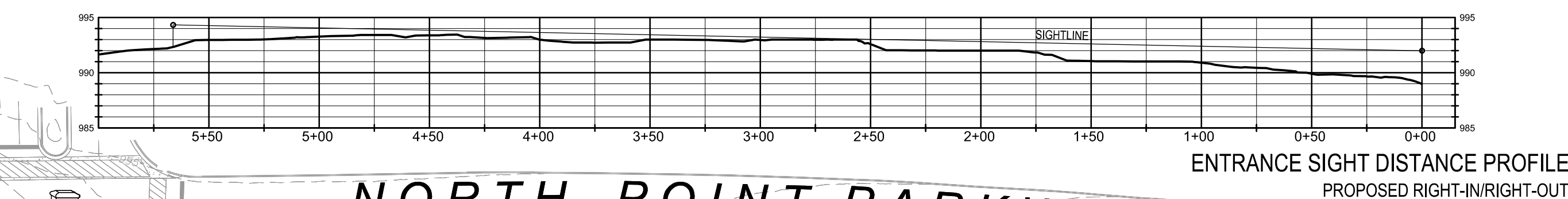
THE SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM PANEL 13121C0066F DATED 9/18/2013.



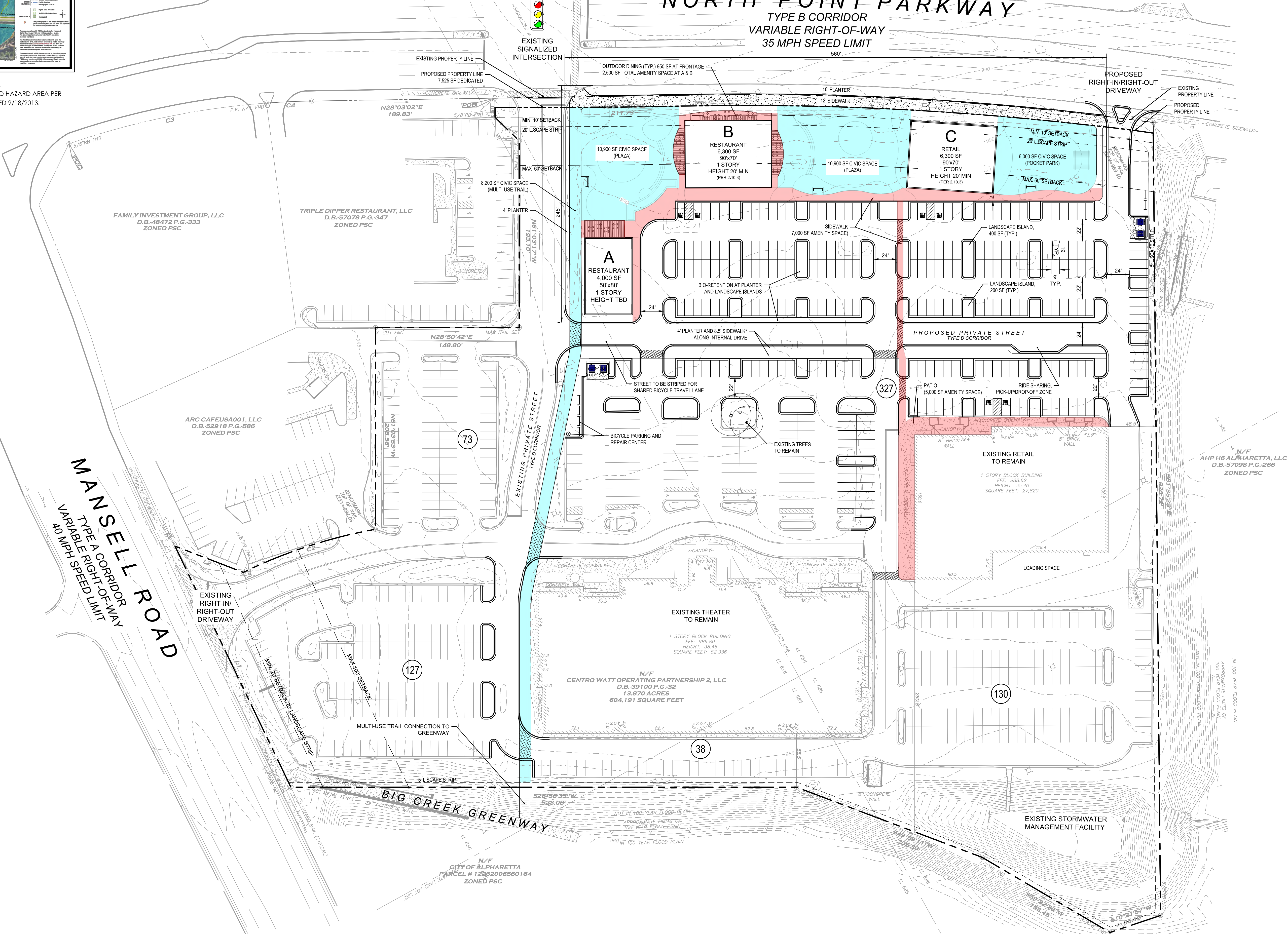
SITE NOTES	
ZONING	
CLASSIFICATION	PSC
MASTERPLAN	REGENCY PARK
OVERLAY	NORTH POINT OVERLAY
SITE AREA	
TOTAL SITE AREA:	13.70 ACRES
EXISTING SITE AREA:	13.87 ACRES
ROW DEDICATION:	0.17 ACRES
(ALONG NORTH POINT PKWY)	
BUILDING SETBACKS	
FROM BACK OF SIDEWALK	MIN / MAX
NORTH POINT PARKWAY:	10 FT / 60 FT
MANSELL ROAD:	20 FT / 100 FT
TYPE D CORRIDOR:	0 FT / 10 FT
SIDE	0 FT
REAR	15 FT
LANDSCAPING	
NORTH POINT PKWY (FROM CURB):	10 FT PLANTER
MANSELL ROAD (FROM CURB):	8 FT PLANTER
FRONT (EXCLUDING BUILDINGS):	20 FT L.SCAPE STRIP
SIDE/REAR (EXCLD. BUILDINGS):	5 FT L.SCAPE STRIP
PARKING	
REQUIRED (CITY):	694 SPACES
REQUIRED (20% REDUX PER OVERLAY):	556 SPACES
RETAIL (5/1000SF):	171 SPACES
RESTAURANT (10/1000SF):	103 SPACES
THEATRE:	420 SPACES
PROVIDED:	695 SPACES
ADA SPACES REQUIRED	14 SPACES
ADA SPACES PROPOSED	16 SPACES
LOADING/UNLOADING SPACES	
REQUIRED	2 SPACES
PROVIDED	2 SPACES
LAND-USE	
RETAIL :	34,120 SF
PROPOSED	6,300 SF
EXISTING:	27,820 SF
PROPOSED RESTAURANT:	10,300 SF
EXISTING THEATER:	52,336 SF
TOTAL	96,756 SF
TOTAL EXISTING:	80,156 SF
TOTAL PROPOSED:	16,600 SF
ECO-DISTRICT MEASURES	
BIO-RETENTION	(2 PT)
SUSTAINABLE LANDSCAPING	(1 PT)
XERISCAPE PLANT MATERIALS	
ENHANCED BICYCLE AMENITIES	(2 PT)
REPAIR CENTER, BIKE PARKING, PATHS	
ALT. TRANSPORTATION MEASURE	(1 PT)
RIDE SHARING	
OPEN SPACE	
SITE AREA	13.70 ACRES (596,772 SF)
IMPROVED AREA	6.40 ACRES (278,750 SF)
CIVIC SPACE REQ'D (10%):	27,875 SF
*CIVIC SPACE PROVIDED:	36,000 SF
PLAZA :	21,800 SF
POCKET PARK:	6,000 SF
MULTI-USE TRAIL:	8,200 SF
AMENITY SPACE REQUIRED (5%):	13,950 SF
*AMENITY SPACE PROVIDED :	14,500 SF
HARDSCAPE:	5,000 SF
(INCLUDES NON-REQ'D SIDEWALKS)	
OUTDOOR DINING:	2,500 SF
PATIO :	7,000 SF
VARIANCE	
A VARIANCE TO REDUCE SOME STREETSCAPE REQUIREMENTS FOR THE TYPE D STREETS IN THE PLAN [UDO § 2.10.3]	

EXISTING SIGNALIZED INTERSECTION

MANSELL ROAD
TYPE A CORRIDOR
VARIABLE RIGHT-OF-WAY
40 MPH SPEED LIMIT



ENTRANCE SIGHT DISTANCE PROFILE
PROPOSED RIGHT-IN/RIGHT-OUT





CITIZEN PARTICIPATION FORM - PART B

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

Public Hearing or Project Name: Mansell Crossing

Contact Name: Kathryn M. Zickert

Telephone: 404-815-3704

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

NONE AT THIS TIME

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



Letter



Personal Visits



Telephone



Group Meeting



Email



Other (Please Specify) _____

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

SEE ATTACHED LIST

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

Signature of Authorized Agent: _____

Kathryn M Zickert

Date: 05/15/2019

Print Form

THE HAY FAMILY TRUST
78140 CALLE TEMPICO NO. 201
LA QUINTA CA 92253-2327

ARC CAFEUSA001 LLC
C/O SOUTHERN RESTAURANT HOSPITALITY
6230 SHILOH RD STE 215
ALPHARETTA GA 30005

RISING SUN PROPERTIES INC
P O BOX 361213
BIRMINGHAM AL 35236

CHANGEX INVESTMENTS INC
1801 BALLYBUNION DR
DULUTH GA 30097

COLE BN ALPHARETTA GA LLC
C/O NATIONAL TAX RESOURCE GRP
14800 QUORUM DR STE 510
DALLAS TX 75254

MANSELL III LLC
40 SKOKIE BLVD SUITE 601
NORTHBROOK IL 60062

MANSELL NORTH POINT L L C
3 PIEDMONT CENTER, SUITE 707
3565 PIEDMONT RD NE
ATLANTA GA 30305-4657

CAPTEC NET LEASE REALTY INC.
450 S ORANGE AVE, SUITE 900
ORLANDO FL 32801-3339

MANSELL ROAD LP
C/O PROPERTY TAX CONSULTING, LLC
1842 INDEPENDENCE SQ SUITE C
ATLANTA GA 30338

MANSELL ROAD LP
C/O PROPERTY TAX CONSULTING, LLC
1842 INDEPENDENCE SQ SUITE C
ATLANTA GA 30338

CITY OF ROSWELL
38 HILL ST
ROSWELL GA 30075

CITY OF ALPHARETTA
2 SOUTH MAIN ST
ALPHARETTA GA 30004

CENTRO WATT OPERATING
PTNRSHIP TWO LLC
C/O RYAN LLC TAX COMPLIANCE
P.O. BOX 4900 DEPT 124
SCOTTSDALE AZ 85261-4900

TRU TWO THOUSAND FIVE RE I LLC
2825 WILCREST DR 669
ATTN: TAX RECOURSE
HOUSTON TX 77042

FAMILY INVESTMENT GROUP LLC
1345 CHARLOTTESVILLE BLVD
KNOXVILLE TN 37922-6663

CITY OF ALPHARETTA
2 SOUTH MAIN ST
ALPHARETTA GA 30004

W.B. WIGGINS, JR.
2964 PEACHTREE RD NW, SUITE 530
ATLANTA GA 30305-4928

SMGA LLC
635 WEST 7TH STREET, SUITE 310
CINCINNATI OH 45203

GREATER ATLANTA HOTEL LLC
116B TOMMY STALNAKER DR
WARNER ROBINS GA 31088

PTNRSHIP TWO LLC
ATTN: REAL ESTATE TAX DEPT.
1 FAYETTE ST SUITE 150
CONSHOHOCKEN PA 19428

THE ORIGINAL HONEY BAKED HAM COMPANY OF
GA, INC.
3875 MANSELL RD
ALPHARETTA GA 30022-1532

SHOPS AT MANSELL LLC
2022 US HIGHWAY 1
VERO BEACH FL 32960

CENTRO WATT OPERATING PARTNERSHIP TWO LLC
1 FAYETTE ST., SUITE 150
CONSHOHOCKEN, PA

2335 MANSELL RD LLC
15 WEST 6TH STREET, SUITE 2400
BANK OF AMERICA CENTER
TULSA, OK 74119

DB TRIPLE DIPPER RESTAURANT LLC
6820 LBJ FREEWAY
DALLAS, TX 75240

RESURGENS PARK OWNERS ASSOCIATION, INC.
19456 VAUGHN RD
KENNESAW, GA 30144

TRU TWO THOUSAND FIVE RE I LLC
ATTN: TAX RECOURSE
2825 WILCREST DRIVE, 669
HOUSTON, TX 77042

CENTRO WATT OPERATING PARTNERSHIP TWO, LLC
P.O. BOX 4900, DEPT. 124
SCOTTSDALE, AZ 85261-4900

Promenade, Suite 3100
1230 Peachtree Street, N.E.
Atlanta, Georgia 30309-3592
Main: 404 815-3500
www.sgrlaw.com

SMITH, GAMBRELL & RUSSELL, LLP
Attorneys at Law

J. Alexander Brock
Direct Tel: 404-815-3603
Direct Fax: 404-685-6903
jabrock@sgrlaw.com

May 15, 2019

Re: 7660 North Point Parkway, Atlanta, Georgia
Master Plan Amendment and Variance Application

Dear Neighbors:

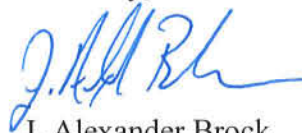
You are receiving this notification because you are an owner of property located within 500 feet of the above-referenced property. Brixmor Operating Partnership 2, LLC, has submitted an Application to the City of Alpharetta requesting the following:

1. An amendment to Master Plan to allow retail other than entertainment retail uses; and
2. Concurrent variances from three requirements of the LCI:
 - a. A variance to reduce required open space to reduce the amount of civic and amenity space [UDO § 2.10.10];
 - b. A variance to reduce some streetscape requirements for the new Type D street in the plan [UDO § 2.10.3]; and
 - c. A variance to allow the parking area to exceed building footprint space [UDO § 2.10.6].

I write to inform you of the pending Application and of the Planning Commission meeting on Thursday, June 6, 2019, at 6:30 p.m., and the City Council Meeting on Monday, June 17, 2019, at 6:30 p.m. Both meeting will be held in the Alpharetta City Hall Council Chambers, 2 Park Plaza, Alpharetta, Georgia.

Should you have any questions regarding this application, please feel free to contact me.

Sincerely,



J. Alexander Brock
Attorney at Law

JAB/vmo



Atlanta | Austin | Jacksonville | London | Los Angeles | Miami | Munich | New York | Southampton | Washington, D.C.

4/1/19

MP-19-02/V-19-06
BRIXMOR/NORTH POINT

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: _____

☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

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

Contact Information:

Contact Name: Brixmor Operating Partnership 2, LLC, c/o Kathryn M. Zickert Telephone: 404-815-3704

Address: 1230 Peachtree Street Suite: Suite 3100

City: Atlanta State: GA Zip: 30309 Fax: 404-685-7004

Mobile Tel: 404-906-2792 Email: kzickert@sgrlaw.com

Subject Property Information:

Address: 7660 North Point Parkway Current Zoning: PSC

District: 1st Section: 2nd Land Lot: 655 and 686 Parcel ID: 12 250006550236

Proposed Zoning: PSC Current Use: Theatre and Bookstore

This Application For (Check All That Apply):

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

APPLICANT REQUEST AND INTENT

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

Adding 10,300 square feet of restaurant space and 6,300 square feet of retail space.

Applicant's Request (Please itemize the proposal):

Amend Master Plan 91-10 to allow retail not related to entertainment.

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

See attached Letter of Intent.

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

It is an infill of an existing surface parking lot recognized as appropriate by the North Point LCI. It is surrounded by like uses.

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

No impact.

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

As limited to entertainment uses, redevelopment is highly unlikely.

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

No increase in population. See attached Trip Generation Report.

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

None.

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

Completely consistent with Comprehensive Plan and LCI.

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

Yes. The 2018 LCI. See attached Letter of Intent.

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

See attached Letter of Intent.

BOARD OF ZONING APPEALS REVIEW CRITERIA

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

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

The current property is home to a huge surface parking lot and is almost 100% impervious. As such, it is noncompliant with the goals and requirements of the LCI. These variances are required to redevelop the property which will make it considerably more eco-friendly and pedestrian oriented.

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

Yes. See answer above and Letter of Intent.

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

See answer above and Letter of Intent.

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

No. The improved eco-friendly and pedestrian oriented measures in the plan will actually serve the public welfare and create a gateway to the North Point Corridor.

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

See attached Letter of Intent.

4/1/19

MP-19-02/V-19-06

BRIXMOR/NORTH POINT

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Brett Milke, Brixmor Property Group Telephone: 770-442-3834

Address: 1003 Holcomb Woods Parkway Suite: _____

City Roswell State: GA Zip: 30076

Authorization:

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

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

- | | |
|---|--|
| ☐ Annexation | ☐ Special Use |
| ☐ Rezoning | ☐ Conditional Use |
| ☒ Variance | ☐ Master Plan |
| ☐ Land Use Application | ☒ Other <u>Master Plan Amendment</u> |

Identify Authorized Applicant:

Name of Authorized Applicant: Brett Milke, Brixmor Property Group Telephone: 770-442-3834

Address: 1003 Holcomb Woods Parkway Suite: _____

City Roswell State: GA Zip: 30076

So Sworn and Attested:

Owner Signature: [Signature] Date: 3/29/19
Matthew Ryan, EVP/President for Brixmor Operating Partnership 2, LLC

Notary:Notary Signature: [Signature] Date: 3/29/19

DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent: Brett Milke

Subject Public Hearing Case: _____

Campaign Contribution Information:

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

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

Name of Official: N/A Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

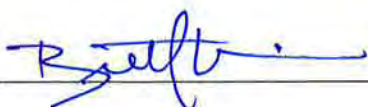
Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: 

Date: 3/29/2019

DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent: Kathryn M. Zickert

Subject Public Hearing Case: _____

Campaign Contribution Information:

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

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

Name of Official: N/A Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: Kathryn M. Zickert

Date: 4/1/2019

*by Vicki Olczewski
w/express permission*

DISCLOSURE FORM

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Name of Applicant or Opponent: Dennis J. Webb, Jr.

Subject Public Hearing Case: _____

Campaign Contribution Information:

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

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

Name of Official: N/A Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: 

Date: 4/1/19

DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent: J. Alexander Brock

Subject Public Hearing Case: _____

Campaign Contribution Information:

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

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

Name of Official: N/A Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: _____



Date: _____

4-1-19

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN AND BEING IN LAND LOTS 655, 656, 685, & 686 OF THE 1ST DISTRICT, 2ND SECTION, CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8-INCH REBAR FOUND AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY OF MANSELL ROAD (HAVING A VARIABLE WIDTH, PUBLICLY DEDICATED RIGHT OF WAY) AND THE EASTERLY RIGHT OF WAY OF NORTH POINT PARKWAY (HAVING A VARIABLE WIDTH, PUBLICLY DEDICATED RIGHT OF WAY), THENCE LEAVING SAID RIGHT OF WAY OF MANSELL ROAD AND CONTINUING ALONG SAID RIGHT OF WAY OF NORTH POINT PARKWAY THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 805.07 FEET, WITH AN ARC DISTANCE OF 209.18 FEET, WITH A CHORD BEARING OF NORTH 17 DEGREES 16 MINUTES 39 SECONDS EAST AND A CHORD LENGTH OF 208.59 FEET TO A P.K. NAIL FOUND; ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 796.41 FEET, WITH AN ARC DISTANCE OF 46.78 FEET, WITH A CHORD BEARING OF NORTH 26 DEGREES 22 MINUTES 36 SECONDS EAST AND A CHORD LENGTH OF 46.77 FEET TO A POINT; NORTH 28 DEGREES 03 MINUTES 02 SECONDS EAST A DISTANCE OF 189.83 FEET TO A 5/8-INCH REBAR FOUND, SAID REBAR BEING THE TRUE POINT OF BEGINNING.

THENCE CONTINUING ALONG SAID RIGHT OF WAY OF NORTH POINT PARKWAY THE FOLLOWING COURSES AND DISTANCES: NORTH 28 DEGREES 03 MINUTES 10 SECONDS EAST A DISTANCE OF 211.73 FEET TO A 5/8-INCH REBAR FOUND; ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 3088.54 FEET, WITH AN ARC DISTANCE OF 470.51 FEET, WITH A CHORD BEARING OF NORTH 32 DEGREES 24 MINUTES 52 SECONDS EAST AND A CHORD LENGTH OF 470.06 FEET TO A 5/8-INCH CAPPED REBAR SET; THENCE LEAVING SAID RIGHT OF WAY OF NORTH POINT PARKWAY SOUTH 61 DEGREES 35 MINUTES 25 SECONDS EAST A DISTANCE OF 820.72 FEET TO A 5/8-INCH REBAR FOUND; THENCE SOUTH 10 DEGREES 21 MINUTES 57 SECONDS WEST A DISTANCE OF 55.19 FEET TO A 5/8-INCH REBAR FOUND; THENCE SOUTH 59 DEGREES 22 MINUTES 20 SECONDS WEST A DISTANCE OF 153.45 FEET TO A 1/2-INCH REBAR FOUND; THENCE SOUTH 49 DEGREES 39 MINUTES 11 SECONDS WEST A DISTANCE OF 205.30 FEET TO A 5/8-INCH REBAR FOUND; THENCE SOUTH 28 DEGREES 56 MINUTES 35 SECONDS WEST A DISTANCE OF 523.08 FEET TO A 5/8-INCH CAPPED REBAR SET ON SAID RIGHT OF WAY OF MANSELL ROAD; THENCE CONTINUING ALONG SAID RIGHT OF WAY OF MANSELL ROAD NORTH 86 DEGREES 43 MINUTES 12 SECONDS WEST A DISTANCE OF 276.73 FEET TO A MAG NAIL SET; THENCE LEAVING SAID RIGHT OF WAY OF MANSELL ROAD NORTH 49 DEGREES 55 MINUTES 15 SECONDS EAST A DISTANCE OF 75.68 FEET TO A 5/8-INCH REBAR FOUND; THENCE NORTH 03 DEGREES 22 MINUTES 07 SECONDS EAST A DISTANCE OF 5.53 FEET TO A 5/8-INCH REBAR FOUND; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 524.00 FEET, WITH AN ARC DISTANCE OF 138.64 FEET, WITH A CHORD BEARING OF NORTH 11 DEGREES 09 MINUTES 05 SECONDS EAST AND A CHORD LENGTH OF 138.24 FEET TO A P.K. NAIL FOUND; THENCE NORTH 61 DEGREES 03 MINUTES 53 SECONDS WEST A DISTANCE OF 208.56 FEET TO AN X-CUT FOUND; THENCE NORTH 28 DEGREES 50 MINUTES 42 SECONDS EAST A DISTANCE OF 148.80 FEET TO A MAG NAIL SET; THENCE NORTH 61 DEGREES 03 MINUTES 17 SECONDS WEST A DISTANCE OF 193.10 FEET TO AN X-CUT FOUND; THENCE SOUTH 73 DEGREES 19 MINUTES 05 SECONDS WEST A DISTANCE OF 34.89 FEET TO A 5/8-INCH REBAR FOUND; THENCE NORTH 61 DEGREES 14 MINUTES 24 SECONDS WEST A DISTANCE OF 19.84 FEET TO A 5/8-INCH REBAR FOUND ON SAID RIGHT OF WAY OF NORTH POINT PARKWAY, SAID REBAR BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 13.870 ACRES (604,191 SQUARE FEET).

Full survey attached for additional clarity.

FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NO. GA251810148R/53038-GA
COMMITMENT DATE: DECEMBER 24, 2018 AT 08:00 AM

SCHEDULE B, PART II

10. EASEMENTS CONTAINED IN THAT CERTAIN RIGHT OF WAY DEED FROM MRS. LUCILLE COBB TO STATE HIGHWAY DEPARTMENT OF GEORGIA, DATED OCTOBER 5, 1967, RECORDED OCTOBER 6, 1967, IN BOOK 4801, PAGE 418, AFORESAID RECORDS; AS MODIFIED BY QUILTCLAM DEED FROM THE DEPARTMENT OF TRANSPORTATION, AS AGENCY OF THE STATE OF GEORGIA, TO MANSELL CROSSING ASSOCIATES, A GEORGIA JOINT VENTURE GENERAL PARTNERSHIP, DATED SEPTEMBER 25, 1992, RECORDED SEPTEMBER 25, 1992, IN DEED BOOK 15774, PAGE 47, AFORESAID RECORDS. (AFFECTS "B" PARCELS.)

SAID DOCUMENTS REFER TO A DRAINAGE EASEMENT. SAID EASEMENT DOES NOT AFFECT OR BENEFIT THE SUBJECT PROPERTY.

11. EASEMENTS CONTAINED IN THAT CERTAIN RIGHT OF WAY DEED FROM L.M. THOMAS, JR. TO STATE HIGHWAY DEPARTMENT OF GEORGIA, DATED OCTOBER 31, 1967, RECORDED NOVEMBER 1, 1967, IN BOOK 4813, PAGE 183, AFORESAID RECORDS; AS MODIFIED BY QUILTCLAM DEED FROM THE DEPARTMENT OF TRANSPORTATION, AS AGENCY OF THE STATE OF GEORGIA, TO MANSELL CROSSING ASSOCIATES, A GEORGIA JOINT VENTURE GENERAL PARTNERSHIP, DATED SEPTEMBER 25, 1992, RECORDED SEPTEMBER 25, 1992, IN DEED BOOK 15774, PAGE 47, AFORESAID RECORDS. (AFFECTS PARCEL 9-3.)

SAID DOCUMENTS REFER TO A DRAINAGE EASEMENT. SAID EASEMENT DOES NOT AFFECT OR BENEFIT THE SUBJECT PROPERTY.

12. SLOPE EASEMENT AS CONTAINED IN THAT CERTAIN CONSTRUCTION EASEMENT FROM GENERAL ELECTRIC REAL ESTATE EQUITIES, INC. TO THE DEPARTMENT OF TRANSPORTATION, DATED JANUARY 18, 1990, RECORDED JANUARY 26, 1990, IN BOOK 13152, PAGE 276, AFORESAID RECORDS.

SAID DOCUMENT DESCRIBES EASEMENTS FOR SLOPES. SAID EASEMENTS DO NOT AFFECT OR BENEFIT THE SUBJECT PROPERTY.

13. EASEMENTS CONTAINED IN THAT CERTAIN RIGHT OF WAY DEED FROM GENERAL ELECTRIC REAL ESTATE EQUITIES, INC., A DELAWARE CORPORATION AND 400 ASSOCIATES LTD. A GEORGIA LIMITED PARTNERSHIP TO THE DEPARTMENT OF TRANSPORTATION, DATED JANUARY 18, 1990, IN BOOK 13204 PAGE 169, AFORESAID RECORD. (AFFECTS PARCEL 280.)

SAID DOCUMENT DESCRIBES A CONVEYANCE OF PROPERTY FOR THE RIGHT OF WAY OF MANSELL ROAD. ALSO INCLUDES EASEMENTS FOR SLOPES. SAID CONVEYANCE DOES NOT AFFECT THE SUBJECT EASEMENT. SAID EASEMENT NO LONGER AFFECT DUE TO THE COMPLETION OF CONSTRUCTION.

14. EASEMENT FROM GENERAL ELECTRIC REAL ESTATE EQUITIES, INC. TO GEORGIA POWER COMPANY, DATED OCTOBER 29, 1990, RECORDED IN BOOK 14045, PAGE 172, AFORESAID RECORDS. (AFFECTS PARCEL 8-1.)

SAID DOCUMENT DESCRIBES AN EASEMENT FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ELECTRIC AND COMMUNICATION LINES. SAID EASEMENT DOES NOT AFFECT OR BENEFIT THE SUBJECT PROPERTY.

15. DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR MANSELL CROSSING, EXECUTED ON BEHALF OF MANSELL CROSSING ASSOCIATES, A GEORGIA GENERAL PARTNERSHIP OPERATING AS JOINT VENTURE, HAVING NEW MARKET HOLDINGS, INC., A GEORGIA CORPORATION, AND GENERAL ELECTRIC REAL ESTATE EQUITIES, INC., A DELAWARE CORPORATION, AS ITS ONLY PARTNERS, DATED JUNE 30, 1992, RECORDED JULY 2, 1992, IN BOOK 15425, PAGE 32, AFORESAID RECORDS; AS AMENDED BY AMENDED AND RESTATED DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR MANSELL CROSSING, DATED MARCH 31, 1993, RECORDED APRIL 1, 1993, IN BOOK 16438, PAGE 1, AFORESAID RECORDS; AS AMENDED BY FIRST AMENDMENT TO AMENDED AND RESTATED DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR MANSELL CROSSING, DATED JULY 12, 1994, RECORDED DECEMBER 28, 1994, IN BOOK 19106, PAGE 147, AFORESAID RECORDS; AS FURTHER AFFECTED BY ASSIGNMENT OF RIGHTS AS DECLARANT BY AND BETWEEN MANSELL CROSSING ASSOCIATES, A GEORGIA JOINT VENTURE AND SECURED PROPERTIES INVESTORS XII, L.P., A GEORGIA LIMITED PARTNERSHIP, DATED DECEMBER 28, 1994, RECORDED DECEMBER 28, 1994, IN BOOK 19106, PAGE 182, AFORESAID RECORDS; AS FURTHER AFFECTED BY ASSIGNMENT OF RIGHTS AS DECLARANT BY AND BETWEEN MANSELL CROSSING ASSOCIATES, A GEORGIA JOINT VENTURE AND SECURED PROPERTIES INVESTORS XII, L.P., A GEORGIA LIMITED PARTNERSHIP AND CENTRO WATT OPERATING PARTNERSHIP 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED DECEMBER 29, 2004, RECORDED JANUARY 3, 2005, IN BOOK 39948, PAGE 543, AFORESAID RECORDS. (AFFECTS ALL PARCELS.) SAID DECLARATION CONTAINS, WITHOUT LIMITATION, EASEMENTS OVER LAND. SAID DOCUMENTS DESCRIBE RESTRICTIONS ON USE AND DEVELOPMENT OF PROPERTY. ALSO INCLUDES EASEMENTS FOR ACCESS AND PARKING, UTILITIES, DRAINAGE, UNDERGROUND SUPPORTS, CANOPIES, SIGNS, ENCROACHMENTS, AND SIDEWALKS. SAID RESTRICTIONS AND EASEMENTS DO AFFECT AND BENEFIT THE SUBJECT PROPERTY AND ARE BLANKET IN NATURE; UNABLE TO PLOT.

ZONING

PER ITEMS 6(A) AND 6(B) OF THE 2016 ALTA/NSPS LAND TITLE SURVEY MINIMUM STANDARD DETAIL REQUIREMENTS, SETBACKS AND OTHER ZONING RESTRICTIONS/REQUIREMENTS CANNOT BE LISTED UNLESS A ZONING REPORT OR LETTER STATING SAID RESTRICTIONS/REQUIREMENTS IS PROVIDED.

PARKING

PROVIDED:
949 TOTAL SPACES, 20 OF WHICH ARE HANDICAP

TITLE EXCEPTIONS

16. RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN MANSELL CROSSING ASSOCIATES, A GEORGIA GENERAL PARTNERSHIP OPERATING AS A JOINT VENTURE, HAVING NEW MARKET HOLDINGS, INC., A GEORGIA CORPORATION, AND GENERAL ELECTRIC REAL ESTATE EQUITIES, INC., A DELAWARE CORPORATION, AS ITS ONLY PARTNERS AND GENERAL ELECTRIC REAL ESTATE EQUITIES, INC., A DELAWARE CORPORATION, DATED JUNE 30, 1992, RECORDED JULY 2, 1992, IN BOOK 15425, PAGE 110, AFORESAID RECORDS; AS AMENDED BY FIRST AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT, DATED MARCH 31, 1993, RECORDED APRIL 1, 1993, IN BOOK 16438, PAGE 90, AFORESAID RECORDS; AS SUPPLEMENTED BY THAT CERTAIN EASEMENT AGREEMENT BY AND BETWEEN GENERAL ELECTRIC REAL ESTATE EQUITIES, INC., A DELAWARE CORPORATION, TRU PROPERTIES, INC., A DELAWARE CORPORATION AND SECURED PROPERTIES INVESTORS XII, L.P., A GEORGIA LIMITED PARTNERSHIP, DATED MAY 23, 1997, RECORDED MAY 23, 1997, IN BOOK 22649, PAGE 238, AFORESAID RECORDS. (AFFECTS "B" PARCELS ONLY.)

SAID DOCUMENTS DESCRIBE EASEMENTS FOR ACCESS, UTILITIES, AND DRAINAGE. SAID EASEMENTS DO NOT AFFECT OR BENEFIT THE SUBJECT PROPERTY.

17. GRANT OF EASEMENT FROM MANSELL CROSSING ASSOCIATES, A GEORGIA JOINT VENTURE GENERAL PARTNERSHIP TO THE STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION, DATED SEPTEMBER 25, 1992, RECORDED NOVEMBER 18, 1992, IN BOOK 16012, PAGE 280, AFORESAID RECORDS; AS MODIFIED BY QUILTCLAM DEED FROM THE DEPARTMENT OF TRANSPORTATION, AS AGENCY OF THE STATE OF GEORGIA, TO MANSELL CROSSING ASSOCIATES, A GEORGIA JOINT VENTURE GENERAL PARTNERSHIP, DATED SEPTEMBER 25, 1992, RECORDED SEPTEMBER 25, 1992, IN BOOK 15774, PAGE 47, AFORESAID RECORDS.

SAID DOCUMENTS DESCRIBE AN EASEMENT FOR SURFACE WATER

SEWER LINE. SAID EASEMENT DOES NOT AFFECT OR BENEFIT THE SUBJECT PROPERTY.

18. TERMS AND CONDITIONS OF SUPPLEMENTAL AGREEMENT AS EVIDENCED BY THAT CERTAIN MEMORANDUM OF SUPPLEMENTAL AGREEMENT BY AND BETWEEN MANSELL CROSSING ASSOCIATES, A GEORGIA GENERAL PARTNERSHIP OPERATING AS A JOINT VENTURE, HAVING NEW MARKET HOLDINGS, INC., A GEORGIA CORPORATION, AND GENERAL ELECTRIC REAL ESTATE EQUITIES, INC., A DELAWARE CORPORATION AS ITS ONLY PARTNERS AND H. J. WILSON CO., INC., A LOUISIANA CORPORATION, DATED MARCH 31, 1993, RECORDED APRIL 1, 1993, IN BOOK 16438, PAGE 104, AFORESAID RECORDS.

SAID DOCUMENT DESCRIBES AN AGREEMENT CONCERNING THE PURCHASE OF PROPERTY. SAID AGREEMENT DOES NOT AFFECT OR BENEFIT THE SUBJECT PROPERTY.

19. TERMS AND CONDITIONS OF DEVELOPMENT AGREEMENT AS EVIDENCED BY THAT CERTAIN MEMORANDUM OF DEVELOPMENT AGREEMENT BY AND BETWEEN MANSELL CROSSING ASSOCIATES, A GEORGIA GENERAL PARTNERSHIP OPERATING AS A JOINT VENTURE, HAVING NEW MARKET HOLDINGS, INC., A GEORGIA CORPORATION, AND GENERAL ELECTRIC REAL ESTATE EQUITIES, INC., A DELAWARE CORPORATION AS ITS ONLY PARTNERS AND H.J. WILSON CO., INC., A LOUISIANA CORPORATION, DATED MARCH 31, 1993, RECORDED APRIL 1, 1993, IN BOOK 16438, PAGE 117, AFORESAID RECORDS.

SAID DOCUMENT DESCRIBES AN AGREEMENT CONCERNING THE DEVELOPMENT OF PROPERTY. SAID AGREEMENT DOES NOT AFFECT OR BENEFIT THE SUBJECT PROPERTY.

20. DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR PARCELS D-1, D-2, D-3 AND D-4 OF MANSELL CROSSING EXECUTED ON BEHALF OF MANSELL CROSSING ASSOCIATES, A GEORGIA GENERAL PARTNERSHIP OPERATING AS A JOINT VENTURE HAVING NEW MARKET HOLDINGS, INC., A GEORGIA CORPORATION, AND GENERAL ELECTRIC REAL ESTATE EQUITIES, INC., A DELAWARE CORPORATION AS ITS ONLY PARTNERS, DATED APRIL 1, 1993, RECORDED APRIL 30, 1993, IN BOOK 16531, PAGE 3, AFORESAID RECORDS; AS FURTHER AFFECTED BY ASSIGNMENT OF RIGHTS AS DECLARANT BY AND BETWEEN MANSELL CROSSING ASSOCIATES, A GEORGIA JOINT VENTURE AND SECURED PROPERTIES INVESTORS XII, L.P., A GEORGIA LIMITED PARTNERSHIP AND CENTRO WATT OPERATING PARTNERSHIP 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED DECEMBER 29, 2004, RECORDED JANUARY 3, 2005, IN BOOK 39113, PAGE 59, AFORESAID RECORD.

SAID DECLARATION CONTAINS, WITHOUT LIMITATION, EASEMENTS OVER THE LAND.

SAID DOCUMENTS DESCRIBE RESTRICTIONS ON USE AND DEVELOPMENT OF PROPERTY. ALSO INCLUDES EASEMENTS FOR ACCESS AND PARKING. SAID RESTRICTIONS AND EASEMENT DO AFFECT AND BENEFIT THE SUBJECT PROPERTY AND ARE BLANKET IN NATURE; UNABLE TO PLOT.

21. RIGHT OF WAY EASEMENT FROM MANSELL CROSSING ASSOCIATES, L.P. TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, DATED MARCH 2, 1993, FILED APRIL 23, 1993 AND RECORDED IN DEED BOOK 18518, PAGE 114, AFORESAID RECORDS.

SAID DOCUMENT DESCRIBES AN EASEMENT FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF COMMUNICATIONS FACILITIES.

SAID EASEMENT DOES NOT AFFECT OR BENEFIT THE SUBJECT PROPERTY.

22. TERMS AND CONDITIONS OF THAT CERTAIN SUPPLEMENTAL AGREEMENT AS EVIDENCED BY MEMORANDUM OF SUPPLEMENTAL AGREEMENT BETWEEN MANSELL CROSSING ASSOCIATES, A GEORGIA JOINT VENTURE OPERATING AS A GENERAL PARTNERSHIP, HAVING NEW MARKET HOLDINGS, INC., A GEORGIA CORPORATION, AND GENERAL ELECTRIC REAL ESTATE EQUITIES, INC., A DELAWARE CORPORATION AS ITS ONLY PARTNERS AND TOYS "R" US, INC., A DELAWARE CORPORATION, DATED JUNE 21, 1993, RECORDED JUNE 21, 1991, IN BOOK 16743, PAGE 25, AFORESAID RECORDS; AS AMENDED BY AMENDATORY AGREEMENT, DATED JULY 12, 1994, RECORDED AUGUST 17, 1992, IN BOOK 15649, PAGE 262, AFORESAID RECORDS.

SAID DOCUMENT DESCRIBES AN AGREEMENT CONCERNING THE PURCHASE OF PROPERTY. SAID AGREEMENT DOES NOT AFFECT OR BENEFIT THE SUBJECT PROPERTY.

23. EASEMENTS CONTAINED IN LIMITED WARRANTY DEED FROM MANSELL CROSSING ASSOCIATES, A GEORGIA JOINT VENTURE COMPOSED OF GENERAL ELECTRIC REAL ESTATE EQUITIES, INC., A DELAWARE CORPORATION, AND NEW MARKET HOLDINGS, INC., A GEORGIA CORPORATION TO THE ORIGINAL HONEY BAKED HAM CO. OF GEORGIA, INC., A GEORGIA CORPORATION, DATED JUNE 28, 1993, RECORDED JUNE 30, 1993, IN BOOK 16788, PAGE 17, AFORESAID RECORDS.

SAID DOCUMENT DESCRIBES EASEMENTS FOR DRAINAGE AND UTILITIES, LANDSCAPING, AND ACCESS. ALSO INCLUDES RESTRICTIONS ON USE AND DEVELOPMENT OF PROPERTY. SAID EASEMENT AND RESTRICTIONS DO NOT AFFECT OR BENEFIT THE SUBJECT PROPERTY.

24. EASEMENT FROM MANSELL CROSSING ASSOCIATES TO GEORGIA POWER COMPANY, DATED JANUARY 13, 1993, RECORDED IN BOOK 16782, PAGE 281, AFORESAID RECORDS.

SAID DOCUMENT DESCRIBES A 5-FOOT EASEMENT FOR ELECTRIC LINES. ALSO INCLUDES THE RIGHT OF ENTRY TO ACCESS SAID LINES AND THE RIGHT TO CLEAR ANY OBSTRUCTIONS THAT MIGHT INTERFERE WITH SAID LINES. SAID EASEMENT DOES AFFECT THE SUBJECT PROPERTY AS SHOWN, SAID RIGHTS AFFECT THE SUBJECT PROPERTY AND ARE BLANKET IN NATURE; UNABLE TO PLOT.

25. EASEMENTS CONTAINED IN LIMITED WARRANTY DEED FROM MANSELL CROSSING ASSOCIATES, A GEORGIA JOINT VENTURE COMPOSED OF GENERAL ELECTRIC REAL ESTATE EQUITIES, INC., A DELAWARE CORPORATION, AND NEW MARKET HOLDINGS, INC., A GEORGIA CORPORATION TO L. L. L. MANAGEMENT, INC., A GEORGIA CORPORATION, DATED JULY 20, 1993, RECORDED JULY 21, 1993, IN BOOK 16871, PAGE 108, AFORESAID RECORDS. (AFFECTS PARCEL D.)

SAID DOCUMENT DESCRIBES EASEMENTS FOR DRAINAGE AND UTILITIES, AND ACCESS. SAID DRAINAGE AND UTILITY EASEMENT DOES BENEFIT THE SUBJECT PROPERTY AS SHOWN. SAID ACCESS EASEMENT AFFECTS THE SUBJECT PROPERTY AS SHOWN.

26. SEWER EASEMENT FROM GENERAL ELECTRIC REAL ESTATE EQUITIES, INC., A DELAWARE CORPORATION, MANSELL CROSSING ASSOCIATES, A GEORGIA GENERAL PARTNERSHIP AND MODERNAE, INC., A DELAWARE CORPORATION TO FULTON COUNTY, GEORGIA, DATED MAY 21, 1993, RECORDED OCTOBER 28, 1993, IN BOOK 17282, PAGE 90, AFORESAID RECORDS.

SAID DOCUMENT DESCRIBES A 20-FOOT EASEMENT FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF A SANITARY SEWER LINE. SAID EASEMENT DOES AFFECT THE SUBJECT PROPERTY AS SHOWN.

27. OBLIGATIONS SET FORTH IN THE RESERVATIONS CONTAINED IN LIMITED WARRANTY DEED FROM MANSELL CROSSING ASSOCIATES, A GEORGIA JOINT VENTURE COMPOSED OF GENERAL ELECTRIC REAL ESTATE EQUITIES, INC., A DELAWARE CORPORATION, AND NEW MARKET HOLDINGS, INC., A GEORGIA CORPORATION, AND NEW ROBIN INTERNATIONAL, INC., A NEVADA CORPORATION, DATED JUNE 10, 1994, RECORDED JUNE 14, 1994, IN BOOK 18378, PAGE 183, AFORESAID RECORDS.

SAID DOCUMENT DESCRIBES EASEMENTS FOR DRAINAGE AND UTILITIES AND ACCESS. ALSO INCLUDES RESTRICTIONS ON USE AND DEVELOPMENT OF PROPERTY. SAID EASEMENTS AND RESTRICTIONS DO NOT AFFECT OR BENEFIT THE SUBJECT PROPERTY.

28. WETLANDS CONSERVATION EASEMENT EXECUTED BY GENERAL ELECTRIC REAL ESTATE EQUITIES, INC., DATED OCTOBER 31, 1994, RECORDED NOVEMBER 2, 1994, IN BOOK 18915, PAGE 21, AFORESAID RECORDS. (AFFECTS APPURTENANT EASEMENT RECORDED IN DEED BOOK 19106, PAGE 190, AFORESAID RECORDS, ONLY.)

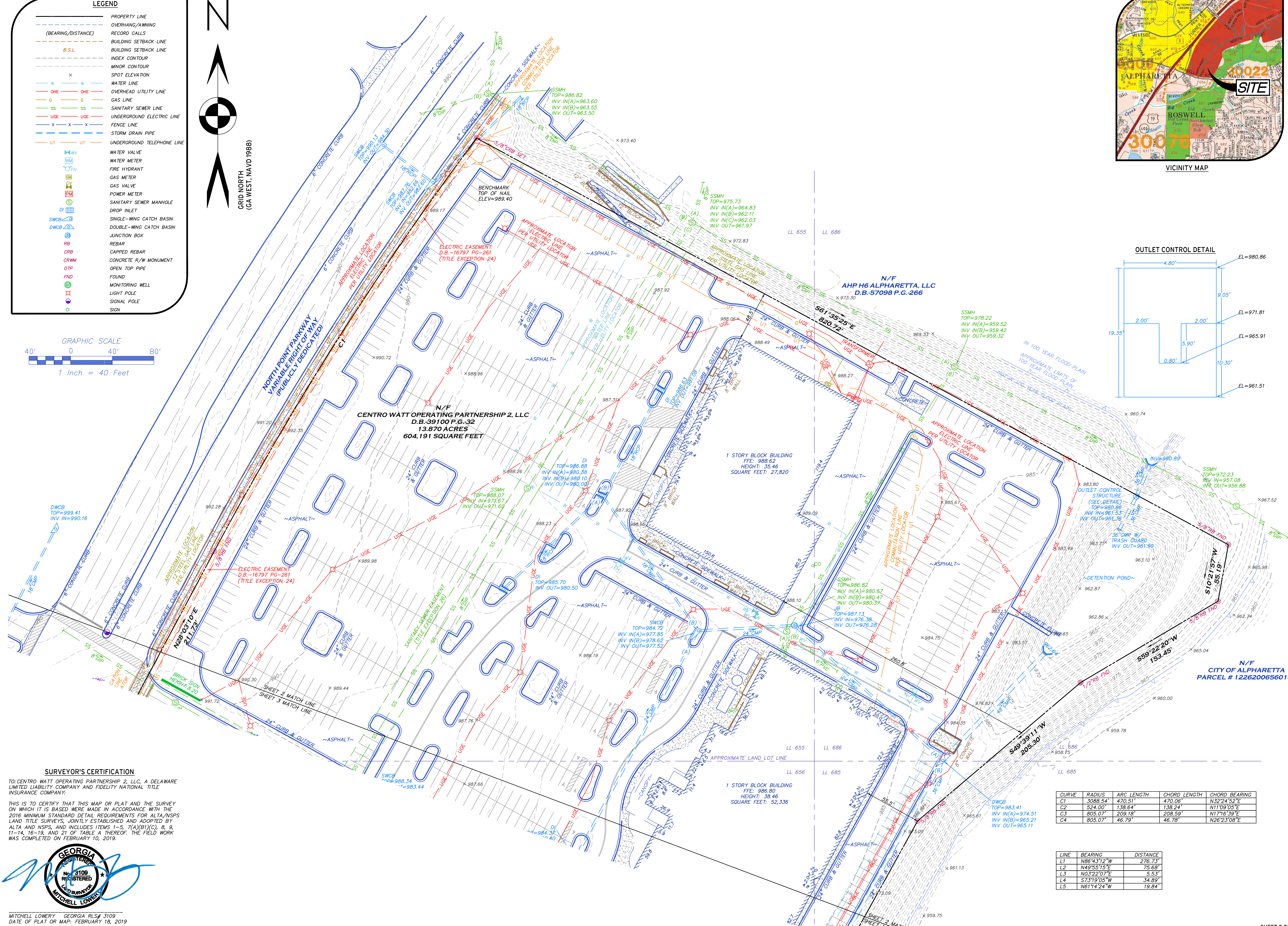
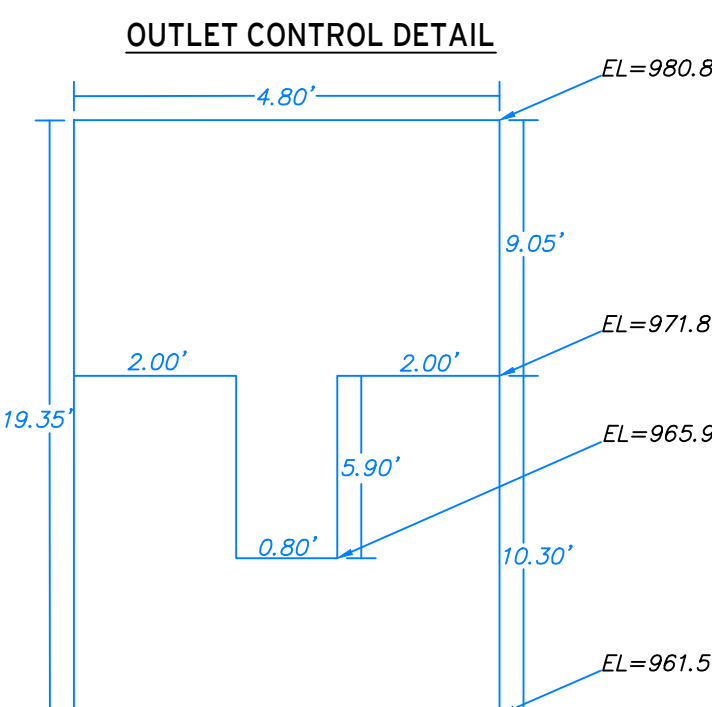
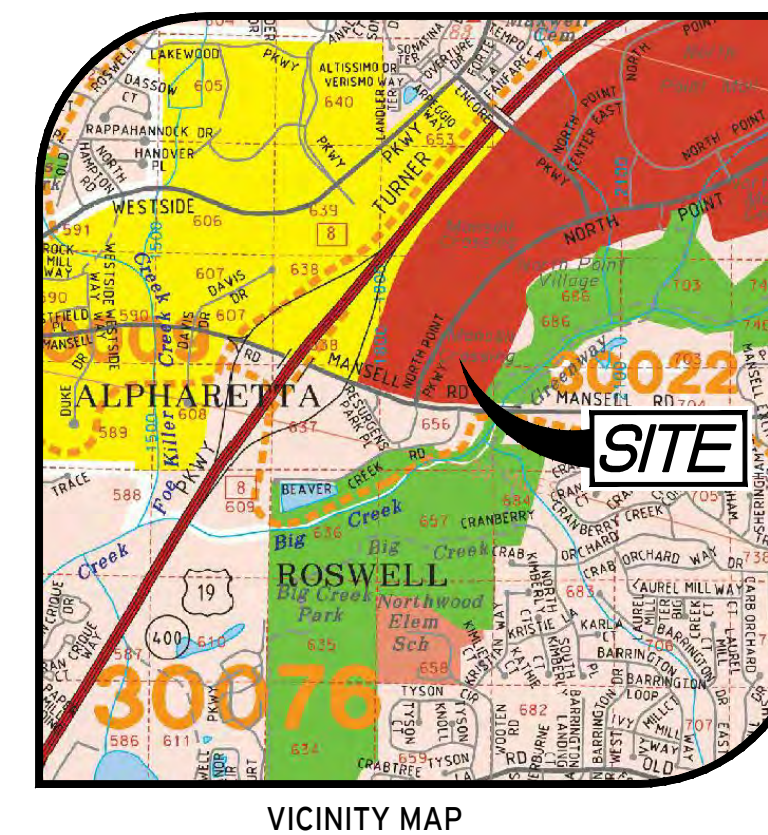
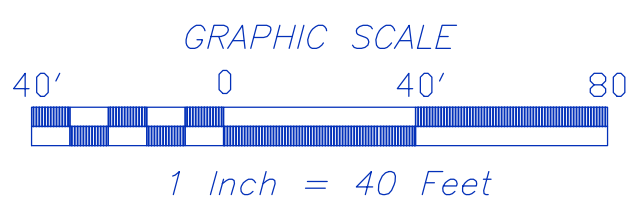
SAID DOCUMENT DESCRIBES AN EASEMENT FOR WETLANDS CONSERVATION. SAID EASEMENT DOES NOT AFFECT OR BENEFIT THE SUBJECT PROPERTY.

29. EASEMENT AGREEMENT BY AND BETWEEN PRIME HOSPITALITY, CORP. AND GENERAL ELECTRIC REAL ESTATE EQUITIES, INC., DATED OCTOBER 26, 1994, RECORDED IN BOOK 18915, PAGE 31, AFORESAID RECORDS. (AFFECTS APPURTENANT EASEMENT RECORDED IN DEED BOOK 19106, PAGE 190, AFORESAID RECORDS, ONLY.)

SAID DOCUMENT DESCRIBES EASEMENTS FOR A DRIVEWAY, A SIGN, AND PARKING. SAID EASEMENTS DO NOT AFFECT OR BENEFIT THE SUBJECT PROPERTY.

SURVEY NOTES

- PROPERTY SHOWN HEREON WAS SURVEYED FEBRUARY 10, 2019.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1" IN 31,951" WITH AN ANGULAR ERROR OF 02 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
- A SOKKIA IX TOTAL STATION, TOPCON HIPER SR GPS RECEIVER, AND CARLSON SURVEYOR+ DATA COLLECTOR WERE USED FOR FIELD SURVEY MEASUREMENTS.
- THIS PLAT HAS A MAP CLOSURE OF 1" IN 296,428".
- A ZONED PROPERTY IS LOCATED WITHIN AN AREA HAVING A DESIGNATION OF FLOOD INSURANCE RATE MAP NO. 13121C0066F, WITH A DATE OF IDENTIFICATION OF 09/18/2013, FOR COMMUNITY NUMBER 130084, IN FULTON COUNTY, STATE OF GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- CONTROL AND BEARING BASIS FOR THIS SURVEY WERE ESTABLISHED USING A TOPCON HIPER SR GPS RECEIVER UTILIZING NETWORK RTK CORRECTIONS PROVIDED BY THE REAL TIME NETWORK OPERATED BY EARL DUDLEY, THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS .04 FEET HORIZONTAL AND .06 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.
- UTILITIES SHOWN PER MARKINGS PLACED BY UTILITY-MARKING OTHER THAN THOSE SHOWN HEREON MAY EXIST. LOWERY & ASSOCIATES MAKES NO GUARANTEE AS TO THE EXISTENCE OR NON-EXISTENCE OF SAID UTILITIES.
- MEDIAN IMPROVEMENT MAINTENANCE AGREEMENT BETWEEN GENERAL ELECTRIC REAL ESTATE EQUITIES, INC., A DELAWARE CORPORATION AND SECURED PROPERTIES INVESTORS XII, L.P., A GEORGIA LIMITED PARTNERSHIP, DATED DECEMBER 28, 1994, RECORDED DECEMBER 28, 1994, IN BOOK 19106, PAGE 204, AFORESAID RECORDS; AS AMENDED BY FIRST AMENDMENT TO MEDIAN IMPROVEMENT MAINTENANCE AGREEMENT, DATED FEBRUARY 15, 1995, RECORDED JULY 27, 1995, IN BOOK 19812, PAGE 1, AFORESAID RECORDS.
- SAID DOCUMENT DESCRIBES AN AGREEMENT CONCERNING MEDIAN IMPROVEMENTS. SAID AGREEMENT DOES AFFECT THE SUBJECT PROPERTY AND IS BLANKET IN NATURE; UNABLE TO PLOT.
- GREENWAY EASEMENT FROM SECURED PROPERTIES INVESTORS XII, L.P., A GEORGIA LIMITED PARTNERSHIP TO THE CITY OF ALPHARETTA, GEORGIA, A MUNICIPAL CORPORATION OF THE STATE OF GEORGIA, DATED SEPTEMBER 19, 1997, RECORDED OCTOBER 1, 1997, IN BOOK 23294, PAGE 172, AFORESAID RECORDS.
- SAID DOCUMENT DESCRIBES AN EASEMENT FOR THE COMMUNITY GREENWAY SYSTEM. SAID EASEMENT DOES AFFECT THE SUBJECT PROPERTY AS SHOWN.
- TERMS AND CONDITIONS OF LEASE AGREEMENT DATED MAY 28, 1992 BY AND BETWEEN MANSELL CROSSING ASSOCIATES, A GEORGIA GENERAL PARTNERSHIP ("LANDLORD") AND THE T.J.X. OPERATING COMPANIES, INC., A DELAWARE CORPORATION ("TENANT") AS EVIDENCED BY THAT CERTAIN MEMORANDUM OF LEASE, DATED MAY 30, 1992, RECORDED JULY 2, 1992, IN BOOK 15425, PAGE 205, AFORESAID RECORDS; AS AMENDED BY FIRST AMENDMENT TO MEMORANDUM OF LEASE, DATED JULY 30, 1993, RECORDED AUGUST 11, 1993, IN BOOK 16972, PAGE 283, AFORESAID RECORDS; AS AFFECTED BY SUBORDINATION, NON-DISTURBANCE AND ATTORNEY AGREEMENT BETWEEN THE T.J.X. COMPANIES, INC., A DELAWARE CORPORATION ("TENANT"), SECURED PROPERTIES INVESTORS XII, L.P., A GEORGIA LIMITED PARTNERSHIP AND ("LANDLORD") AND GENERAL ELECTRIC CAPITAL CORPORATION, A NEW YORK CORPORATION ("LENDER"), DATED DECEMBER 28, 1994, RECORDED DECEMBER 28, 1994, IN BOOK 19106, PAGE 297, AFORESAID RECORDS.
- SAID DOCUMENT DESCRIBES A LEASE AGREEMENT FOR A RETAIL STORE. SAID AGREEMENT DOES NOT AFFECT OR BENEFIT THE SUBJECT PROPERTY.
- TERMS AND CONDITIONS OF LEASE AGREEMENT AS EVIDENCED BY THAT CERTAIN MEMORANDUM OF LEASE BY AND BETWEEN MANSELL CROSSING ASSOCIATES, A GEORGIA GENERAL PARTNERSHIP ("LANDLORD") AND THE SPORTS AUTHORITY, INC., A DELAWARE CORPORATION ("TENANT"), DATED JULY 13, 1992, RECORDED JULY 21, 1992, IN BOOK 15647, PAGE 52, AFORESAID RECORDS; AS AMENDED BY FIRST AMENDMENT TO MEMORANDUM OF LEASE, DATED JUNE 14, 1993, RECORDED AUGUST 11, 1993, IN BOOK 16972, PAGE 276, AFORESAID RECORDS; AS AFFECTED BY SUBORDINATION, NON-DISTURBANCE AND ATTORNEY AGREEMENT BY AND BETWEEN THE SPORTS AUTHORITY, INC., A DELAWARE CORPORATION ("TENANT"), SECURED PROPERTIES INVESTORS XII, L.P., A GEORGIA LIMITED PARTNERSHIP ("BORROWER"), AND GENERAL ELECTRIC CAPITAL CORPORATION, A NEW YORK CORPORATION ("LENDER"), DATED DECEMBER 21, 1994, RECORDED DECEMBER 28, 1994, IN BOOK 19106, PAGE 327, AFORESAID RECORDS.
- SAID DOCUMENT DESCRIBES A LEASE AGREEMENT FOR A RETAIL STORE. SAID AGREEMENT DOES NOT AFFECT OR BENEFIT THE SUBJECT PROPERTY.
- TERMS AND CONDITIONS OF LEASE AS EVIDENCED BY MEMORANDUM OF LEASE BETWEEN MANSELL CROSSING ASSOCIATES, A GEORGIA GENERAL PARTNERSHIP ("LANDLORD") AND BOOKSTOP, INC., A DELAWARE CORPORATION, D/B/A BOOKSTAR ("TENANT"), DATED JUNE 30, 1992, RECORDED AUGUST 21, 1992, IN BOOK 15643, PAGE 246, AFORESAID RECORDS; AS AFFECTED BY NON-DISTURBANCE, ATTORNEY AND SUBORDINATION AGREEMENT AMONG GENERAL ELECTRIC CAPITAL CORPORATION ("LENDER"), BARNES & NOBLE SUPERSTORES, INC., (FORMERLY KNOWN AS BOOKSTOP, INC.), A DELAWARE CORPORATION ("TENANT") AND SECURED PROPERTIES INVESTORS XII, L.P., A GEORGIA LIMITED PARTNERSHIP ("LANDLORD"), DATED JANUARY 5, 1995, RECORDED JANUARY 11, 1995, IN BOOK 19147, PAGE 178, AFORESAID RECORDS.
- SAID DOCUMENT DESCRIBES A LEASE AGREEMENT FOR A RETAIL STORE. SAID AGREEMENT DOES NOT AFFECT OR BENEFIT THE SUBJECT PROPERTY.
- TERMS AND CONDITIONS OF LEASE AS EVIDENCED BY MEMORANDUM OF SHOPPING CENTER LEASE BETWEEN MANSELL CROSSING ASSOCIATES, A GEORGIA GENERAL PARTNERSHIP OPERATING AS A JOINT VENTURE ("LANDLORD") AND MICHAELS STORES, INC., A DELAWARE CORPORATION ("TENANT"), DATED JUNE 30, 1992, RECORDED AUGUST 17, 1992, IN BOOK 15649, PAGE 262, AFORESAID RECORDS.
- SAID DOCUMENT DESCRIBES A LEASE AGREEMENT FOR A RETAIL STORE. SAID AGREEMENT DOES NOT AFFECT OR BENEFIT THE SUBJECT PROPERTY.
- ASSIGNMENT OF RIGHTS OF DECLARANT BY AND BETWEEN SECURED PROPERTIES INVESTORS XII, L.P., A GEORGIA LIMITED PARTNERSHIP AND CENTRO WATT OPERATING PARTNERSHIP 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED JANUARY 3, 2005 IN BOOK 39113, PAGE 59, AFORESAID RECORDS.
- SAID DOCUMENT DESCRIBES AN ASSIGNMENT OF RIGHTS AND INTEREST. SAID ASSIGNMENT DOES AFFECT THE SUBJECT PROPERTY AND IS BLANKET IN NATURE; UNABLE TO PLOT.
- APPROVAL AND CONSENT TO USE AGREEMENT BY AND BETWEEN CENTRO WATT OPERATING PARTNERSHIP 2, LLC AND NOM ALPHARETTA, LLC, RECORDED MAY 9, 2005 IN BOOK 39948, PAGE 543, AFORESAID RECORDS.
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THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NPSPLAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPSPL, AND INCLUDES ITEMS 1-5, 7(A)(B)(C), 8, 9, 11-14, 16-19, AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 10, 2019.



MITCHELL LOWERY GEORGIA RLS# 3109
DATE OF PLAT OR MAP: FEBRUARY 18, 2019

LOWERY & ASSOCIATES
LAND SURVEYING, LLC
317 GRASSDALE ROAD
CARTERSVILLE, GA 30121
770-334-8186
WWW.LOWERYLANDSURVEYS.COM
INFO@LOWERYLANDSURVEYS.COM

PREPARED FOR:
CENTRO WATT OPERATING PARTNERSHIP 2, LLC, A DELAWARE
LIMITED LIABILITY COMPANY
FIDELITY NATIONAL TITLE INSURANCE COMPANY

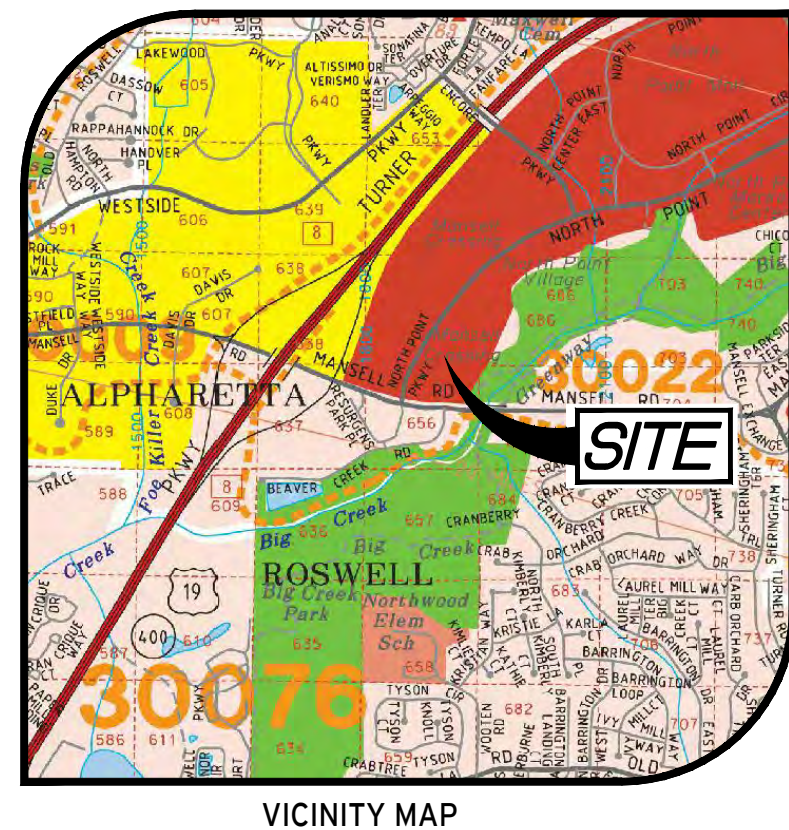
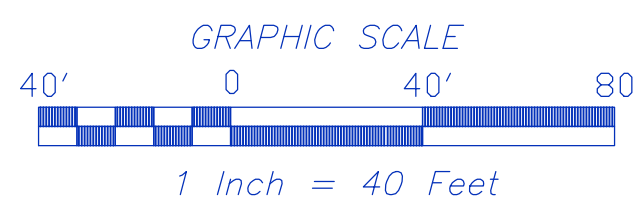
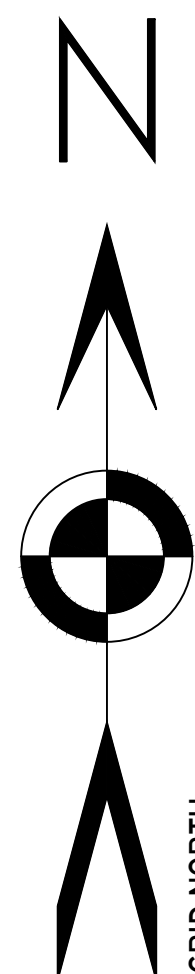
ALTA/NSPS LAND TITLE SURVEY OF: 7660 NORTH POINT PARKWAY FULTON COUNTY TAX PARCEL:12 250006550236	COUNTY: FULTON
STATE: GEORGIA	LAND LOTS: 655, 656, 695 & 686

REVISIONS	
DATE:	DESCRIP

[illegible]

**Lowery
& Associates**

DATE: FEBRUARY 18, 20
JOB #: 192490
SCALE: 1"=40'
DRAWN BY: BART FISHE



LOWERY & ASSOCIATES
LAND SURVEYING, LLC
1317 GRASSDALE ROAD
CARTERSVILLE, GA 30121
770-334-8186
WWW.LOWERYLANDSURVEYS.COM
INFO@LOWERYLANDSURVEYS.COM
GEORGIA C.O.A.: LSF-001102

PREPARED FOR:
CENTRO WATT OPERATING PARTNERSHIP 2, LLC, A DELAWARE
LIMITED LIABILITY COMPANY
FIDELITY NATIONAL TITLE INSURANCE COMPANY

ALTA/NSPS LAND TITLE SURVEY OF:
7660 NORTH POINT PARKWAY

7680 NORTH POINT PARKWAY
FULTON COUNTY TAX PARCEL: 12 250006550236

STATE: GEORGIA	COUNTY: FULTON
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LAND LOTS: 655, 656, 685 & 686

DISTRICT: 1ST SECTION: 2ND

REVISIONS

DATE:	DESCRIPTION:
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[illegible]

Lowery
& Associates
LAND SURVEYING, LLC

DATE: FEBRUARY 18, 2019
JOB #: 192490
SCALE: 1"=40'
DRAWN BY: BART FISHER

SURVEYOR'S CERTIFICATION

TO: CENTRO WATT OPERATING PARTNERSHIP 2, LLC, A DELAWARE
LIMITED LIABILITY COMPANY AND FIDELITY NATIONAL TITLE
INSURANCE COMPANY:

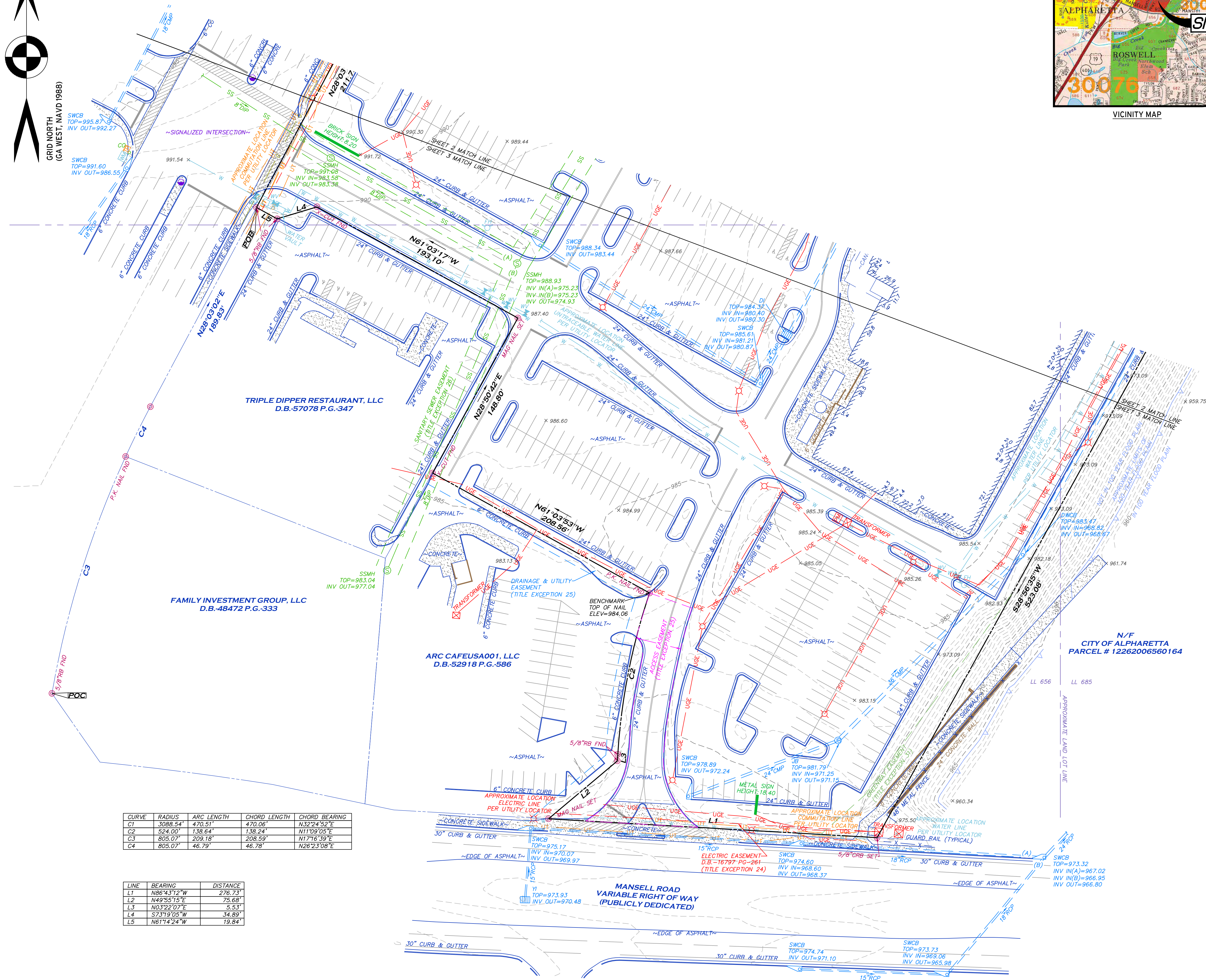
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MITCHELL LOWERY GEORGIA RLS# 3109
DATE OF PLAT OR MAP: FEBRUARY 18, 2019

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	3088.54'	470.51'	470.06'	N32°24'52"E
C2	524.00'	138.64'	138.24'	N11°09'05"E
C3	805.07'	209.18'	208.59'	N17°16'39"E
C4	805.07'	46.79'	46.78'	N26°23'08"E

LINE	BEARING	DISTANCE
L1	N86°43'12"W	276.73'
L2	N49°55'15"E	75.68'
L3	N03°22'07"E	5.53'
L4	S73°19'05"W	34.89'
L5	N61°14'24"W	19.84'



SHEET 3 OF 3

4/1/19

MP-19-02/V-19-06
BRIXMOR/NORTH POINT

*Promenade, Suite 3100
1230 Peachtree Street, N.E.
Atlanta, Georgia 30309-3592
Main: 404 815-3500
www.sgrlaw.com*

SMITH, GAMBRELL & RUSSELL, LLP
Attorneys at Law

*Karhryn M. Zickert
Direct Tel: 404-815-3704
Direct Fax: 404-685-7004
kzickert@sgrlaw.com@sgrlaw.com*

April 1, 2019

Ms. Kathi Cook, Director
Community Development
City of Alpharetta
287 South Main Street
Alpharetta, Georgia 30004

Re: Application of Brixmor Operating Partnership 2, LLC
("Brixmor") to amend Master Plan 91-10, approved
February 17, 1992, and to secure three variances to allow
redevelopment of a portion of Mansell Crossing, Land Lots
655 and 686, 1st District, 2nd Section, Fulton County,
Georgia

Dear Ms. Cook:

Please accept this letter as the Letter of Intent for the above-referenced Application.

As you know, I represent Brixmor Operating Partnership 2, LLC, in its effort to begin redevelopment of a portion of its Mansell Crossing property in compliance with the North Point Livable Centers Initiative ("LCI"). Its proposal is to add 16,600 square feet of retail and restaurant space, and to renovate a portion of the Barnes and Nobles box already on the site. The balance of the site will remain as currently developed, including the existing movie theatre. Thus, the proposal will increase the existing square footage on site from 80,156 to 96,756 square feet. The new users will be contained in three building pulled up to North Point Parkway, and will be connected by substantial plazas and a pocket park. A Site Plan by Kimley-Horn which generally reflects these intentions is attached and is dated April 1, 2019.

The proposed change will begin to create the "vision" for a revived North Point Parkway as contemplated by the 2018 North Point Livable Centers Initiative. It will not only create buildings which actively engage the parkway; it will also connect them via an 11,400 square foot civic space at the intersection of North Point Parkway and the private road to the east, a 12,200 square foot plaza between buildings B and C, and a 7,900 square foot pocket park between Building C and a new right-in/right-out curb cut to the tract. The frontage along North



Atlanta | Austin | Jacksonville | London | Los Angeles | Miami | Munich | New York | Southampton | Washington, D.C.

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April 1, 2019
Page 2

Point Parkway will include the requisite 12' sidewalk and 10' planter and begin the streetscape improvements the Parkway needs. Perhaps what is most exciting about the plan, however, is that Brixmor is also willing to provide a pedestrian and bicycle trail, with required planters, to connect North Point Parkway to the Big Creek Greenway due south of the site. And the impact dollars from this redevelopment will facilitate the completion of that trail off site. Thus, the long-sought-after connection between the Alpha Loop and the Greenway is emerging.

This property is currently zoned PCP, which allows the proposed use. However, like most of the North Point corridor originally developed in the 90's the PCP zoning was approved by way of a Master Plan for "Regency Park" (MP 91-10). That Master Plan, which dealt with the entirety of Mansell Crossing on both sides of the Parkway (127.46 acres) contained 6 distinct "pods". Pod 4, in which this property is located, applied to 17.60 acres on which the current theatre and bookstore exist, as well as the adjacent restaurants and AT&T Store on Mansell Road. Pod 4 restricts density to a maximum of 10,000 sf/acre; maximum building coverage to 40%; and certain setbacks and parking requirements; with which this proposal fully complies. However, it also imposed certain use restrictions limited to the theatre, ATMs, restaurants and "entertainment retail" such as bookstores, music shops and video rental. Since the Application contemplates small shop retail space unrelated to entertainment, that condition requires modification. Additionally, because the property at issue is already developed, it is impossible for it to come into full compliance with some of the overlay requirements. Therefore, the following approvals are required:

1. An amendment to MP 91-10 to allow retail other than entertainment retail uses; and
2. Concurrent variances from three requirements of the LCI:
 - a. A variance to reduce required open space from 59,336 square feet of civic space and 29,840 square feet of amenity space to 35,000 square feet and 12,000 square feet, respectively [UDO § 2.10.10];
 - b. A variance to reduce some streetscape requirements for the new Type D street in the plan [UDO § 2.10.3]; and
 - c. A variance to allow the parking area to exceed building footprint space [UDO § 2.10.6].

In the mid-2000's, the City of Alpharetta conducted its first LCI review of the North Point Area which contemplated a mix of commercial, office and residential uses. Although some office development followed, the area remains predominantly commercial with 3.5 million square feet of commercial space and attendant extensive surface parking lots. In 2017 the City re-evaluated the southern half of the LCI area on both sides of North Point Parkway from Mansell Road to Kimball Bridge. Prime among the goals recommended for the area included infilling the large surface parking lots on the corridor, which create a "unique development opportunity". It also identified three Tier 1 priority areas for redevelopment, one of which includes this property.

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Page 3

The Proposed Development also aligns directly with a number of the LCI's proposed projects for this area, as follows:

- I.3 Construct a parallel road to North Point Parkway;
- G.1 Create pocket park with outdoor, active park details; and
- G.2 Implement a landscaped linear park between properties and tying into the Greenway.

The City of Alpharetta's 2035 Comprehensive Plan ("Comp Plan") lists the Subject Property within the North Point Activity Center and as a Mixed Use character area on the Future Land Use Map. The North Point LCI and a Mixed Use character area also allow the PCP zoning district and proposed uses. The Proposed Development falls nicely within the stated intent of the North Point Activity Center which is to "preserve the North Point area as a regional destination for shopping, jobs and entertainment, and enhance the area with improvements and new development that supports a walkable and vibrant community destination with places to shop, work, entertain and live." In addition, the Proposed Development creates a walkable community through its proposed pedestrian and bike trails in the development to the Big Creek Greenway. In fact, one of the expressly stated goals of development in the North Point Activity Center is to create "a pedestrian-friendly environment by adding sidewalks and supporting bicycle use with infrastructure that makes biking safe and convenient."

It is the position of the Applicant that the Alpharetta Zoning Ordinance, in limiting the uses of the property as it currently exists and with existing conditions is unconstitutional in that it destroys the marketability of the property and renders the property exceptionally less valuable, and such zoning therefore constitutes a taking of property without just and adequate compensation and without due process of law in violation of the Fifth and Fourteenth Amendments to the Constitution of the United States, as well as Article 1, Section 1, Paragraph 1; Article 1, Section 3, Paragraph 1(a); and Article 3, Section 6, Paragraph 2 of the Constitution of the State of Georgia (1983). To zone this property to any intervening category which is less than requested is unconstitutional, renders the property unusable and constitutes the taking of Applicant's property without just and adequate compensation and without due process of law in violation of the provisions of the United States and Georgia Constitutions cited in this paragraph. The same effect would be had by imposing conditions in restraint of trade, or onerous, burdensome, unconstitutional, or unnecessary conditions on the property. The denial of this request would bear no reasonable relation to the health, safety, morals or welfare of the citizens.

4/1/19

MP-19-02/V-19-06
BRIXMOR/NORTH POINT

Ms. Kathi Cook, Director
April 1, 2019
Page 4

The Applicant respectfully requests that the Alpharetta City Council grant the requested amendment to the Master Plan and the variances as submitted. As customary, we very much look forward to working with you and your staff.

Sincerely,



Kathryn M. Zickert
Attorney

KMZ/vmo

cc: Brett Milke

Attachment



CITIZEN PARTICIPATION FORM - PART A

This form must be completed and submitted with the applicant's completed Public Hearing Application. Applications submitted to the City of Alpharetta without a completed Citizen Participation Form - Part A will not be accepted.

Public Hearing or Project Name: Mansell Crossing

Contact Name: Kathryn M. Zickert Telephone: 404-815-3704

The following people will be notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified. Use additional pages as needed.

Owners of property within 500' will be invited, via mail,

to a community meeting. The applicant will also present

its plan to the North Point LCI stakeholders.

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

- | | |
|--|--|
| ☒ Letter | ☒ Personal Visits |
| ☐ Telephone | ☒ Group Meeting |
| ☐ Email | ☐ Other <i>(Please Specify)</i> |

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

They will have the telephone number and email address of the Applicant's attorney.

Arborist Report For The City of Alpharetta



Tree Report for:

BRIXMOR Property Group
1002 Holcomb Woods Parkway
Roswell, GA 30076

Property Address:

7660 North Point Pkwy
Alpharetta, GA 30022

Moore Urban Forestry
5962 Lake Lanier Heights Road
Buford, Georgia 30518
Van Moore, Consulting Arborist
ISA Certified Arborist # SO 1171
Registered Forester RF-2043

The City of Alpharetta requires an Arborist report that assesses the condition of all specimen trees, boundary trees, trees of quality, and landscape trees.

Criteria for a Specimen Tree:

Pine Trees: 30-inches diameter or larger for these in the *Pinus* (Pine) genus.

Coniferous Trees: 20-inch diameter or larger for trees in the *Cedrus* (deodar cedar), *Thuja* (Arborvitae), or other ecologically similar trees.

Overstory Trees: 30-inch diameter or larger for trees in the *Liquidambar* (Sweetgum) or *Liriodendron* (Tulip poplar) genus.

20-inch diameter or larger for trees in the *Fagus* (Beech), *Nyssa* (Tupelo), *Diospyros* (Persimmon), *Sassafras* (Sassafras), or other ecologically similar trees.

20-inch diameter or larger for *Magnolia grandiflora* (Southern magnolia) and those cultivars that generally reach a mature height over 40'.

24-inch diameter or larger for trees in all other genera

Understory Trees: 8-inch diameter or larger.

10-inch diameter or larger for *Oxydendron arboreum* (Sourwood).

Criteria for a Boundary Tree:

Any tree located on adjacent property with a critical root zone that will be impacted by proposed land disturbance activity.

Criteria for a Landscape Tree:

A tree or trees that were planted or retained on a developed or previously developed site.

Criteria for a Tree of Quality

A tree that merits special consideration due to historical significance, ideal shape and structure, or uniqueness of the species as determined by the director.

Mansell Crossing Tree Survey

The diameter of all trees that were collected at Mansell Crossing were measured at dbh (diameter at breast height, 4 ½' off the ground). All trees were marked with aluminum tags or purple flagging. Trees were collected with Trimble Geo 7X (Real-time sub foot accuracy).

Specimen Sized Trees

Tree #	Scientific Name	Common Name	dbh in Inches	Condition	Comments
912	<i>Quercus spp.</i>	Red oak	24	Poor	Double included bark; rot at base
919	<i>Quercus spp.</i>	Red oak	29	Poor	Double included bark; rot at base
975	<i>Quercus spp.</i>	Red oak	26	Good	
981	<i>Quercus spp.</i>	Red oak	32	Good	

Pictures of Specimen Sized Trees in Poor Condition



Tree # 912



Tree # 919

Landscape Trees

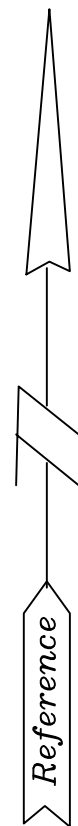
Tree #	Scientific Name	Common Name	dbh in Inches	Condition	Comments
930	<i>Lagerstroemia spp.</i>	Crape myrtle	13	Good	
931	<i>Ilex vomitoria</i>	Yaupon Holly	6	Good	
932	<i>Ilex vomitoria</i>	Yaupon Holly	10	Good	
933	<i>Acer buergerianum</i>	Trident Maple	6	Good	
934	<i>Prunus spp.</i>	Ornamental Cherry	16	Poor	Major dead limbs
935	<i>Acer buergerianum</i>	Trident Maple	6	Good	
936	<i>Acer buergerianum</i>	Trident Maple	6	Good	
937	<i>Acer buergerianum</i>	Trident Maple	10	Good	
938	<i>Acer buergerianum</i>	Trident Maple	6	Good	
939	<i>Acer buergerianum</i>	Trident Maple	7	Good	

940	<i>Quercus rubra</i>	Red Oak	16	Good	
941	<i>Quercus rubra</i>	Red Oak	15	Good	
942	<i>Quercus rubra</i>	Red Oak	13	Good	
943	<i>Acer buergerianum</i>	Trident Maple	9	Good	
944	<i>Acer buergerianum</i>	Trident Maple	11	Good	
945	<i>Acer buergerianum</i>	Trident Maple	7	Good	
946	<i>Acer buergerianum</i>	Trident Maple	9	Good	
947	<i>Acer buergerianum</i>	Trident Maple	6	Good	
948	<i>Prunus spp.</i>	Ornamental Cherry	10	Poor	Rot
949	<i>Ilex vomitoria</i>	Yaupon Holly	7	Good	
950	<i>Ilex vomitoria</i>	Yaupon Holly	6	Good	
951	<i>Ilex vomitoria</i>	Yaupon Holly	6	Good	
952	<i>Ilex vomitoria</i>	Yaupon Holly	7	Good	
953	<i>Quercus rubra</i>	Red Oak	17	Good	
954	<i>Quercus rubra</i>	Red Oak	14	Good	
955	<i>Quercus rubra</i>	Red Oak	17	Good	
956	<i>Quercus rubra</i>	Red Oak	15	Good	
957	<i>Quercus rubra</i>	Red Oak	17	Good	
958	<i>Quercus rubra</i>	Red Oak	17	Fair	
959	<i>Quercus rubra</i>	Red Oak	11	Poor	Mistletoe Infestation
960	<i>Quercus rubra</i>	Red Oak	11	Poor	Mistletoe Infestation
961	<i>Quercus rubra</i>	Red Oak	10	Good	
962	<i>Ilex vomitoria</i>	Yaupon Holly	7	Good	
963	<i>Ilex vomitoria</i>	Yaupon Holly	6	Good	
964	<i>Ilex vomitoria</i>	Yaupon Holly	7	Good	
965	<i>Ilex vomitoria</i>	Yaupon Holly	8	Good	
966	<i>Ilex vomitoria</i>	Yaupon Holly	6	Good	
967	<i>Ilex vomitoria</i>	Yaupon Holly	10	Good	
968	<i>Ilex vomitoria</i>	Yaupon Holly	8	Good	
969	<i>Ilex vomitoria</i>	Yaupon Holly	7	Good	
970	<i>Ilex vomitoria</i>	Yaupon Holly	6	Good	
971	<i>Ilex vomitoria</i>	Yaupon Holly	6	Good	
972	<i>Ilex vomitoria</i>	Yaupon Holly	6	Good	
973	<i>Ilex vomitoria</i>	Yaupon Holly	6	Good	
974	<i>Ilex vomitoria</i>	Yaupon Holly	9	Good	
975	<i>Quercus rubra</i>	Red Oak	26	Good	
976	<i>Acer rubrum</i>	Red Maple	14	Good	
977	<i>Acer rubrum</i>	Red Maple	13	Good	
978	<i>Acer rubrum</i>	Red Maple	13	Good	

979	<i>Quercus rubra</i>	Red Oak	27	Good	
980	<i>Quercus rubra</i>	Red Oak	23	Good	
981	<i>Quercus rubra</i>	Red Oak	23	Good	
982	<i>Acer rubrum</i>	Red Maple	15	Good	
983	<i>Acer rubrum</i>	Red Maple	11	Good	
984	<i>Acer rubrum</i>	Red Maple	15	Good	
985	<i>Quercus alba</i>	White Oak	6	Good	
986	<i>Quercus alba</i>	White Oak	6	Good	
987	<i>Quercus alba</i>	White Oak	6	Good	
988	<i>Quercus alba</i>	White Oak	6	Good	
989	<i>Ilex vomitoria</i>	Yaupon Holly	3	Good	
990	<i>Ilex vomitoria</i>	Yaupon Holly	3	Good	
991	<i>Ilex vomitoria</i>	Yaupon Holly	4	Good	
992	<i>Ilex vomitoria</i>	Yaupon Holly	4	Good	
993	<i>Ilex vomitoria</i>	Yaupon Holly	4	Good	
994	<i>Prunus spp.</i>	Ornamental Cherry	14	Poor	Rot
995	<i>Oak spp.</i>	Oak	3	Good	
996	<i>Oak spp.</i>	Oak	3	Good	
997	<i>Oak spp.</i>	Oak	3	Good	
998	<i>Oak spp.</i>	Oak	3	Good	
999	<i>Oak spp.</i>	Oak	4	Good	
1000	<i>Oak spp.</i>	Oak	2	Good	
1001	<i>Acer buergerianum</i>	Trident Maple	4	Good	
1002	<i>Oak spp.</i>	Oak	2	Good	
1003	<i>Oak spp.</i>	Oak	4	Good	
1004	<i>Oak spp.</i>	Oak	4	Good	
1005	<i>Oak spp.</i>	Oak	4	Good	
1006	<i>Oak spp.</i>	Oak	4	Good	
1007	<i>Oak spp.</i>	Oak	4	Good	
1008	<i>Oak spp.</i>	Oak	4	Good	
1009	<i>Oak spp.</i>	Oak	4	Good	
1010	<i>Oak spp.</i>	Oak	4	Good	

Trees of Quality

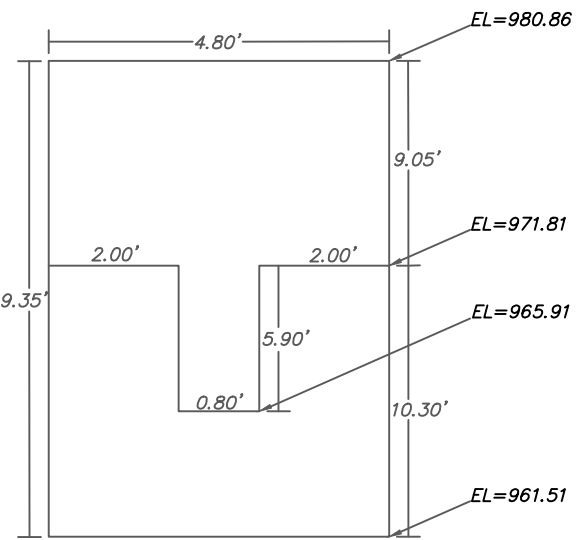
No Trees of Quality on the property.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	3085.54'	470.51'	470.06'	N32°24'52"E
C2	824.00'	138.64'	138.24'	N17°09'05"E
C3	805.07'	209.18'	208.59'	N17°16'39"E
C4	805.07'	46.79'	46.78'	N26°23'08"E

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	3085.54'	470.51'	470.06'	N32°24'52"E
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C3	805.07'	209.18'	208.59'	N17°16'39"E
C4	805.07'	46.79'	46.78'	N26°23'08"E

LINE	BEARING	DISTANCE
L1	N86°43'12"W	276.73'
L2	N45°05'19"E	75.68'
L3	N03°22'07"E	5.53'
L4	S73°19'05"W	34.89'
L5	N61°14'24"W	19.84'



9 RO #908	9 RO #908 POOR MDL
9 WO #909 POOR MDL	12 WO #910
7 WO #911 POOR MDL	24 RO #912 POOR IB DOUBLE ROT
6 H #913	23 RO #914 FAIR MDL
13 WO #915 FAIR MDL	12 RO #916 FAIR MDL
9 RO #917 POOR MDL	9 RO #918 POOR MDL
29 RO #919 POOR DBL	7 WO #920
10 WO #921	15 WO #922 FAIR MDL
18 RO #923	6 WO #924 FAIR MDL
7 H #925 GOOD	7 LLP #926
13 WO FAIR MDL	7 H #928
8 H #929 FAIR MDL	13 CM #930
6 YH #931	10 YH #932
6 M #933	16 CT #934 POOR MDL
6 M #935	6 M #936
10 M #937	6 M #938
7 M #939	16 WO #940
15 WLO #941	13 WLO #942
9 M #943	11 M #944
7 M #945	9 M #946
6 M #947	10 CM #948 POOR ROT
7 YH #949	6 YH #950
6 YH #951	7 YH #952
17 WAO #953	14 WAO #954
17 WAO #955	15 WLO #956
17 WLO #957	17 WLO #958
11 RO #959	11 RO #960 POOR MTI
10 RO #961 POOR MTI	7 YH #962
6 YH #963	7 YH #964
8 YH #965	6 YH #966
10 YH #967	8 YH #968
7 YH #969	6 YH #970
6 YH #971	6 YH #972
6 YH #973	9 YH #974
26 WLO #975	14 RM #976
13 RM #977	13 RM #978
27 WLO #979	32 WLO #980
15 RM #982	11 RM #983
15 RM #984	6 WO #985
6 WO #986	6 WO #987
6 WO #988	3 YH #989
3 YH #990	4 YH #991
4 YH #992	4 YH #993
14 cherry poor rot	3 oak #995
3 oak #996	3 oak #997
3 oak #998	2 oak #999
4 TM #1001	2 oak #1002
4 oak #1003	4 oak #1004
4 oak #1005	3 oak #1006
5 oak #1007	3 oak #1008
5 oak #1009	5 oak #1010

MOORE URBAN FORESTRY

5962 Lake Lanier Heights Road
Buford, GA 30518
Ph. # (770) 530-4114

PREPARED FOR:

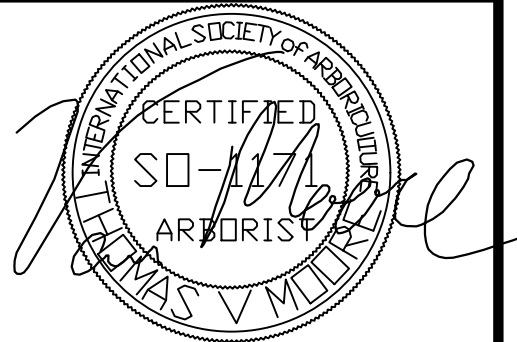
BRIXMOR
Property Group
1002 Holcomb Woods Prwy
Roswell, Ga. 30076

PROJECT NAME:

Mansell Crossing

TASK:

Tree Survey



PROJECT INFORMATION:

Mansell Crossing
Project Name
Project Number
Project Address
Land Lot No.(s)
District
Alpharetta, Georgia, Fulton
City, State, County

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Van Moore
Moore Urban Forestry, Inc.
5962 Lake Lanier Heights Road
Buford, GA 30518
(770) 530-4114
mooreurbanforestry@charter.net

T1

SHEET

PROJECT No.

MOORE URBAN
FORESTRY

5962 Lake Lanier
Heights Road
Buford, GA 30518
Ph. # (770) 530-4114

PREPARED FOR:

BRIXMOR
Property Group
1002 Holcomb Woods Prwy
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PROJECT NAME:

Mansell Crossing

TASK:

Tree Survey



PROJECT INFORMATION:

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Van Moore
Moore Urban Forestry, Inc.
5962 Lake Lanier Heights Road
Buford, GA 30518
(770) 530-4114
mooreurbanforestry@charter.net

T1

SHEET
PROJECT No.

LEGEND
TREE TO BE REMOVED: X

LIMITS OF TREE SURVEY

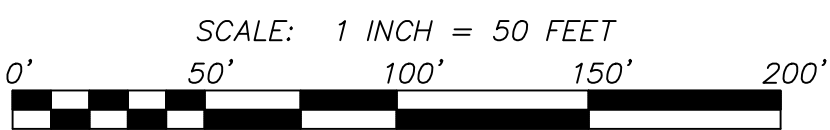
LIMITS OF TREE SURVEY

LIMITS OF TREE SURVEY

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	5085.54'	470.51'	470.06'	N32°24'52"E
C2	824.00'	138.64'	138.24'	N17°09'05"E
C3	805.07'	209.18'	208.59'	N17°16'39"E
C4	805.07'	46.79'	46.78'	N26°23'08"E

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C4	805.07'	46.79'	46.78'	N26°23'08"E

LINE	BEARING	DISTANCE
L1	N86°43'12"W	276.73'
L2	N45°55'19"E	75.68'
L3	N03°22'07"E	5.53'
L4	S73°19'05"W	34.89'
L5	N61°14'24"W	19.84'





MEMORANDUM

To: Mr. Brett Milke, BRIXMOR

From: Mr. John D. Walker, P.E., PTOE
Mr. Jin Seo, P.E.

Date: March 29, 2019

RE: **Mansell Crossing – City of Alpharetta – Trip Generation Memo**

Kimley-Horn is pleased to provide this memorandum regarding the trip generation potential for the proposed *Mansell Crossing* development in the City of Alpharetta, Georgia.

PROJECT OVERVIEW

The *Mansell Crossing* development is a proposed retail/restaurant development in the City of Alpharetta, Georgia. The site is located north of Mansell Road and east of North Point Parkway. The ±13.7-acre site is currently zoned PSC and is in the North Point Overlay.

The site is currently developed with retail space and surface parking. The proposed development will increase density by adding 6,300 SF of retail and 10,300 SF of restaurant to the existing 80,156 SF retail on site.

TRIP GENERATION

Project traffic, for the purposes of this evaluation, is defined as the vehicle trips expected to be generated by the *Mansell Crossing*. Anticipated trip generation for the *Mansell Crossing* was calculated using rates and equations contained in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 10th Edition, 2017.

The density and the anticipated project trip generation by the proposed development are summarized in **Table 1**.

Table 1: Trip Generation											
Land Use	ITE Code	Density	Daily Traffic			AM Peak Hour			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Shopping Center	820	6,300 SF	238	119	119	6	4	2	24	12	12
High-Turnover (Sit-Down) Restaurant	932	10,300 SF	1,156	578	578	102	56	46	101	63	38
TOTAL			1,394	697	697	108	60	48	125	75	50



Mr. Brett Milke, March 29, 2019, Page 2

SUMMARY

Based on **Table 1**, the proposed *Mansell Crossing* development on the ± 13.7 -acre site is projected to generate approximately 1,394 (697 in; 697 out) daily trips, 108 AM peak hour trips, and 125 PM peak hour trips.

If you have any questions concerning this letter or need additional information, please do not hesitate to contact me.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "John D. Walker".

John D. Walker, P.E., PTOE
Senior Vice President

A handwritten signature in black ink, appearing to read "Jin Seo".

Jin Seo, P.E.
Project Engineer

Attachments:

- Trip Generation
- Proposed Site Plan

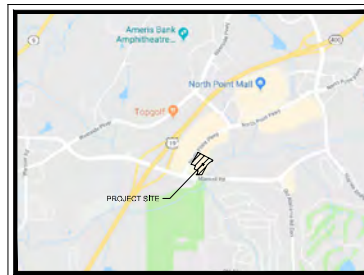
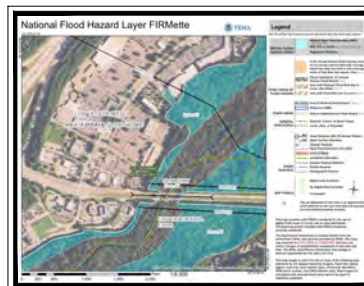
4/1/19

MP-19-02/V-19-06
BRIXMOR/NORTH POINT

Trip Generation Analysis (10th Ed.) Mansell Crossing City of Alpharetta, GA									
Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour			
			Total	In	Out	Total	In	Out	
<u>Proposed Site Traffic</u>									
820 Shopping Center	6,300 s.f. gross leasable area	238	6	4	2	24	12	12	
932 High-Turnover (Sit-Down) Restaurant	10,300 s.f.	1,156	102	56	46	101	63	38	
Gross Trips		1,394	108	60	48	125	75	50	

4/1/19

BRIXMOR/NORTH POINT

VICINITY MAP 

FEMA MAP

THE SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER
FIRM PANEL 13121C0066F DATED 9/18/2013.

SITE NOTES

ZONING

CLASSIFICATION	PSC
MASTERPLAN	REGENCY PARK
OVERLAY	NORTH POINT OVERLAY

SITE AREA

TOTAL SITE AREA: 13.70 ACRES
EXISTING SITE AREA: 13.87 ACRES
ROW DEDICATION: 0.17 ACRES
(ALONG NORTH POINT PKWY)

BUILDING SETBACKS

FROM BACK OF SIDEWALK	MIN / MAX
NORTH POINT PARKWAY:	10 FT / 60 FT
MANSELL ROAD:	20 FT / 100 FT
TYPE D CORRIDOR:	0 FT / 10 FT
SIDE	0 FT
REAR	15 FT

LANDSCAPING

NORTH POINT PKWY (FROM CURB): 10 FT PLANTER
MANSELL ROAD (FROM CURB): 8 FT PLANTER
FRONT (EXCLUDING BUILDINGS): 20 FT L.SCAPE STRIP
SIDE/REAR (EXCLD. BUILDINGS): 5 FT L.SCAPE STRIP

PARKING:

REQUIRED (CITY):	694 SPACES
REQUIRED (20% REDUX PER OVERLAY):	556 SPACES
RETAIL (5/1000SF):	171 SPACES
RESTAURANT (10/1000SF):	103 SPACES
THEATRE:	420 SPACES
PROVIDED:	696 SPACES
ADA SPACES REQUIRED	14 SPACES
ADA SPACES PROPOSED	16 SPACES

LAND-USE:

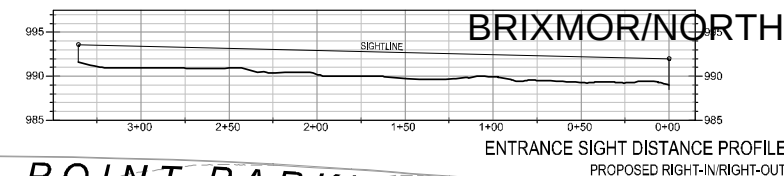
RETAIL :		34,120 SF
PROPOSED	6,300 SF	
EXISTING:	27,820 SF	
PROPOSED RESTAURANT:		10,300 SF
EXISTING THEATER:		52,336 SF
TOTAL		96,756 SF
TOTAL EXISTING:	80,156 SF	
TOTAL PROPOSED:	16,600 SF	

OPEN SPACE:

SITE AREA	13.70 ACRES (596,772 SF)
CIVIC SPACE REQ'D (10%):	59,680 SF
*CIVIC SPACE PROVIDED:	39,150 SF
PLAZA :	22,960 SF
POCKET PARK:	7,900 SF
MULTI-USE TRAIL:	8,290 SF
AMENITY SPACE REQUIRED (5%):	29,840 SF
*AMENITY SPACE PROVIDED :	13,690 SF
HARDSCAPE:	5,720 SF
(INCLUDES NON-REQ'D SIDEWALKS)	
OUTDOOR DINING:	2,590 SF
PATIO :	5,380 SF

***VARIANCES**

1. REDUCE MINIMUM OPEN SPACE REQUIREMENTS FROM 10% AND 5% OF SITE AREA (CIVIC AND AMENITY SPACE RESPECTIVELY)
2. RELIEF FROM SITE REGULATION DATA TABLE (2.10.3) IN RELATION TO STREETSCAPE REQUIREMENT FOR TYPE D STREETS
3. WAIVE REQUIREMENT THAT "IMPERVIOUS AREA OF PARKING STALLS SHALL NOT EXCEED THE SURFACE AREA OF THE BUILDING THEY SERVE" (2.10.6)

ENTRANCE SIGHT DISTANCE PROFILE
PROPOSED RIGHT-IN/RIGHT-OUT