



City Council Meeting and Public Hearing AUGUST 22, 2016

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

I. CALL TO ORDER

II. ROLL CALL

III. PLEDGE TO THE FLAG

IV. PRESENTATIONS

A. Presentation of 25 year Service Award to Alice Smith (Recreation and Parks)

V. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 08/15/2016)

B. Approval of Property Purchase - 200, 210 and 220 Milton Avenue

VI. PUBLIC HEARING

A. Z-16-08/V-16-22 Old Rucker Rd/Garrett

Consideration of a request to rezone approximately 3.5 acres from AG (Agricultural) to R (Dwelling 'For-Sale', Residential) in order to develop 3 single-family detached homes on minimum one (1) acre lots. Variances from UDC Section 2.2.3 (D) to reduce the front yard setback from 50' to 35', reduce the side yard setback from 25' to 15' and reduce the rear yard setback from 50' to 25' are requested. The property is located at 825 Old Rucker Road and is legally described as being located in Land Lot 1243, 2nd District, 2nd Section, Fulton County, Georgia.

B. CLUP-16-06/Z-16-07/V-16-17 Westside DayCare Center

Consideration of a request to rezone approximately 1.8 acres from R-10M ('For-Rent' or 'For-Sale', Residential) to O-P (Office-Professional) in order to develop a day care center. A change to the Comprehensive Land Use Plan from 'High Density Residential' to 'Professional Business Office' is requested, as well as, a variance to UDC Section 2.3.5 (A) to eliminate the required 50' undisturbed buffer. The property is located at the southwest corner of Webb Bridge Road and Westside Parkway and is legally described as Land Lots 1263 & 1264, 2nd District, 2nd Section, Fulton County, Georgia.

C. MP-16-07 William & Reed Academy

This item has been withdrawn by the Applicant. It will not be heard.

Consideration of a request to amend the Windward Master Plan Pod 21B to add 'School, Academic' to the list of permitted uses in order to allow a private school, grades K-12. The property is located at 1600 Union Hill Road and is legally described as Land Lot 1049, 2nd District, 1st Section, Fulton County, Georgia.

D. MP-16-09 Odyssey Escape Game/Windward

Consideration of a request to amend the Windward Master Plan Pod 56 to add 'Recreation Facilities, Indoor' to the list of permitted uses to allow for a team-building entertainment business. The property is located at 1111 Alderman Drive, Suite 210 and is legally described as Land Lot 1047, 2nd District, 1st Section, Fulton County, Georgia.

E. CU-16-07/V-16-20 European Wax Center

This item was Withdrawn without prejudice by the Applicant. It will not be heard.

Consideration of a request for a conditional use to allow 'Spa Services' use to allow for a skin, nail, hair treatments, and hair removal/waxing business. A variance to UDC Section 1.4.2 to reduce the 2,000 feet separation requirement between similar 'Spa Services' uses is requested. The property is located at 2685 Old Milton Parkway, Suite 140 (The Atwater) and is legally described as Land Lots 801 & 802, 1st District, 2nd Section, Fulton County, Georgia.

F. Z-16-05/V-16-21 Aycock/Thompson St Downtown - Live Work

Consideration of a request to rezone approximately 1 acre from O-P (Office-Professional) to DT-LW (Downtown Live-Work) in order to develop 7 single-family detached homes. A variance from UDC Appendix A, Section 3.7.3 to reduce the minimum lot size for detached homes and a variance from UDC Section 2.5.5 (D) to allow for crushed stone to be used for internal private streets is requested. The property is located on the north side of Thompson Street east of Haynes Bridge Road and is legally described as being located in Land Lot 748, 1st District, 2nd Section, Fulton County, Georgia.

VII. NEW BUSINESS

A. Storm Pipe Cleaning RFP No. 15-106

B. Discussion And Approval Of Preferred Location: Downtown Parking Deck

VIII. PUBLIC COMMENT

IX. REPORTS

X. ADJOURNMENT TO EXECUTIVE SESSION



OFFICIAL MINUTES OF COUNCIL MEETING ON

AUGUST 15, 2016

CITY HALL – 2 PARK PLAZA

6:30 PM

Official Minutes

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

I. CALL TO ORDER

❖ *Mayor Belle Isle called the meeting to order at 6:32 p.m.*

II. ROLL CALL

- Council Members
 - David Belle Isle (Mayor)
 - Chris Owens (Mayor Pro Tem)
 - Jason Binder
 - Jim Gilvin
 - Mike Kennedy
 - Dan Merkel
 - Donald Mitchell
- Staff
 - Bob Regus, City Administrator
 - Kathi Cook, Director of Community Development
 - James Drinkard, Asst. City Administrator
 - Gary George, Director of Public Safety
 - Peter Tokar, Director of Economic Development
 - Pete Sewczwicz, Director of Public Works
 - Mike Perry, Director of Recreation and Parks
 - Coty Thigpen, City Clerk
 - Sam Thomas, City Attorney

III. PLEDGE TO THE FLAG

IV. CONSENT AGENDA

- A. Council Meeting Minutes (Meeting of 08/01/2016)
- B. Financial Management Report: Month Ending June 30, 2016.
- C. Approval Of Property Purchase: Kimball Bridge Road

- Council Member Binder requested to remove approval of property purchase
- ❖ Council Member Mitchell offered a motion to approve the Consent Agenda (items A and B)
 - The motion received a second from Council Member Owens
 - The motion was approved 7-0

V. NEW BUSINESS

A. Consideration Of Appointment To Design Review Board

- ❖ Council Member Merkel offered a motion to appoint Kim Matherly as an alternate member to the Design Review Board
 - The motion received a second from Council Member Binder
 - The motion was approved 7-0

B. Approval of Property Purchase: Kimball Bridge Road

- City Attorney, Sam Thomas explained that the property under consideration was at 3395 Kimball Bridge Road and that the purchase price was \$410,000.
- ❖ Council Member Binder offered a motion to purchase the property at 3395 Kimball Bridge Road using bonds from the Avalon agreement
 - The motion received a second from Council Member Gilvin
- ❖ Council Member Owens offered a substitute motion to approve the purchase of property at 3395 Kimball Bridge Road for the purpose of park land. Funding source for purchase to be decided upon by Council at a later date
 - The motion received a second from Council Member Mitchell
 - The motion was approved 7-0

VI. WORKSHOP

A. PH-16-12 City Code Amendments concerning Tree Protection, Landscaping, and Buffer Requirements

- Senior Engineer Eric Graves, came forward to introduce members from Kimley Horn and David Shostak, the City Arborist to present potential amendments and revisions to the Tree Ordinance
- Mayor and Council posed questions and provided feedback on the proposed amendments
- Final version to come forward for approval at a later date

B. North Fulton Comprehensive Transportation Plan 2016

- Senior Engineer, Eric Graves, introduced members from Kimley Horn to present the

North Fulton Comprehensive Transportation Plan

- This is a regional, collaborative effort among the cities in the north Fulton region and the region will be working together on this plan over the coming months
- Mayor and Council posed questions and provided feedback to the consultants in regard to the plan
- The final plan will come forward for consideration at a later date

VII. PUBLIC COMMENT

None

VIII. REPORTS

- Council Member Merkel announced 2 appointments:
 - Historical Preservation Commission: Rex Grizzle
 - Board of Zoning Appeals: Kyle Lewis

IX. ADJOURNMENT TO EXECUTIVE SESSION

- ❖ Council Member Kennedy offered a motion to adjourn to Executive Session
 - The motion received a second from Council Member Mitchell
 - The motion was approved 7-0

There being no further business, the Mayor closed the Business Meeting to go into Executive session at 7:40PM.

Respectfully Submitted,



Coty Thigpen, City Clerk



City Council Meeting and Public Hearing STAFF REPORT

Submitting Department: Administration

Submitted By:

Meeting Date: August 22, 2016

I. AGENDA ITEM TITLE: APPROVAL OF PROPERTY PURCHASE: 200, 210 AND 220 MILTON AVENUE

II. RECOMMENDATION:

III. REPORT IN BRIEF:

Consideration of approval to purchase certain property located at 200, 210, and 220 Milton Avenue at a price of \$897,200. Funding for this purchase would come from Park Bond proceeds and other capital accounts.

IV. ALTERNATIVES:

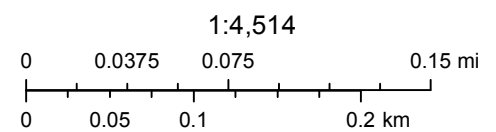
V. ATTACHMENTS:

Property Location Map

200, 210, And 220 Milton Avenue



August 20, 2016





CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: Z-16-08/V-16-22 OLD RUCKER ROAD/MARIE GARRETT

CITY COUNCIL: August 22, 2016

This item was heard at the August 4, 2016 Planning Commission meeting. One resident spoke in support of the request. There were also residents who spoke in opposition to the request stating that the rezoning would take away from the rural character of the area. After discussion, the Planning Commission recommended to deny this item. Vote (5-1)

II. RECOMMENDATION:

Deny Z-16-08/V-16-22 Old Rucker Road/Marie Garrett request for rezoning and setback variance.

UPDATE: The applicant has provided an updated site plan depicting the subdivision of the 3.5-acre property into two (2) lots. Previously the applicant's site plan reflected subdivision of the property into three (3) lots and requested reduced front, rear and side setbacks. In addition, the applicant has withdrawn all requests for setback variances.

If approval is contemplated, the following conditions are recommended:

1. The property to be rezoned shall have an "R" zoning classification with single-family detached minimum lot sizes of one (1) acre.
2. Property shall be subdivided substantially as depicted on the 2-Lot site plan prepared by Brumbelow Reese & Associates, dated 8/15/16.

3. All homes shall be oriented to Old Rucker Road and shall only have access from Old Rucker Road.
4. Crepe Myrtle and privacy fence screening along Rucker Road shall remain and be maintained by each property owner.
5. Provide minimum 5' landscape strips along the west and east property lines of the 3.5-acre parcel.
6. Specimen trees shall be saved and home sites shall be laid out to minimize impact to the existing tree canopy, as determined by the City Arborist.
7. Driveways may be crushed stone to minimize impacts to specimen trees.
8. Homes shall be a historic architectural style, with final approval by Staff.

III. REPORT IN BRIEF:

The applicant, Marie Garrett, is requesting a change in zoning for the 3.5 acres from AG (Agriculture) to R (Dwelling 'For-Sale', Residential) and a side setback variance for the purpose of subdividing the subject property into three (3) lots, allowing for three (3) single-family detached dwellings.

IV. ATTACHMENTS:

- Site Plan
- Letters of Objection

DISCUSSION

The submitted request, if approved, will allow for three (3) single-family detached lots. The proposed density is 0.86 units per acre. The property is located on the north side of Rucker Road, the south side of Old Rucker Road, and east of Broadwell Road.

Properties surrounding the subject parcel are zoned AG to the north, east and west and R-15 to the south. The adjacent property to the west is 3.25 acres and the properties to the east are 1.16 acres, 1.12 acres, and 1.28 acres. The three (3) properties to the north are 0.97 acres, 4.76 acres, and 5.76 acres. Hickory Ridge subdivision is located to the south and consists of ½-acre lots.

The site plan submitted depicts three (3) single-family detached lots with an existing 2-story detached home on Lot 2 and an existing barn on Lot 1. Lots 1 and 3 are one (1) acre each and Lot 2 is 1.511 acres. The existing home and two (2) additional lots are shown fronting Old Rucker Road. The proposed minimum lot size is one (1) acre and minimum lot width is 100 feet.

Proposed Setbacks:

Front Setback (Old Rucker Road) – 50 feet

Side Setback – 15 feet

Rear Setback – 50 feet

The applicant is requesting a variance to reduce the side setback from 25' to 15'.

STANDARDS FOR ZONING CHANGES

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

- a. Whether the zoning proposal will permit a use that is suitable in view of the zoning use and development of adjacent and nearby property.

Response: The zoning proposal would allow for 'For-Sale' single-family detached homes, which is consistent with the use of adjacent and nearby properties.

- b. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

Response: The proposal will not adversely affect the existing use or usability of adjacent or nearby properties, if conditions are included protecting the tree canopy and requiring architectural standards and review.

- c. Whether the zoning proposal will adversely affect the natural environment.

Response: The proposed development will not have significant impacts on the natural environment. Staff proposes conditions to protect specimen trees and the tree canopy.

- d. Whether there are substantial reasons why the property cannot or should not be used as currently zoned.

Response: The property is currently zoned AG and is developed with one (1) single-family detached home. One (1) additional 'For-Sale' single-family detached home is permitted on properties in the AG district with approval of a conditional use.

- e. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of public facilities or services, including but not limited to existing streets and transportation facilities, schools, water or sewer utilities, and police or fire protection.

Response: The two (2) additional lots will not create a significant change in demand on public facilities.

- f. Whether the zoning proposal is supported by new or changing conditions not anticipated or reflected in the existing zoning on the property.

Response: The proposal is supported by new or changing conditions.

g. Whether the zoning proposal reflects a reasonable balance between the promotion of the public health, safety, morality or general welfare against the right to unrestricted use of property.

Response: The request to rezone from AG to R reflects a reasonable balance as the Comprehensive Land Use Plan designation of the subject property is Very Low Density Residential.

h. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning.

Response: The Comprehensive Land Use Plan designation identifies a density of up to one (1) dwelling unit per acre, which is consistent with the applicant's request for 0.86 dwelling units per acre.

i. The extent to which the zoning proposal is consistent with the Comprehensive Plan.

Response: The property meets the Comprehensive Land Use Plan designation, which is Very Low Density Residential.

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 proposed setback variances will protect trees and maintain the character of the area.

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

Response: The applicant could comply with the established building setbacks in the R zoning district, but requests the setback variances to protect trees and the character of the area.

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

Response: Not applicable.

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

Response: Approval will not cause a substantial detriment to the public good, if conditions are in place requiring architectural review and protection of trees and landscape screening.

CONCURRENCES

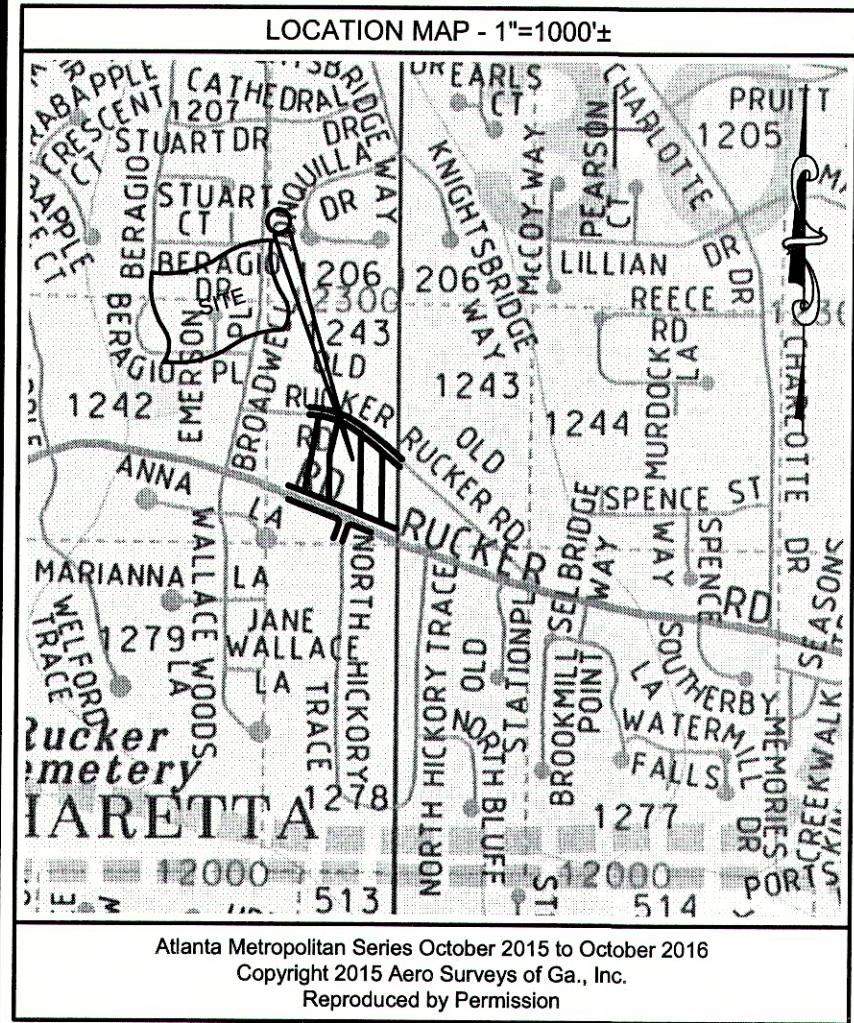
City Staff has reviewed the applicant's proposal and finds that it can support the applicant's requests for rezoning and variance. The lot size depicted of minimum one (1) acre is smaller than some of the adjacent properties; however, architectural standards and review can be added as a condition, as well as, site conditions to maintain the rural character of the area.

The applicant's request for setback variances will allow for the construction of homes that are consistent with the character and size of homes in the area while protecting the existing tree canopy and landscaping screening along Rucker Road.

CITIZEN PARTICIPATION PLAN

The report submitted by the applicant states that contiguous property owners were contacted by phone or in person regarding the applicant's intent. The applicant held a meeting on the subject property on July 17, 2016, which included four (4) attendees. The report states that no negative comments were received.

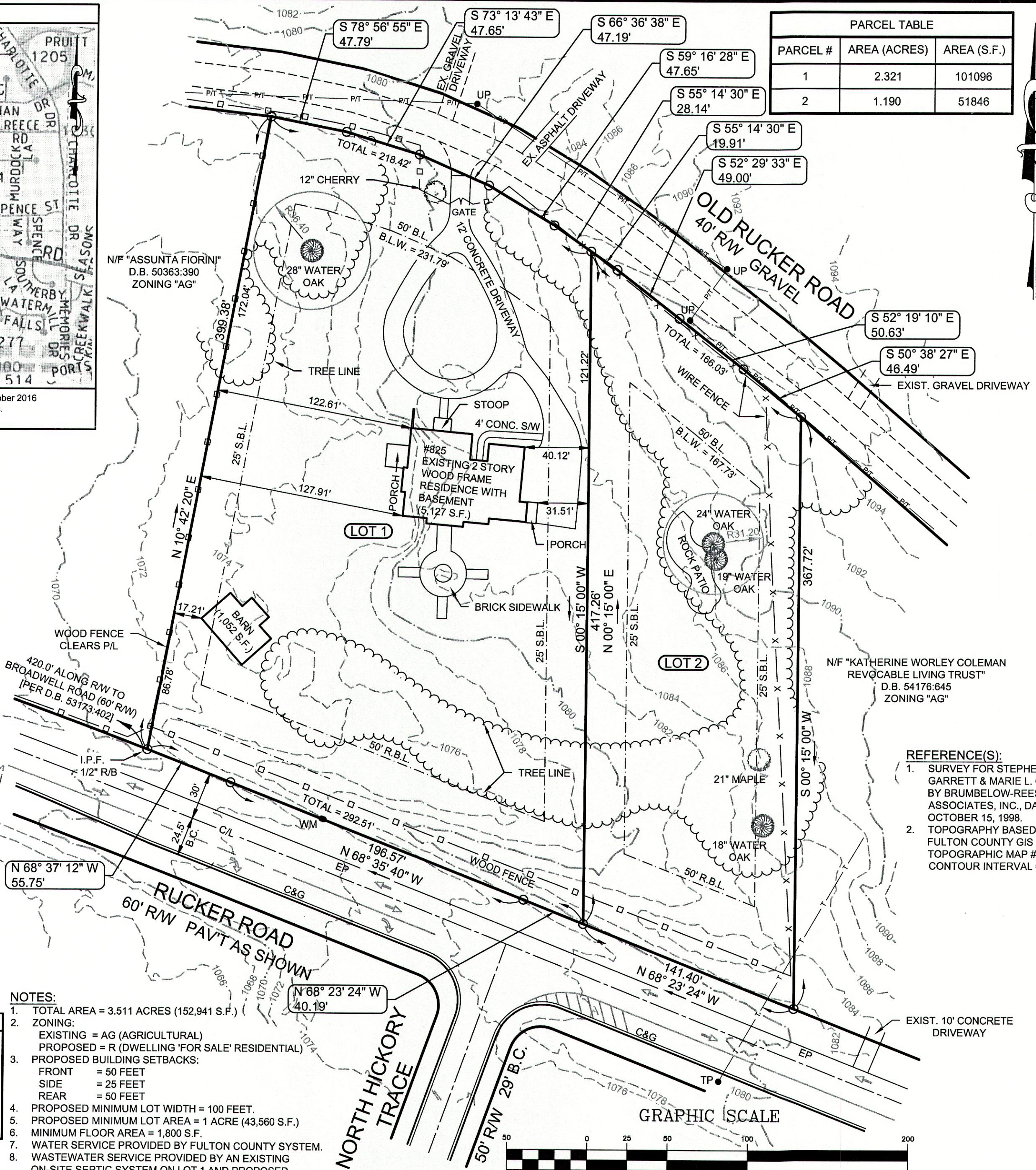
Letters of objection were received by the City on 8/3/16 from Scott Perkins (840 Old Rucker Road) and on 8/4/16 from Assunta Fiorini (755 Old Rucker Road).



- LEGEND: ABBREVIATIONS AND SYMBOLS**
- ARC - LENGTH OF CURVE
 - B.C. - BACK OF CURB
 - B.L. - BUILDING LINE
 - B.L.W. - BUILDING LINE WIDTH
 - C&G - CURB AND GUTTER
 - C# - CURVE NUMBER (SEE CURVE TABLE)
 - C/L - CENTERLINE
 - CH - CHORD OF CURVE
 - C.M.P. - CORRUGATED METAL PIPE
 - CO - CLEAN OUT
 - CRZ - CRITICAL ROOT ZONE
 - CT - CRIMP TOP PIPE
 - D.B. - DEED BOOK
 - EP - EDGE OF PAVEMENT
 - FH - FIRE HYDRANT
 - F.I.R.M. - FLOOD INSURANCE RATE MAP
 - I.P.F. - IRON PIN FOUND
 - I.P.S. - IRON PIN SET (1/2" R/B)
 - I.R.F. - INTERMEDIATE REGIONAL FLOOD (100-YR)
 - L - LENGTH OF CURVE
 - L.L.L. - LAND LOT LINE
 - NF - NOW OR FORMERLY
 - NGVD - NATIONAL GEODETIC VERTICAL DATUM
 - O/T - OPEN TOP PIPE
 - PAV'T - PAVEMENT
 - PB - POWER BOX
 - P.B. - PLAT BOOK
 - P.O.B. - POINT OF BEGINNING
 - P/L - PROPERTY LINE
 - R - RADIUS OF CURVE
 - R.B.L. - REAR BUILDING LINE
 - R.C.P. - REINFORCED CONCRETE PIPE
 - R/B - REINFORCING BAR
 - R/W - RIGHT OF WAY
 - S.B.L. - SIDE BUILDING LINE
 - S.F. - SQUARE FEET
 - T.B.M. - TEMPORARY BENCHMARK
 - TP - TELECOMMUNICATIONS POLE
 - UP - UTILITY POLE
 - WM - WATER METER
 - WV - WATER VALVE

- LEGEND: LINE DEFINITION**
- - STREAM
 - P — - POWER LINE
 - P/T — - POWER/TELECOMMUNICATIONS LINE
 - T — - TELECOMMUNICATIONS LINE
 - O — - CHAIN LINK FENCE
 - X — - METAL FENCE
 - X — - WIRE FARM FENCE
 - □ — - WOOD FENCE

THIS PROPERTY IS NOT LOCATED IN FLOOD HAZARD AREA ACCORDING TO F.I.R.M. PANELS NO. 13121C0054-F, AS LAST REVISED ON SEPTEMBER 18, 2013.



PARCEL TABLE

PARCEL #	AREA (ACRES)	AREA (S.F.)
1	2.321	101096
2	1.190	51846

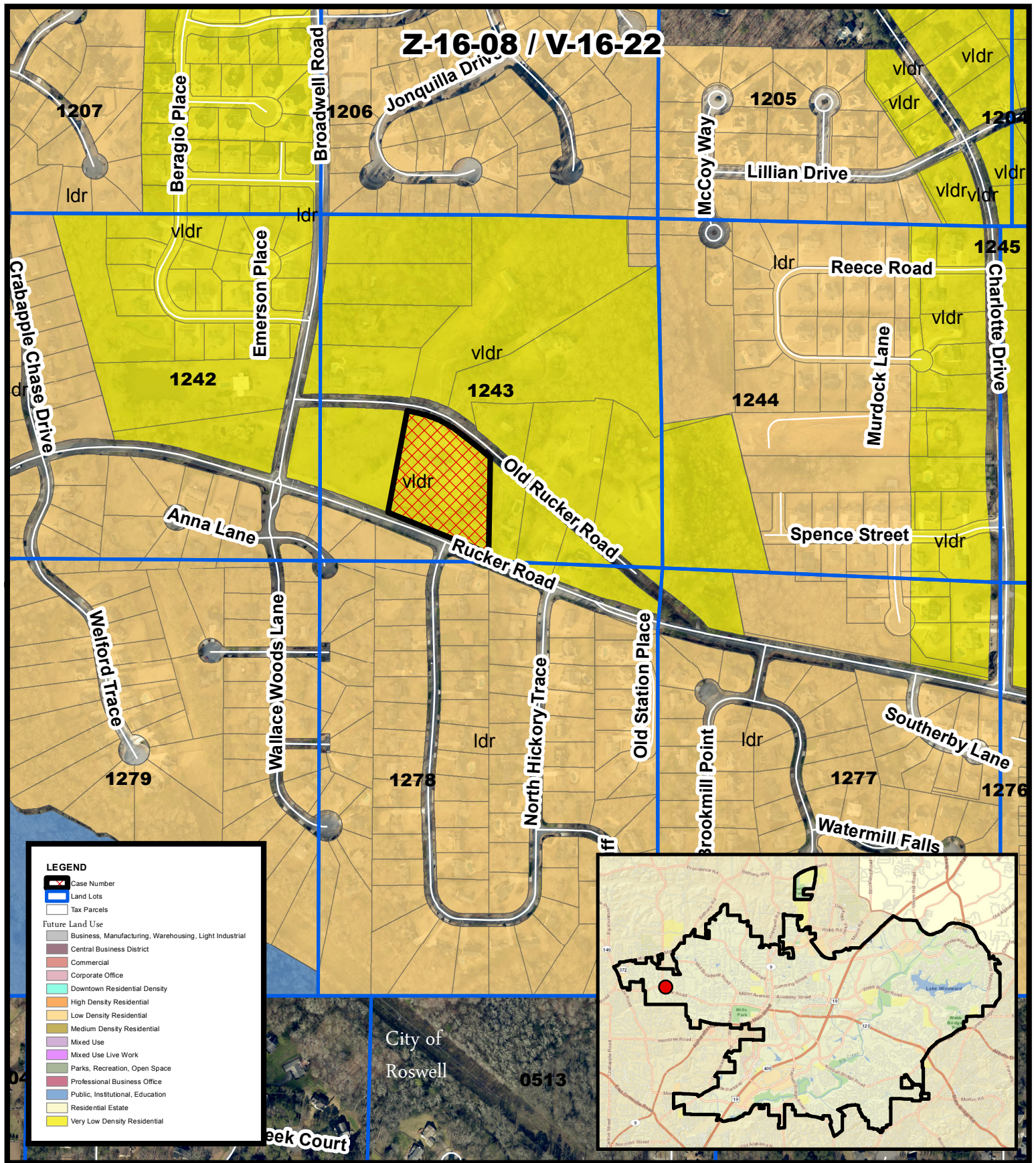
BRUMBELOW-REESE AND ASSOC., INC.
LAND SURVEYORS, LAND PLANNERS,
DEVELOPMENT CONSULTANTS
[GEORGIA LICENSE LSF000285]
13685 HIGHWAY 9 N
MILTON, GEORGIA 30004-3616
PHONE: 770-475-6817
FAX: 770-569-4948
EMAIL: BRASSINC@COMCAST.NET



LOCATED IN:
LAND LOT(S): 1243
DISTRICT: 2, SECTION: 2
CITY OF: ALPHARETTA
COUNTY OF: FULTON
STATE OF GEORGIA

REZONING SITE PLAN FOR
MARIE L. GARRETT
DATE: AUGUST 15, 2016

FIELD BY: SDR, KLB, CS
DRAWN BY: MK
CHECKED BY: RHR
DRAWING: GARRETT1-REZ
JOB #: 2016-129

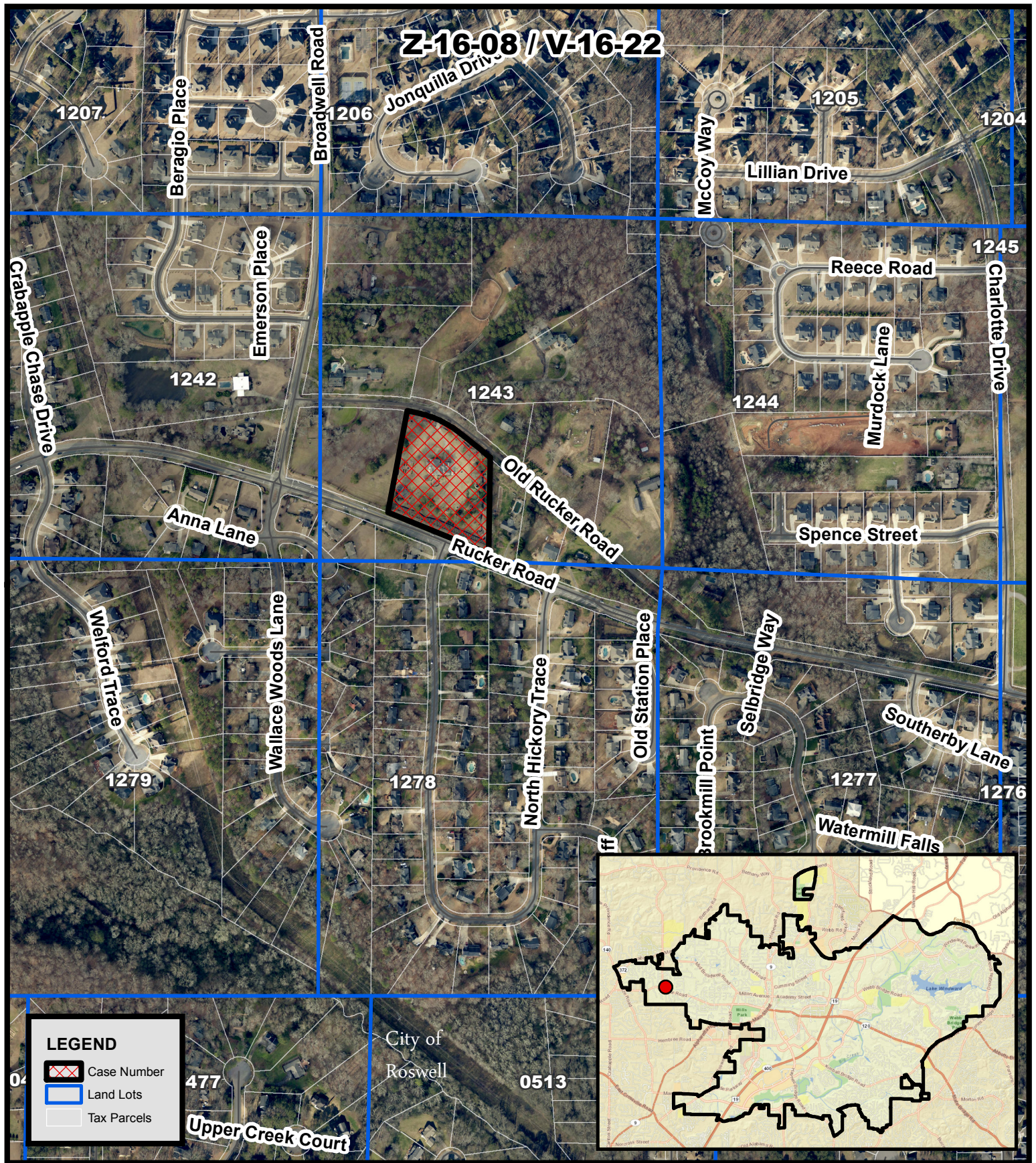


2035 Land Use
Marie Garrett
825 Old Rucker Road

Z-16-08/V-16-22
D/LL: 2/2/1243
PC: 08/04/16
CC: 08/22/16



Location Map Provided by:
Community Development - GIS

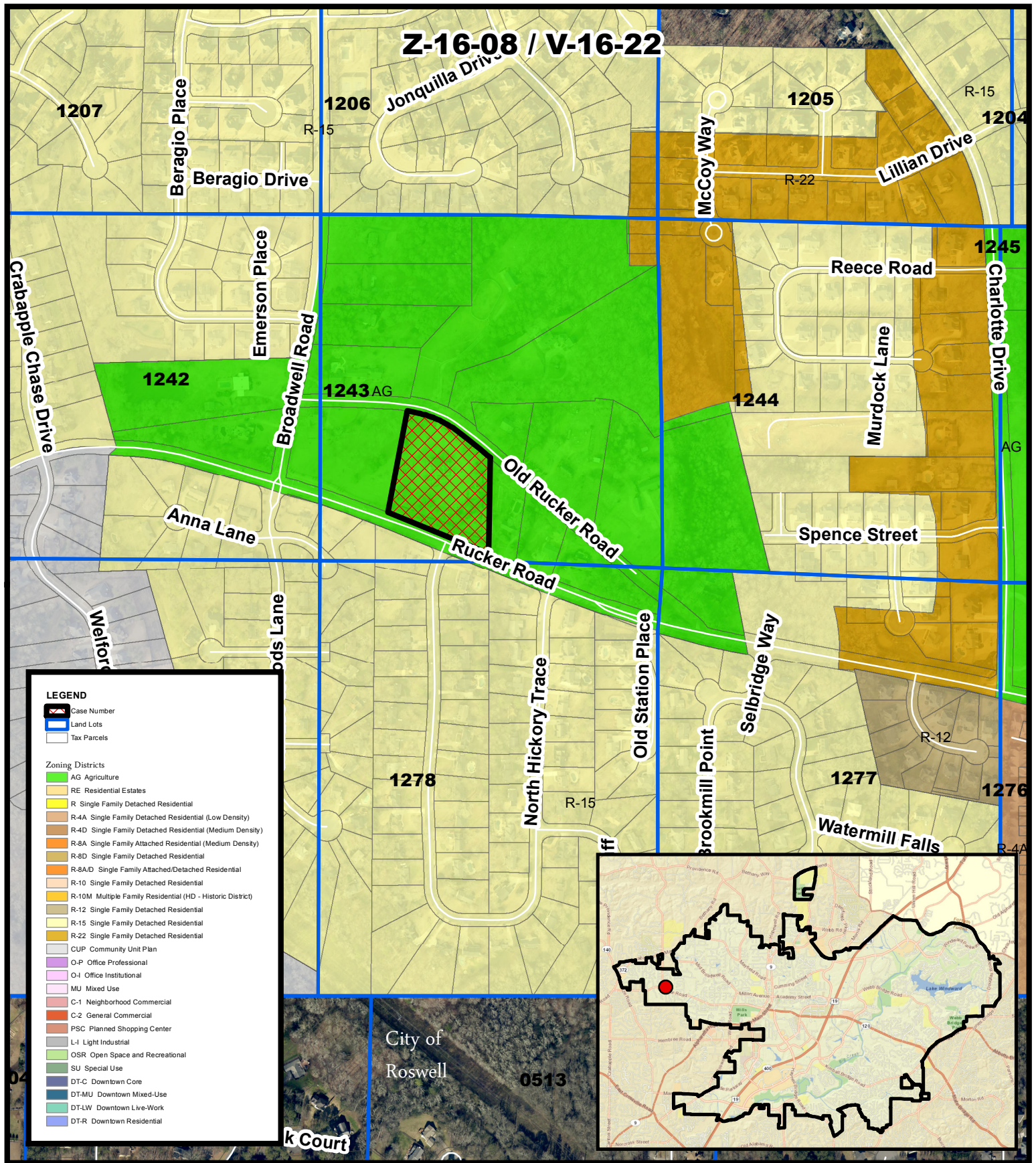


Aerial Map
Marie Garrett
825 Old Rucker Road

Z-16-08/V-16-22
D/LL: 2/2/1243
PC: 08/04/16
CC: 08/22/16



Location Map Provided by:
Community Development - GIS

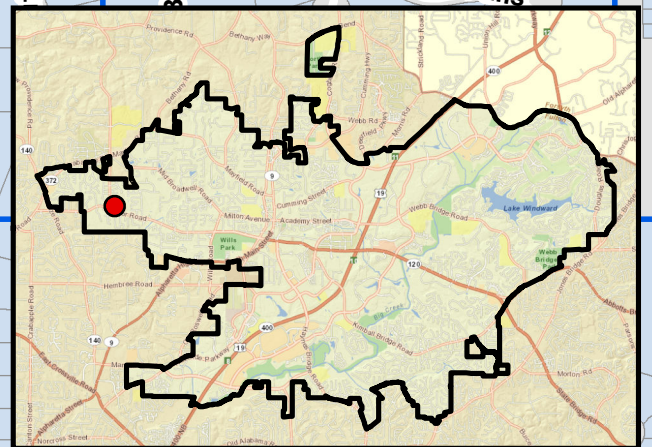
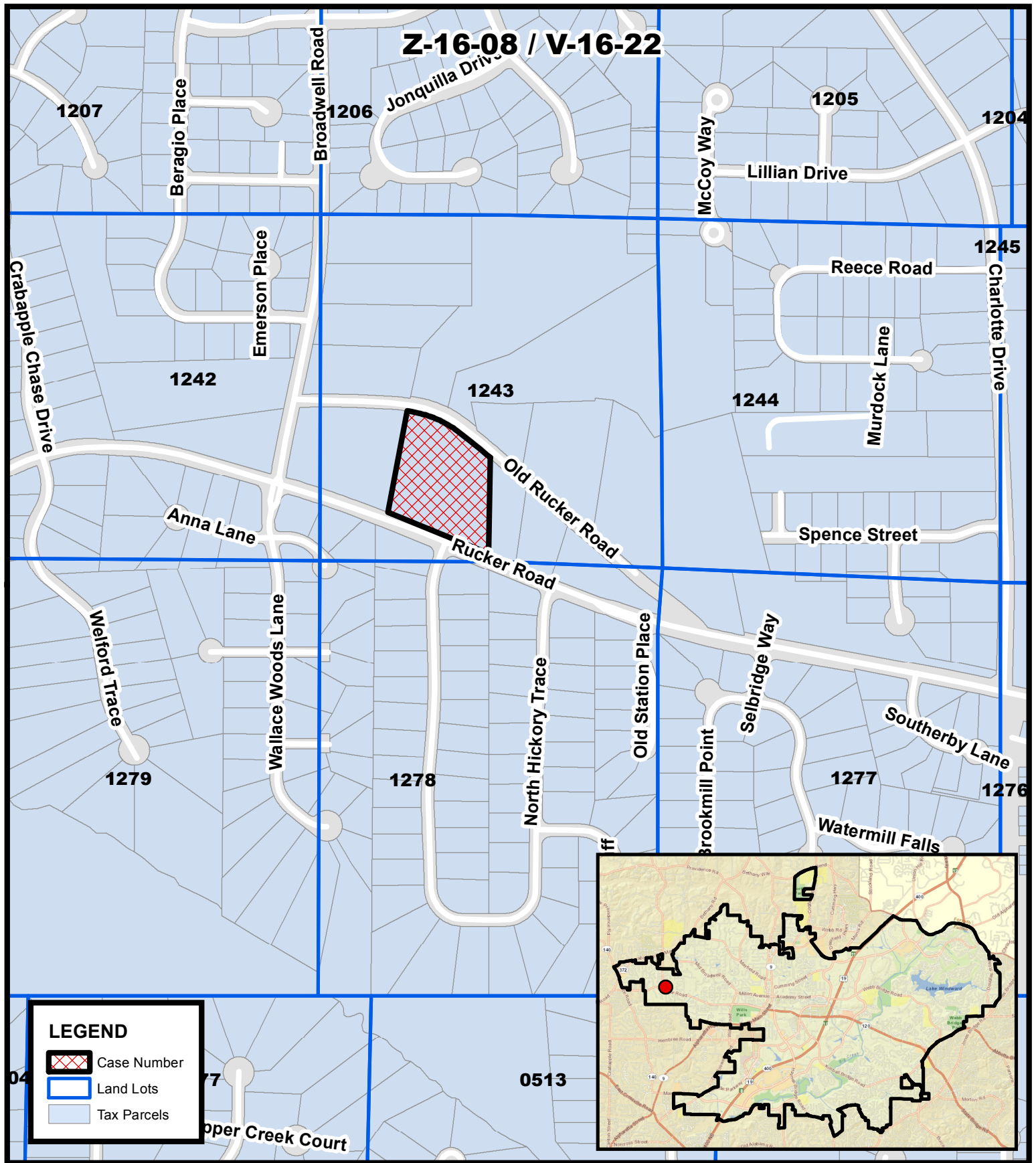


Zoning Map
Marie Garrett
825 Old Rucker Road

Z-16-08/V-16-22
D/LL: 2/2/1243
PC: 08/04/16
CC: 08/22/16



Location Map Provided by:
Community Development - GIS



Location Map
Marie Garrett
825 Old Rucker Road

Z-16-08/V-16-22
D/LL: 2/2/1243
PC: 08/04/16
CC: 08/22/16



Location Map Provided by:
Community Development - GIS

Taylor, Elicia

From: Cook, Kathi
Sent: Thursday, August 04, 2016 5:16 PM
To: Taylor, Elicia; Woodman, Michael
Subject: Fwd: 825 Old Rucker Road/Garrett proposal

Sent from my iPhone

Begin forwarded message:

From: Assunta Fiorini <afiorini@ymail.com>
Date: August 4, 2016 at 4:54:39 PM EDT
To: "kungufk@comcast.net" <kungufk@comcast.net>, "kylecaswell@gmail.com" <kylecaswell@gmail.com>, "naturesveranda@gmail.com" <naturesveranda@gmail.com>, Karen Cashion <krcashion@comcast.net>, "robert_partee@hotmail.com" <robert_partee@hotmail.com>, "karen.richard@comcast.net" <karen.richard@comcast.net>, "bradyfergal@gmail.com" <bradyfergal@gmail.com>, "jgoss@konnarockhealthcare.com" <jgoss@konnarockhealthcare.com>, "benjamonburnett@gmail.com" <benjamonburnett@gmail.com>, "kcook@alpharetta.ga.us" <kcook@alpharetta.ga.us>
Cc: Scott Skillman <collectorati@aol.com>, Jonna Beiletti <jonna@kingteam.com>, "taryn29@hotmail.com" <taryn29@hotmail.com>, "florence@barnettneurosurgery.com" <florence@barnettneurosurgery.com>
Subject: 825 Old Rucker Road/Garrett proposal
Reply-To: Assunta Fiorini <afiorini@ymail.com>

Dear Members;

My name is Assunta Fiorini and I am the property owner of 755 Old Rucker Road, the immediately adjacent neighbor to the property located at 825 Old Rucker Road. My property is listed on the National Historic Register and is the only residence in Alpharetta that holds that distinction. I take my duties to preserve this historic property and its setting very seriously.

I am writing to register my objection to Z-16-08/V-16-22 Old Rucker Road/Marie Garrett request for rezoning and setbacks on 825 Old Rucker Road.

Old Rucker Road is unique. It is a beautiful old dirt and gravel road, quite narrow with graceful curves and large established shade trees hanging over.

The residents of Old Rucker Road have fought hard and consistently to stop development from encroaching on our slice of heaven, and we have been assured by this Commission in the past that the line of development stops at our road, which is why the proposal to rezone the Garrett property is so problematic. All it takes is for one property on the street to be rezoned and the floodgates are open. Once one property is allowed to rezone and subdivide there is zero Constitutional argument to prevent every single surrounding property from doing the same. This is not speculation. Indeed, the properties at 850 and 860 Old Rucker Road have a contract pending with a developer seeking rezoning to built multiple homes.

Not only does this density completely alter the aesthetic of the neighborhood, but it opens up the problems of traffic and road accommodation. It has already been determined in the past that Old Rucker Road is not amendable to widening and cannot accommodate heavy traffic, which, although not intentional, lends a peaceful and quiet ambiance to the street. It also decreases danger to the resident children and animals. Opening up the doors to development of any nature threatens to compromise our road.

I also oppose the new requested setbacks. Needless to say, as the immediate neighbor I do not want a 15' setback along my property line. This severely encroaches on the privacy of my property and the safety of my animals. It also raises concerns about the access of safety equipment to the area. Finally, I am concerned about future issues as I will continue to use my property as agricultural.

Thank you for your patience. I am passionate about maintaining the integrity of my home and my neighborhood and am grateful for the opportunity to be heard.

Assunta Fiorini
755 Old Rucker Road
Alpharetta, GA 30004

Taylor, Elicia

From: Woodman, Michael
Sent: Thursday, August 04, 2016 9:07 AM
To: Scott Perkins
Cc: Taylor, Elicia
Subject: RE: Z-16-08/V-6-22 Old Rucker rd/Marie Garret

Mr. Perkins,

Thank you for participating in the public hearing process. We will forward your letter to the Planning Commission and Mayor and Council.

Best regards,

Michael Woodman, AICP
Senior Planner

City of Alpharetta,
Community Development
2 Park Plaza
Alpharetta, Georgia 30009
(678) 297-6070 (office)
(678) 297-6072 (direct)
(678) 297-6071 (fax)
www.alpharetta.ga.us

From: Scott Perkins [mailto:alpstyle@comcast.net]
Sent: Wednesday, August 03, 2016 4:21 PM
To: Woodman, Michael
Cc: alpstyle@comcast.net
Subject: Z-16-08/V-6-22 Old Rucker rd/Marie Garret

Dear Alpharetta Zoning Board members, my name is Scott Perkins and my wife and I are long time residents at 840 Old Rucker rd.

I am writing to register my objection to Z-16-08/V-6-22 Old Rucker rd/Marie Garret's request to subdivide their 3.5 acre estate home in order to offer narrow 1 acre lots for sale. In addition to their request for rezoning from AG to 1 acre lots they are requesting variances to reduce the side yard setback from 25' to 15', the back yard setback from 50' to 25' and the front yard setback from 50' to 35' because the narrow nature of the proposed lots combined with the existing large home in the middle of the current home site would not be large enough. The proposed lots would in fact be so narrow that any home would likely have to be built sideways(perpendicular) to the road in order to fit it on the lot.

I feel their setback variance request is without merit. This isn't a case where somebody owns a home and wants to add a third garage and said addition would encroach a few feet into the current 25ft setback, this is an attempt to squeeze homes onto building sites that are not large enough and not at all consistent with the character of the homes on Old Rucker Road- secluded homes on large wooded lots. There is in fact only one 1acre home site on the road, and that is ours and our nearest neighbor is several hundred feet away. Our home was built in early 1960s and we have lived there

for almost 20 years. Had we been able to purchase acreage to increase or lot size we would have done so without hesitation.

As to the rezoning portion of their request- It is my understanding that only 5% of all remaining Alpharetta home sites are zoned RE 3acre lots. I believe Old Rucker rd is a perfect example of home sites that should remain, or in future rezoning, become RE requiring 3 acre lots with no variances to setbacks. It is my desire that the board takes this opportunity to help preserve what is left of the Residential Estates within the city of Alpharetta and specifically those on Old Rucker rd. The board should not allow residents to subdivide in order to squeeze every bit of potential profit out of land that they originally purchased exactly *because* they were large secluded home sites. In fact the very applicants for rezoning and variance- Mr. and Mrs Garret, have appeared before the Zoning Board in the past and argued vehemently AGAINST any developments, rezoning or variances that come anywhere near their home on Old Rucker rd. They have in fact stated numerous times at zoning hearings that any rezoning or development would reduce their homes value, destroy the character and integrity of the Old Rucker rd neighborhood and negatively affect their quality of living. I couldn't have agreed more then and the same exact argument holds true now- ANY rezoning to anything less than Residential Estate 3 acre lots would destroy the integrity of the neighborhood and negatively affect the remaining residents quality of living, furthermore, it's likely that in the future when somebody else on Old Rucker decides to sell and move away that they too will seek similar rezoning and setback variances using the Garret's rezoning as precedent.

In the past I have appeared at these hearings and have stood up and expressed my deep desire to preserve the unique nature of the Old Rucker rd neighborhood and would be doing so again at the August 4th hearing were I not on assignment in Brazil working the Olympic Games and unable to attend in person.

I understand the Board must weigh both sides of the argument, however, it is my belief that the residents who plan to remain residents and who do not desire to chop up their land for home sites should carry more weight in influencing the decision process because it is our homes value and our quality of life that will be effected. In the past the Board has honorably upheld their commitment to help preserve the integrity of our unique neighborhood and it is my great hope that the you will continue to do so again by denying the request for rezoning and variances on August 4th and any future rezoning requests not consistent with Residential Estate Lots.

If possible would you share this email with reaming Planning and Zoning Board Members and recipients please respond with **received**, the internet connections here in Rio are less-than-reliable.

I apologize for the long winded email but the preservation of our road is a subject for which I am very passionate.

Sincerely,
Scott Perkins
840 Old Rucker rd
Alpharetta GA 30004
770-757-5512

Sent from Mail for Windows 10

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: Garrett Rezoning

Contact Name: Marie L. Garrett

Telephone: 404-663-6180

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.

All contiguous property owners have been contacted by phone or in person. Thus far I have not received any negative

comments. Thus far my neighbors have expressed no negative comments but support and understanding of my request of

subdividing the tract into minimum one acre lots. On Sunday July 17, 2016 a group meeting will be held on my property to

physically walk the tract. When I had the property surveyed, I asked the surveyor to drop survey stakes along the interior

property lines so my neighbors can get a feel for how the lots will lay out and where the setback lines are located.

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

☐

Letter

☒

Personal Visits

☒

Telephone

☒

Group Meeting

☐

Email

☐

Other (Please Specify) _____

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

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

Signature of Authorized Agent: _____



Date: _____

July 15, 2016

Print Form

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #:

PHA 160045

☒ Fee Paid

Initial:

SP

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: Marie L. Garrett

Telephone: 404-663-6180

Address: 825 Old Rucker Road

Suite:

City Alpharetta

State: GA

Zip: 30004

Fax:

Mobile Tel: 404-663-6180

Email: marie.garrett@icloud.com

Subject Property Information:

Address: 825 Old Rucker Road Alpharetta, GA 30004

Current Zoning:

District: 2

Section: 2

Land Lot: 1243

Parcel ID: 22-4180-1243-049-0

Proposed Zoning: R

Current Use: Single Family Detached home

This Application For (Check All That Apply):

☐ Conditional Use

☒ Rezoning

☐ Variance

☐ Comprehensive Plan Amendment

☐ Master Plan Amendment

☐ Master Plan Review

☐ Public Hearing

☐ Other (Specify):

APPLICANT REQUEST AND INTENT

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

It is the intent to build a single family detached home on a minimum of one acre lots.

Applicant's Request (Please itemize the proposal):

The applicant seeks to rezone 3.5 acres more or less from AG to R. Said property was annexed by the City of Alpharetta in 2006 and was, at the time, zoned AG by Fulton County. At the time of the city's annexation, the AG zoning district was assigned to the property.

At the time of annexation and zoning by the city, the subject property did not meet the minimum requirements for the AG zoning district of the city, in particular the lot size. Further, all improvements that exist today on the subject property were in place and occupied prior to the time of the city's annexation. The improvements were built in 1999 and 2000 respectfully.

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

Applicant seeks to rezone the 3.5 acre tract more or less to R zoning to allow for the property to be split into three separate parcels consisting of a minimum of one acre parcels.

The area regulations for the three lots are as follows:

Front Yard Setback from a local street right-of-way:	35 feet
Side Yard Setback:	15 feet
Rear Yard Setback:	25 feet
Maximum ground coverage by principal building	25 percent

Return Recorded Document to
STEVE GARRETT
826 OLD RUCKER ROAD
ALPHARETTA, GA 30004

DOCUMENT PREPARATION ONLY TITLE NOT EXAMINED

QUITCLAIM DEED

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE, Made the 6th day of September, 2013, between Steve Garrett, as party or parties of the first part, hereinafter called Grantor, and Marie L. Garrett as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits)

WITNESSETH that: Grantor, for and in consideration of the sum of one dollar (\$1.00) and other valuable considerations in hand paid at and before the signing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee,

ALL OF THAT TRACT AND PARCEL of land lying and being in Land Lot 1243, 2nd District, 2nd Section, Fulton County, Georgia, and being shown on a plat of survey prepared by Rodney H. Reese, RLS 82072, being more particularly described as follows:

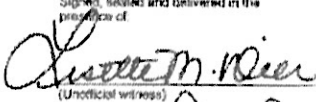
4 BEGINNING at a 1/2 inch iron pin found on the northern right of way of Rucker Road (60 foot right of way) 420 feet easterly (as measured along said right of way) 420 feet easterly (as measured along said right of way) from the intersection of said right of way with the eastern right of way line of Broadwell Road (60 foot right of way) (run thence N 10 degrees 42' 20" E along the eastern boundary of property now or formerly owned by Meritt 399.30 feet to an iron pin set on the southern right of way of Old Rucker Road; run thence the following courses and distances along the southern right of way of Old Rucker Road, and following the curvature thereof:

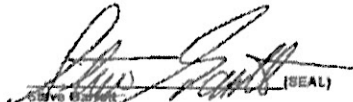
S 78 degrees 56' 55" E 47.79 feet; S 73 degrees 73' 43" E 47.65 feet; S 56 degrees 36' 38" E 47.19 feet; S 59 degrees 78' 28" E 47.65 feet; S 55 degrees 74' 30" E 48.06 feet; S 52 degrees 28' 33" E 49 feet; S 32 degrees 79' 10" E 60.63 feet and S 50 degrees 38' 27" E 48.48 feet to an iron pin set; run thence S 00 degrees 15' 00" W 387.72 feet along the western boundary of property now or formerly owned by Coleman to an iron pin found on the northern right of way of Rucker Road; run thence the following courses and distances along the northern right of way of Rucker Road; N 68 degrees 23' 24" W 181.89 feet, N 88 degrees 35' 40" W 196.87 feet and N 88 degrees 37' 12" W 65.75 feet to the POINT OF BEGINNING.

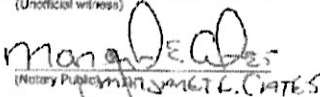
TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right in title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written

Signed, sealed and delivered in the presence of


(Unofficial witness)

 (SEAL)


(Notary Public in and for the State of Georgia)



PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Marie L. Garrett

Telephone: 404-663-6180

Address: 825 Old Rucker Road

Suite:

City Alpharetta

State: GA

Zip: 30004

Authorization:

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

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

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

Identify Authorized Applicant:

Name of Authorized Applicant: Marie L. Garrett

Telephone: 404-663-6180

Address: 825 Old Rucker Road

Suite:

City Alpharetta

State: GA

Zip: 30004

So Sworn and Attested:

Owner Signature:

Date:

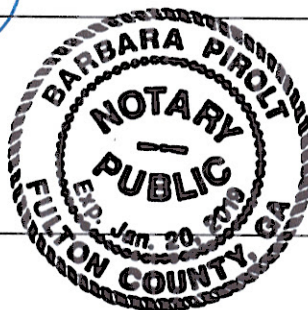
6/30/16

Notary:

Notary Signature:

Date:

6/30/16



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: Marie L. Garrett

Subject Public Hearing Case: Garrett Rezoning; Old Rucker Road

Campaign Contribution Information:

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

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

Name of Official: N/A

Position:

Description of Contribution: N/A

Value: 0

Description of Contribution: N/A

Value: 0

Description of Contribution: N/A

Value: 0

Description of Contribution: N/A

Value: 0

Description of Contribution: N/A

Value: 0

Campaign Contribution Information:

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

Signature:

Date:

6/30/16

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The proposed rezoning will be consistent with all contiguous properties to the subject property as they are all developed as single family detached residences.

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

There will be no negative impact on the surrounding properties as the intended use is compatible to the existing built environment (single family detached residences).

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

The property when annexed by the city in 2006 did not conform to the zoning classification the city assigned to the subject tract as it does not meet the minimum lot size of the AG zoning district. By rezoning the property to R will allow the subject tract to be conforming.

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

Minimal as it is anticipated that there will be only two more residential lots created.

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

Minimal as only two homes will be built.

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

The property is currently assigned a land use designation of Very Low Density Residential. With the requested rezoning of R, the property will remain under the same land use designation of Very Low Density Residential and therefore is compliant.

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

What was once rural Crabapple is now disappearing with the construction of commercial and residential units over the last 20 years in the immediate area. Increased traffic along the east/west corridor of Rucker Road has all but erased the low density development of years past. More and more homes are being built on smaller lots as end-users seek less maintenance of properties. The subject tract is just east of Broadwell Road where just in the last 10 years has seen significant change in the development of townhomes, condominiums, detached homes on zero lot lines and office and commercial/retail uses. The subject property is within walking distance to these new developments and is located less than one-half mile from this development.

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

CITIZEN PARTICIPATION FORM - PART A

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

Public Hearing or Project Name: Marie L. Garrett Rezoning

Contact Name: Marie L. Garrett

Telephone: 404-663-6180

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.

Dr. Florence Barnett, 760 & 800 Old Rucker Road

Mr. and Mrs. David Johnson, 875 Rucker Road

Ms Assunta Fiorini, 755 Old Rucker Road

Jonna L. Beiletti, 840 Old Rucker Road

George and Grace Barkett, 820 Old Rucker Road

Mr. and Mrs. Donald Pence, 860 Old Rucker Road

TVS Property, 865 Rucker Road

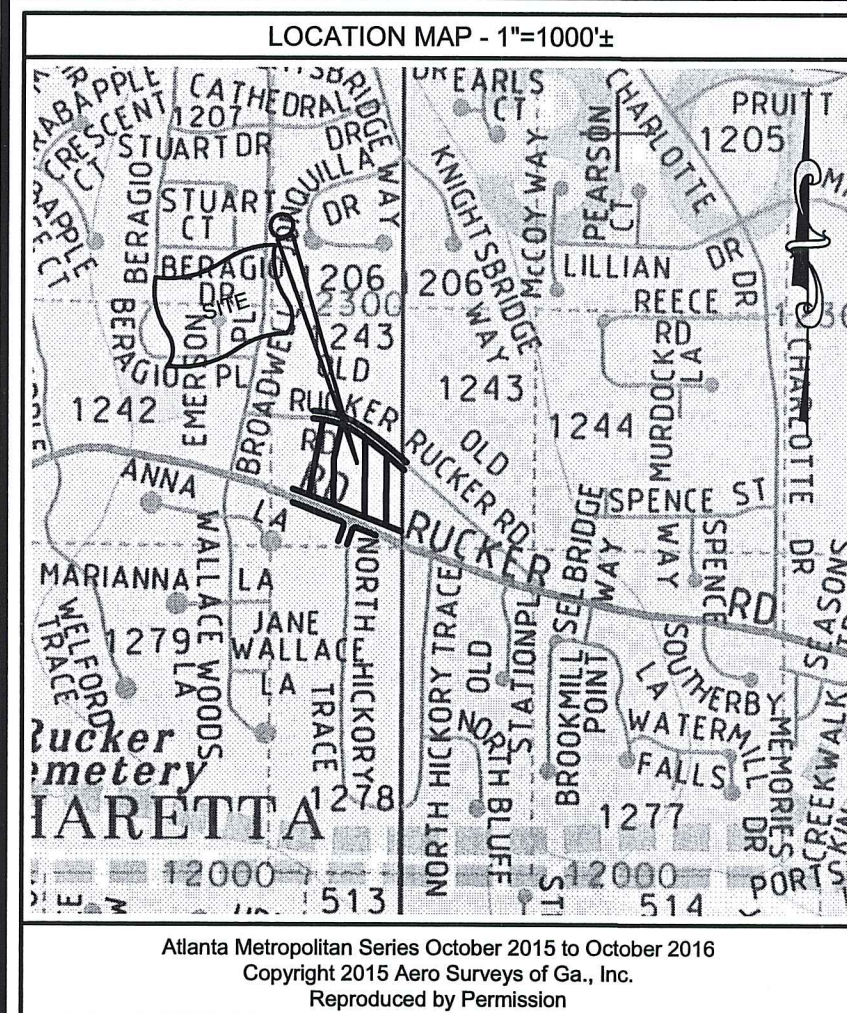
Mr. and Mrs. Coleman, 855 Rucker Road

Mr. Luis Campos, 910 Rucker Road

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

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

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



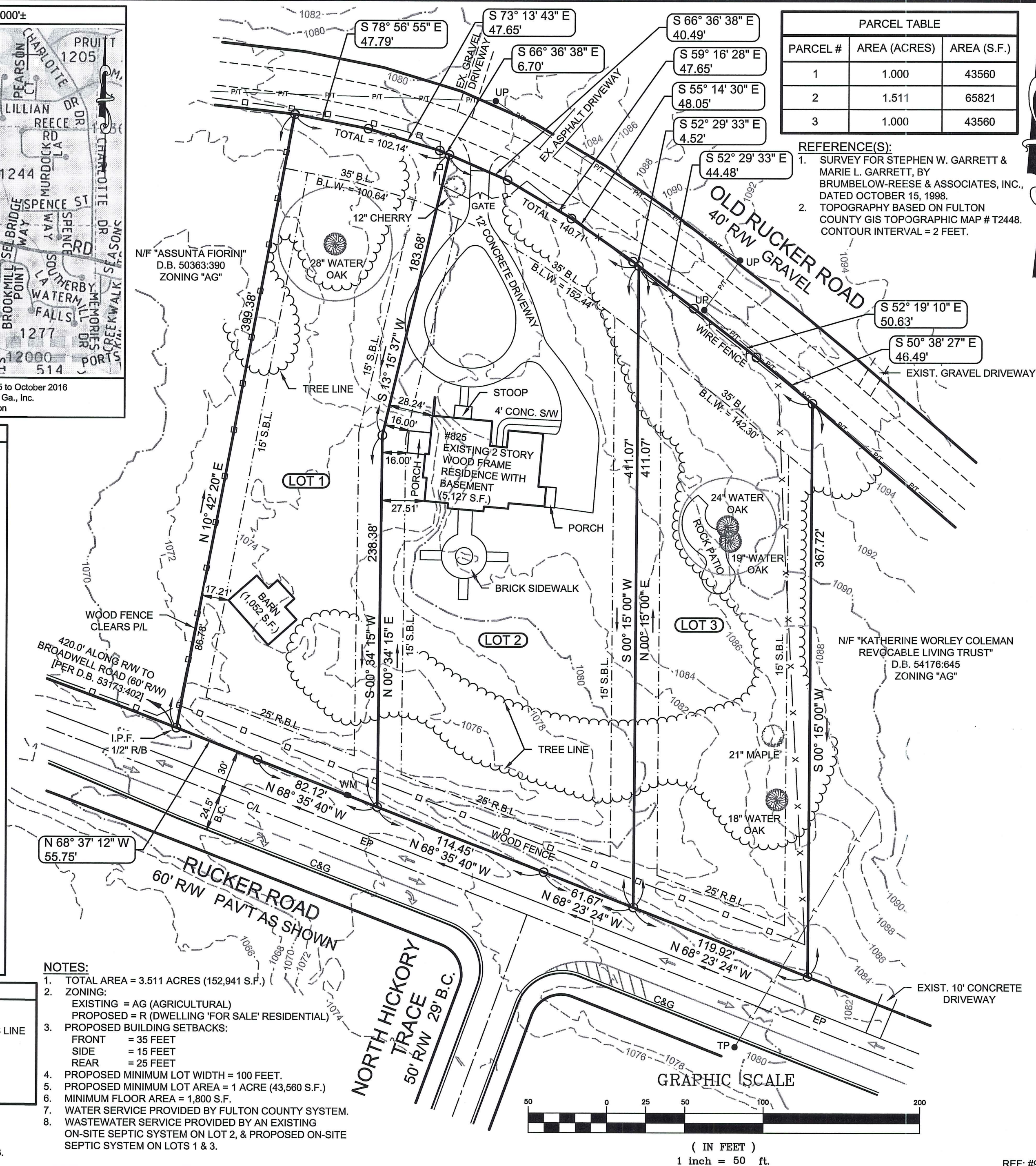
LEGEND: ABBREVIATIONS AND SYMBOLS

ARC	- LENGTH OF CURVE
B.C.	- BACK OF CURB
B.L.	- BUILDING LINE
B.L.W.	- BUILDING LINE WIDTH
C&G	- CURB AND GUTTER
C#	- CURVE NUMBER (SEE CURVE TABLE)
C/L	- CENTERLINE
CH	- CHORD OF CURVE
C.M.P.	- CORRUGATED METAL PIPE
CO	- CLEAN OUT
CRZ	- CRITICAL ROOT ZONE
C/T	- CRIMP TOP PIPE
D.B.	- DEED BOOK
EP	- EDGE OF PAVEMENT
FH	- FIRE HYDRANT
F.I.R.M.	- FLOOD INSURANCE RATE MAP
I.P.F.	- IRON PIN FOUND
I.P.S.	- IRON PIN SET (1/2" R/B)
I.R.F.	- INTERMEDIATE REGIONAL FLOOD (100-YR)
L	- LENGTH OF CURVE
L.L.L.	- LAND LOT LINE
NF	- NOW OR FORMERLY
NGVD	- NATIONAL GEODETIC VERTICAL DATUM
O/T	- OPEN TOP PIPE
PAV'T	- PAVEMENT
PB	- POWER BOX
P.B.	- PLAT BOOK
P.O.B.	- POINT OF BEGINNING
P/L	- PROPERTY LINE
R	- RADIUS OF CURVE
R.B.L.	- REAR BUILDING LINE
R.C.P.	- REINFORCED CONCRETE PIPE
R/B	- REINFORCING BAR
R/W	- RIGHT OF WAY
S.B.L.	- SIDE BUILDING LINE
S.F.	- SQUARE FEET
T.B.M.	- TEMPORARY BENCHMARK
TP	- TELECOMMUNICATIONS POLE
UP	- UTILITY POLE
WM	- WATER METER
WV	- WATER VALVE

LEGEND: LINE DEFINITION

—	- STREAM
— P —	- POWER LINE
— P/T —	- POWER/TELECOMMUNICATIONS LINE
— T —	- TELECOMMUNICATIONS LINE
— O —	- CHAIN LINK FENCE
— M —	- METAL FENCE
— X —	- WIRE FARM FENCE
— □ —	- WOOD FENCE

THIS PROPERTY IS NOT LOCATED IN
FLOOD HAZARD AREA ACCORDING TO
F.I.R.M. PANELS NO. 13121C0054-F,
AS LAST REVISED ON SEPTEMBER 18, 2013.



PARCEL TABLE

PARCEL #	AREA (ACRES)	AREA (S.F.)
1	1.000	43560
2	1.511	65821
3	1.000	43560

REFERENCE(S):

- SURVEY FOR STEPHEN W. GARRETT & MARIE L. GARRETT, BY BRUMBELOW-REESE & ASSOCIATES, INC., DATED OCTOBER 15, 1998.
- TOPOGRAPHY BASED ON FULTON COUNTY GIS TOPOGRAPHIC MAP # T2448. CONTOUR INTERVAL = 2 FEET.

BRUMBELOW-REESE AND ASSOC., INC.

LAND SURVEYORS, LAND PLANNERS,
DEVELOPMENT CONSULTANTS
[GEORGIA LICENSE LSF000285]

13685 HIGHWAY 9 N
MILTON, GEORGIA 30004-3616
PHONE: 770-475-6817
FAX: 770-569-4948
EMAIL: BRASSINC@COMCAST.NET



GEORGIA R.L.S. # 2072
MEMBER OF S.A.M.S.O.G.

LOCATED IN:
LAND LOT(S): 1243
DISTRICT: 2, SECTION: 2
CITY OF: ALPHARETTA
COUNTY OF: FULTON
STATE OF GEORGIA

REZONING SITE PLAN FOR

MARIE L. GARRETT

DATE: JUNE 30, 2016

FIELD BY: SDR, KLB, CS

DRAWN BY: MK

CHECKED BY: RHR

DRAWING: GARRETT-REZ

JOB #: 2016-129

REF: #98207



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: CLUP-16-06/Z-16-07/V-16-17 WESTSIDE DAY CARE CENTER

CITY COUNCIL: August 22, 2016

This item was heard at the August 4, 2016 Planning Commission meeting. There were residents who spoke in support of the request, but did not support access from Woodland Lane. A City business owner spoke against the request stating that there were too many day care centers in the City. After discussion, the Planning Commission unanimously recommended approval of this item (Vote 6-0), subject to the applicant's markup of Staff conditions with changes to the following conditions: Condition #2 add the sentence "Site shall be restricted to day care center use only." Change to Condition #8 remove "or modular block wall may be used". Change to Condition #10 to add the sentence "All the above as approved by Staff." Condition #11 to delete "with the exception of specimen tree #567". Condition #15 to add the sentence "Staff will work with Applicant regarding any encroachment into landscape strips or adjustments to sidewalk widths."

UPDATE: The applicant presented an updated site plan, dated August 12, 2016, at the Planning Commission meeting. The plan depicted slight adjustments to the building placement and a reduction in parking to allow for a varied undisturbed and/or replanted buffer adjacent to the Woodlands at Webb Bridge subdivision.

II. RECOMMENDATION:

Approve CLUP-16-06/Z-16-07/V-16-17 Westside Day Care Center subject to the following conditions:

1. The property to be rezoned shall have an "O-P" zoning classification and the Land Use classification shall be "Professional Business Office".
2. Site plan shall be developed substantially as depicted on the site plan prepared by AEC dated 8/12/16, except that the site plan shall be adjusted to remove excess parking to accommodate a reduced buffer along the west and south property lines. Site shall be restricted to day care center use only.
3. A raised median shall be constructed between the eastbound and westbound lanes of Webb Bridge Road between the Woodland Lane and Westside Parkway, enforcing the prohibition of westbound left turns.
4. Drop-Off & Pick-Up operations shall be contained on the site. Operations shall not impede traffic along Webb Bridge Road and Westside Parkway.
5. A landscaping screen shall be provided around the playground area to screen it from Webb Bridge Road, Westside Parkway and the Woodlands at Webb Bridge subdivision, as approved by Staff.
6. The building shall have the same level of architectural details and materials on the front and 2 sides, with final approval by the Design Review Board. Design shall be a minimum of 50 percent brick or stone on each elevation and shall have a residential scale and appearance.
7. Fencing visible from Westside Parkway and/or Webb Bridge Road shall be decorative, as approved by the Design Review Board.
8. Walls visible from public right-of-way or adjacent subdivision shall be faced with brick or stone, as approved by the Design Review Board.
9. Dumpster shall have a brick or stone enclosure with painted metal doors and shall be heavily screened with landscaping, as approved by the Design Review Board.
10. A varying width reduced undisturbed and/or replanted buffer, minimum 15-foot wide, shall be provided along all property lines adjacent to Woodlands at Webb Bridge. The applicant shall save specimen trees and significant tree groupings within the reduced undisturbed and/or replanted buffer, as approved by the City Arborist. Side and rear setbacks may be included within undisturbed and/or replanted buffer. All the above as approved by Staff.
11. Specimen trees identified in the arborist report prepared by Outdoor Spaces, dated May 5, 2016, shall be incorporated into the site plan.
12. Pedestrian-scale lighting shall be provided along Webb Bridge Road and Westside Parkway, as approved by Staff.
13. In addition to the landscape strip requirements along Webb Bridge Road and Westside Parkway, street trees shall be planted in the beauty strip between the road and the sidewalk as approved by Staff and shall count toward any required tree density.

14. Parking spaces shall be located no closer than 75 feet from the project driveways, as measured from the right-of-way line.
15. 8-foot sidewalks shall be required along Webb Bridge Road and Westside Parkway. Additional right-of-way may be required. Staff will work with Applicant regarding any encroachment into landscape strips or adjustments to sidewalk widths.

III. REPORT IN BRIEF:

The applicant, The Davis Group, is requesting a land use change from “High Density Residential” to “Professional Business Office” and a change in zoning for the 1.795 acres from R-10M to O-P in order to develop a ‘Day Care Center’ at the southwest corner of Westside Parkway and Webb Bridge Road. A variance is requested from the Unified Development Code (UDC) to eliminate the 50’ undisturbed buffer requirement between non-residential and residential uses.

IV. ATTACHMENTS:

- Site Plan
- Architectural Elevations

DISCUSSION

The subject property is a triangular-shaped, undeveloped parcel located at the southwest corner of Westside Parkway and Webb Bridge Road. The remnant parcel is the result of the construction of Westside Parkway between Old Milton Parkway and Webb Bridge Road. The property is zoned R-10M (Dwelling, ‘For-Rent or ‘For-Sale’, Residential) and abuts the Woodlands at Webb Bridge subdivision, also zoned R-10M, to the west and south. The property to the east is vacant land owned by the City of Alpharetta, zoned R-10M, and the property to the north is St. James United Methodist Church, zoned O-I.

The submitted site plan depicts a 13,200 square foot, 1-story day care center building fronting on Westside Parkway and Webb Bridge Road. A 12,000 square foot outdoor play area is shown at the rear of the building. 55 parking spaces are proposed between the building and Webb Bridge Road and Westside Parkway. The UDC requires one (1) space per 400 square feet and stacking for six (6) cars; therefore, 33 parking spaces are required.

Site access is proposed through two (2) right-in/right-out driveways, one on Westside Parkway and one on Webb Bridge Road.

A 10' landscape strip is shown along Webb Bridge Road and a 20' landscape strip is shown along Westside Parkway. A small portion of the property, on the south side, includes a stream buffer and impervious setback. The site plan indicates that on-site detention facilities will be provided underground.

While the R-10M zoning district allows both 'For-Rent' and 'For-Sale' residential use, the rights to any residential density on the subject property were extinguished in conjunction with the Prospect Park (now known as Avalon) project located to the south. Other permitted uses in the R-10M district include Bed and Breakfast and Park and Playground. Conditional uses in the R-10M district include Associations (Clubs and Lodges), Church, Synagogue, Congregate Housing (Assisted Living Facility), Country Club, and Utility Substation.

The applicant is seeking a variance from UDC Section 2.3.5 (A) to eliminate the required 50' undisturbed buffer between non-residential and residential uses. The site plan only depicts the requirement for the 50' undisturbed buffer along the west property line. However, the requirement applies to both the west and south property lines. A landscape plan was not provided by the applicant and it's unclear if existing trees are proposed to remain and how the non-residential use will be screened from the Woodlands at Webb Bridge subdivision.

The applicant has identified the Carrington Academy as the day care center end user. According to its website, the Carrington Academy provides preschool education, before and after school care, as well as summer camp programs. Hours of operation are from 6:30 AM to 6:30 PM. They currently operate at seven (7) locations in Forsyth County, including South Forsyth, Cumming, and Suwanee.

TRAFFIC

A traffic study was performed by A&R Engineering, Inc., dated June 6, 2016. As shown in the table below, the report projects a trip generation for the day care center use of 163 PM Peak Hour trips.

TABLE 5 – TRIP GENERATION								
Land Use	Size	AM Peak Hour			PM Peak Hour			24-Hour
		Enter	Exit	Total	Enter	Exit	Total	Two-way
ITE 565 – Day Care Center	13,200 sf	85	76	161	77	86	163	978

The traffic study also evaluated the current operations compared to the future conditions with the traffic generated by the proposed development. According to the study, no roadway improvements are warranted or proposed in conjunction with the applicant's request to construct a day care center.

STANDARDS FOR ZONING CHANGES

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

- a. Whether the zoning proposal will permit a use that is suitable in view of the zoning use and development of adjacent and nearby property.

Response: The Woodlands at Webb Bridge is developed as a residential use and the property to the north is developed as a place of worship. The northeast and southeast corners of Webb Bridge Road and Westside Parkway are vacant land zoned for office use and City property, respectively. The proposed zoning request will allow for a day care center, which represents a neighborhood-level service use that is suitable given the surrounding existing and intended uses.

b. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

Response: The proposal should not negatively impact the use of adjacent or nearby properties; however, conditions should be put in place to require appropriate screening, landscaping, and architectural review.

c. Whether the zoning proposal will adversely affect the natural environment.

Response: As proposed, the development does not impact the stream buffer and impervious setback. Staff recommends a condition requiring three (3) specimen trees along the west property line be saved.

d. Whether there are substantial reasons why the property cannot or should not be used as currently zoned.

Response: The property is currently zoned R-10M, which permits Dwelling, 'For-Rent' and 'For-Sale' Residential uses. However, residential density was extinguished on the subject site in conjunction with Prospect Park (now known as Avalon) project.

e. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of public facilities or services, including but not limited to existing streets and transportation facilities, schools, water or sewer utilities, and police or fire protection.

Response: The zoning proposal would not significantly impact public facilities and services. However, staff recommends certain road improvements on Webb Bridge Road to prohibit westbound left turns into the site.

f. Whether the zoning proposal is supported by new or changing conditions not anticipated or reflected in the existing zoning on the property.

Response: The proposal is supported by changing conditions. The property is currently zoned R-10M, which permits Dwelling, 'For-Rent' and 'For-Sale' Residential uses. However, residential density was extinguished on the subject site in conjunction with Prospect Park (now known as Avalon) project.

g. Whether the zoning proposal reflects a reasonable balance between the promotion of the public health, safety, morality or general welfare against the right to unrestricted use of property.

Response: The request to rezone the subject property from R-10M to O-P reflects a reasonable balance as staff has recommended conditions requiring appropriate screening, landscaping, and architectural review.

h. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning.

Response: The property is currently zoned R-10M, which permits Dwelling, 'For-Rent' and 'For-Sale' Residential uses. However, residential density was extinguished on the subject site in conjunction with Prospect Park (now known as Avalon) project.

i. The extent to which the zoning proposal is consistent with the Comprehensive Plan.

Response: Property does not meet the Comprehensive Land Use Plan designation, which is High Density Residential. The applicant is requesting a land use change to 'Professional Business Office'.

COMPREHENSIVE LAND USE PLAN

Unified Development Code Section 4.1.3 Standards for CLUP amendment approval, provides the following criteria for consideration when evaluating a request for a change in land use:

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

Response: The R-10M zoning district permits both 'For-Rent' and 'For-Sale' residential uses. However, residential density was extinguished on the subject property in conjunction with Prospect Park (now known as Avalon) project.

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

Response: The proposed Professional Business Office land use designation will allow a service use at a residential scale that will support the needs of the surrounding residential uses and employment center at Avalon.

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

Response: The proposed designation would not significantly impact public facilities and services. However, staff recommends certain road improvements on Webb Bridge Road to prohibit westbound left turns into the site.

D. The extent to which the proposed designation would impact the public health, safety, and welfare.

Response: The proposed designation would not impact the public health, safety and welfare, as long as conditions are included to require appropriate screening, landscaping, and architectural review.

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

Response: Not applicable.

F. The extent to which area demographics or projections are not occurring as projected.

Response: Demographics and projections have not changed for the area.

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 subject property has an unusual shape and is located at the intersection of two (2) streets. The remnant parcel is the result of the construction of Westside Parkway between Old Milton Parkway and Webb Bridge Road. However, elements of the site plan, such as parking and building placement, could be adjusted to accommodate a reduced undisturbed buffer.

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

Response: The application of the required 50' undisturbed buffer does create a hardship on the subject property due to its unusual shape and location at the intersection of two (2) streets. However, elements of the site plan, such as parking and building placement, could be adjusted to accommodate a reduced undisturbed buffer.

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

Response: Not applicable.

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

Response: Approval of the applicant's request to eliminate the required 50' undisturbed buffer could cause a substantial detriment to the public good. Staff recommends conditions requiring adjustments to the site plan in order to accommodate a reduced undisturbed buffer.

CONCURRENCES

Staff has reviewed the application and is in general agreement with the applicant's request for land use change and to rezone the subject property. However, staff is not in agreement with the applicant's request to eliminate the required 50' undisturbed buffer adjacent to the Woodlands at Webb Bridge subdivision along the west and south property lines. The applicant's site plan provides 55 parking spaces, where only 33 parking spaces are required. Staff believes that the site plan can be adjusted to remove parking spaces to accommodate a reduced undisturbed buffer of varying width.

Eastbound traffic along Webb Bridge Road often backs up across the proposed site access. In addition, the proposed site access is located within a right turn lane for Westside Parkway. The City anticipates traffic demand using that right-turn lane to increase, exasperating the safety concerns of the proposed site access. Therefore, access for the site from Webb Bridge Road should be provided through Woodland Lane. If this access cannot be accomplished, staff recommends that a raised median be constructed between the eastbound and westbound lanes of Webb Bridge Road between the Woodland Lane and Westside Parkway, enforcing the prohibition of westbound left turns.

In order to support the applicant's request, staff recommends several conditions, including the provision of a reduced undisturbed buffer, screening, landscaping, site access modifications or roadway improvements, and architectural review.

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. However, staff received comments from a resident in the Eastwood subdivision, located to the north of the subject site. The resident had the following concerns:

1. Site access on Webb Bridge Road is unsafe as the access is proposed within right hand turn lane for Westside Parkway.
2. Site plan does not depict the outside play area with respect to design, equipment, and general aesthetics.
3. Site plan does not depict the protection of the three (3) specimen trees (#561, #564, and #567).

- ❖ Commission Member Caswell offered a motion to approve the item with the Staff Conditions subject to the markup with changes as listed :

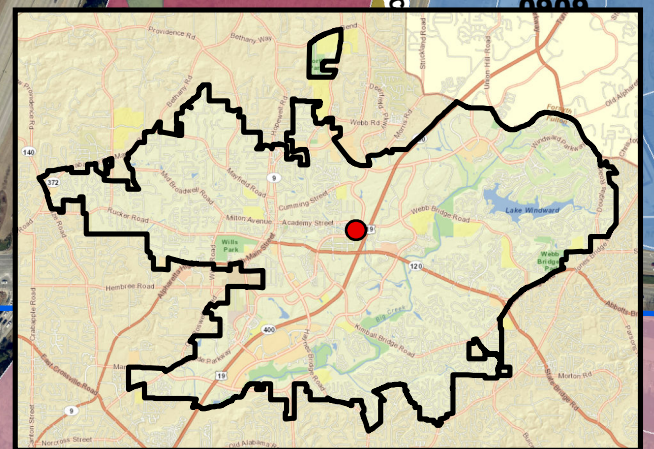
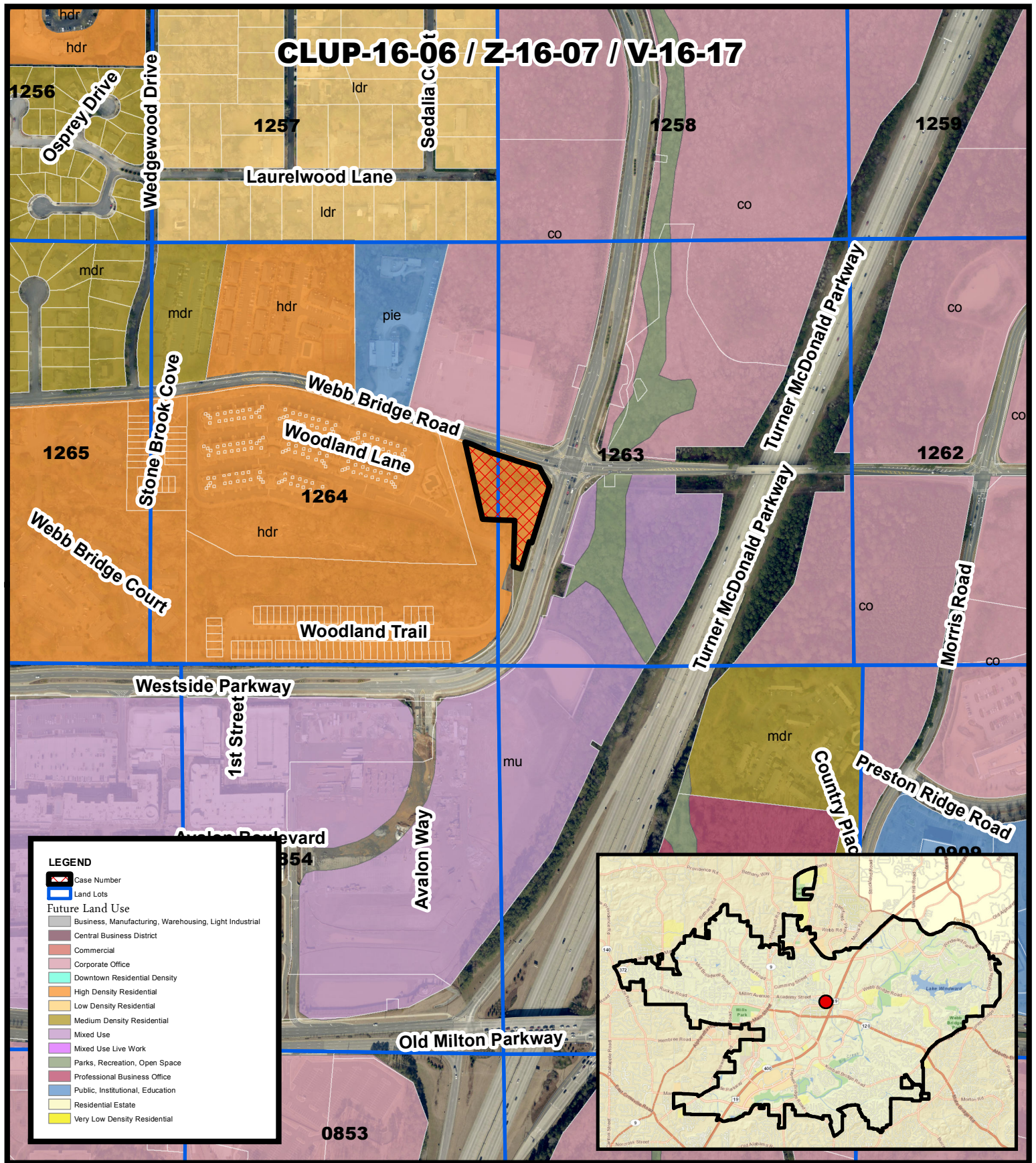
1. The property to be rezoned shall have an "O-P" zoning classification and the Land Use classification shall be "Professional Business Office".
2. Site plan shall be developed substantially as depicted on the site plan prepared by AEC dated 8/12/16, ~~except that the site plan shall be adjusted to remove excess parking to accommodate a reduced buffer along the west and south property lines.~~ Site shall be restricted to day care center use only. NOTE: THE 8/12/16 SITE PLAN SATISFIES THE STAFF REQUEST
3. A raised median shall be constructed between the eastbound and westbound lanes of Webb Bridge Road between the Woodland Lane and Westside Parkway, enforcing the prohibition of westbound left turns.
4. Drop-Off & Pick-Up operations shall be contained on the site. Operations shall not impede traffic along Webb Bridge Road and Westside Parkway.
5. A landscaping screen shall be provided around the playground area to screen it from Webb Bridge Road, Westside Parkway and the Woodlands at Webb Bridge subdivision, as approved by Staff.
6. The building shall have the same level of architectural details and materials on the front and 2 sides, with final approval by the Design Review Board. Design shall be a minimum of 50 percent brick or stone on each elevation and shall have a residential scale and appearance.
7. Fencing visible from Westside Parkway and/or Webb Bridge Road shall be decorative, as approved by the Design Review Board.
8. Walls visible from public right-of-way or adjacent subdivision shall be faced with brick or stone, or modular block wall may be used, as approved by the Design Review Board. NOTE: SEE ATTACHED PHOTOS OF MODULAR BLOCK FOR DRB TO CONSIDER
9. Dumpster shall have a brick or stone enclosure with painted metal doors and shall be heavily screened with landscaping, as approved by the Design Review Board.
10. A varying width reduced undisturbed and/or replanted buffer, minimum 15-foot wide, shall be provided along all property lines adjacent to Woodlands at Webb Bridge. The applicant shall save specimen trees and significant tree groupings within the reduced undisturbed and/or replanted buffer, as approved by the City Arborist. Side and rear setbacks may be included within undisturbed and/or replanted buffer. All the above as approved by Staff.
11. Specimen trees identified in the arborist report prepared by Outdoor Spaces, dated May 5, 2016, shall be incorporated into the site plan with the exception of specimen tree #567. NOTE: THIS DOGWOOD TREE LIES IN AN AREA WITH A SLOPE TOO GREAT FOR A STATE DAYCARE PERMIT. WHEN THE SLOPE IS

CHANGED TO COMPLY WITH STATE REGULATIONS, THE TREE WILL BE LOST. IT CANNOT BE SAVED.

12. Pedestrian-scale lighting shall be provided along Webb Bridge Road and Westside Parkway, as approved by Staff.
 13. In addition to the landscape strip requirements along Webb Bridge Road and Westside Parkway, street trees shall be planted in the beauty strip between the road and the sidewalk as approved by Staff and shall count toward any required tree density.
 14. Parking spaces shall be located no closer than 75 feet from the project driveways, as measured from the right-of-way line.
 15. Provide an 8' sidewalk along both Webb Bridge Road and Westside Parkway as approved by Staff. Staff will work with Applicant regarding any encroachment into landscape strips or adjustments to sidewalk widths.
- The motion received a second from Commission Member Brady
 - The motion passed by vote (6-0-0)







2035 Land Use
Westside Daycare Center
2945 Webb Bridge Road

CLUP-16-06/Z-16-07/V-16-17

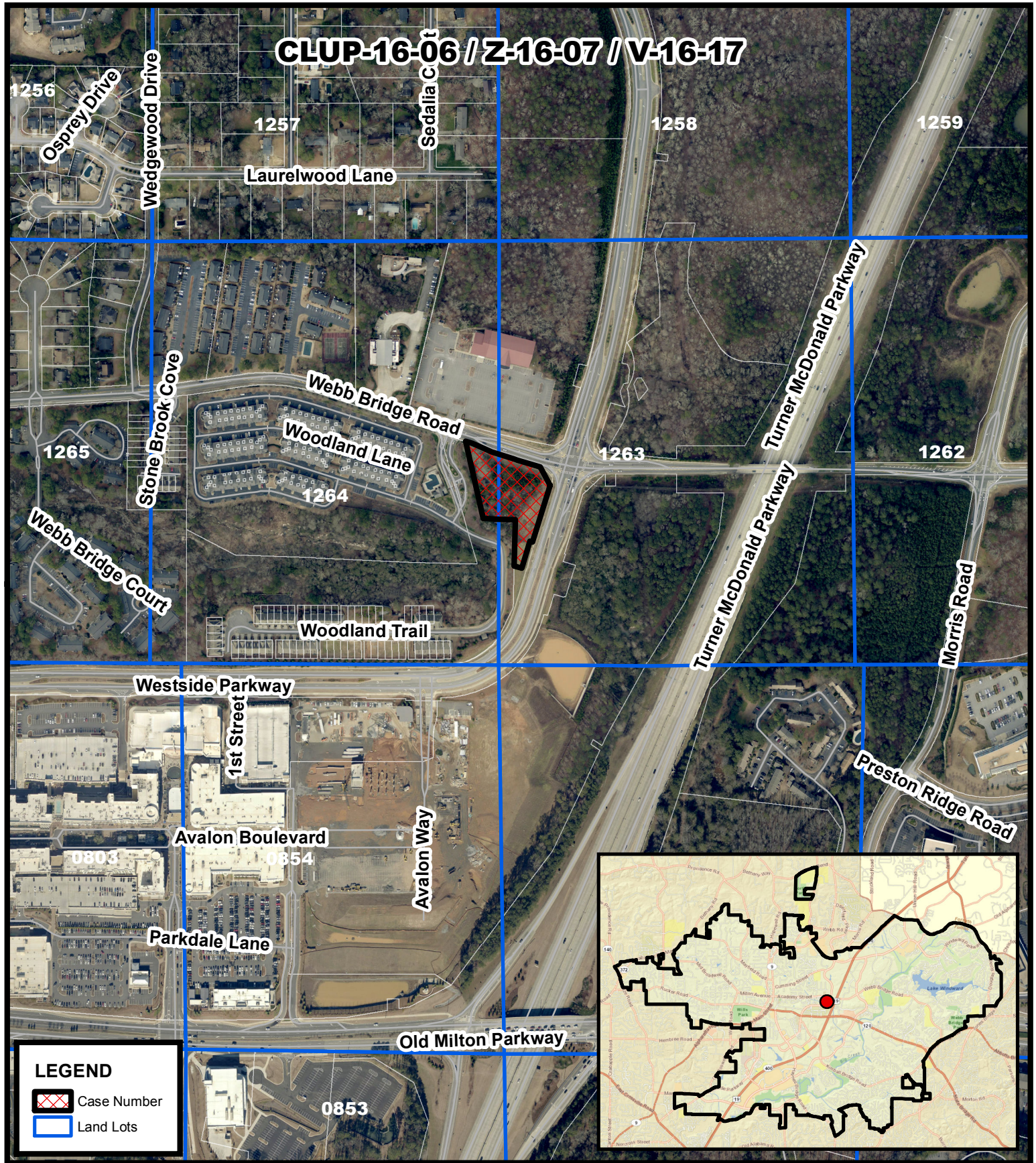
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PC: 08/04/16

CC: 08/22/16



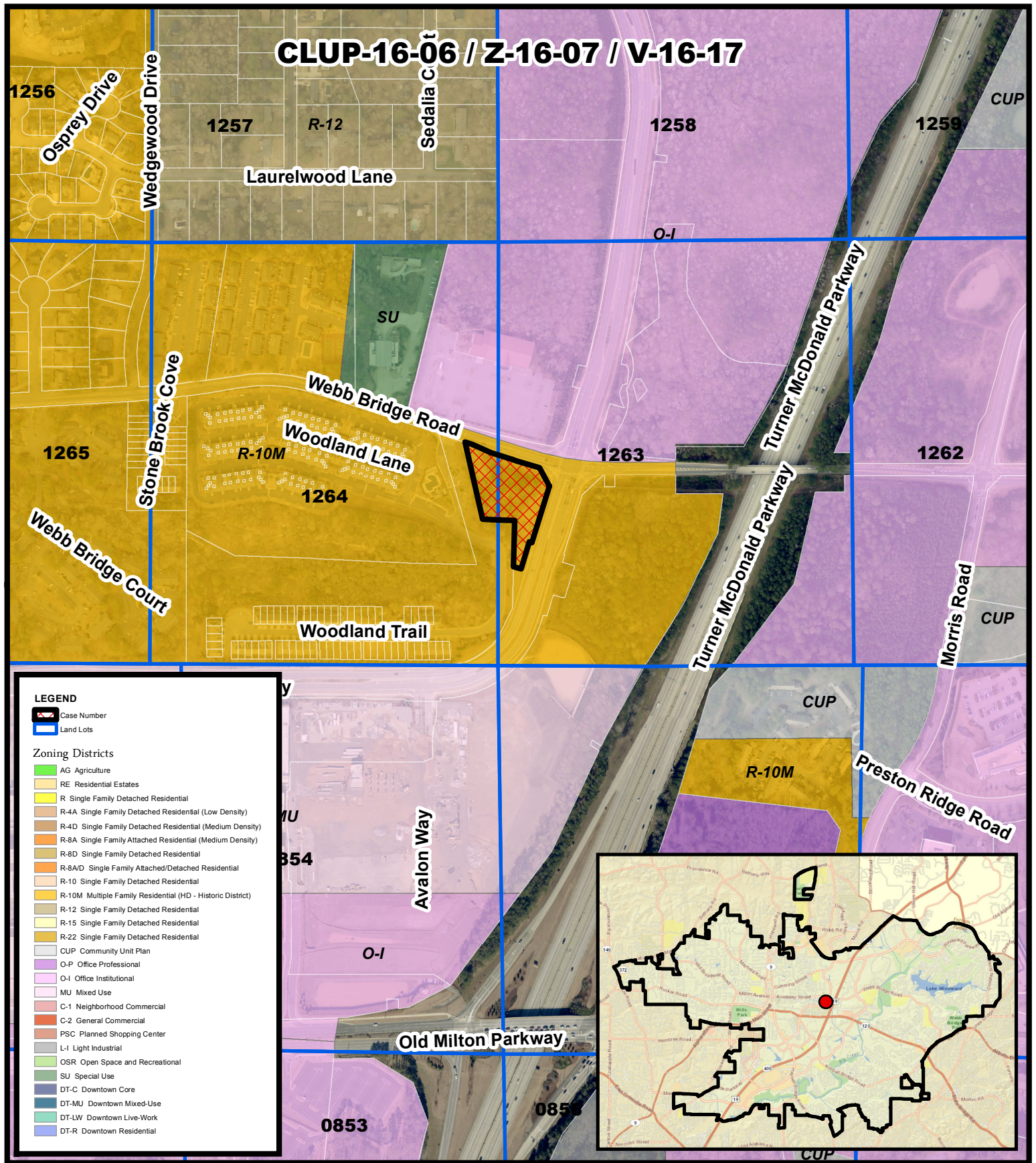
Location Map Provided by:
Community Development - GIS



Aerial Map
Westside Daycare Center
2945 Webb Bridge Road



Location Map Provided by:
Community Development - GIS



Zoning Map
Westside Daycare Center
2945 Webb Bridge Road

CLUP-16-06/Z-16-07/V-16-17

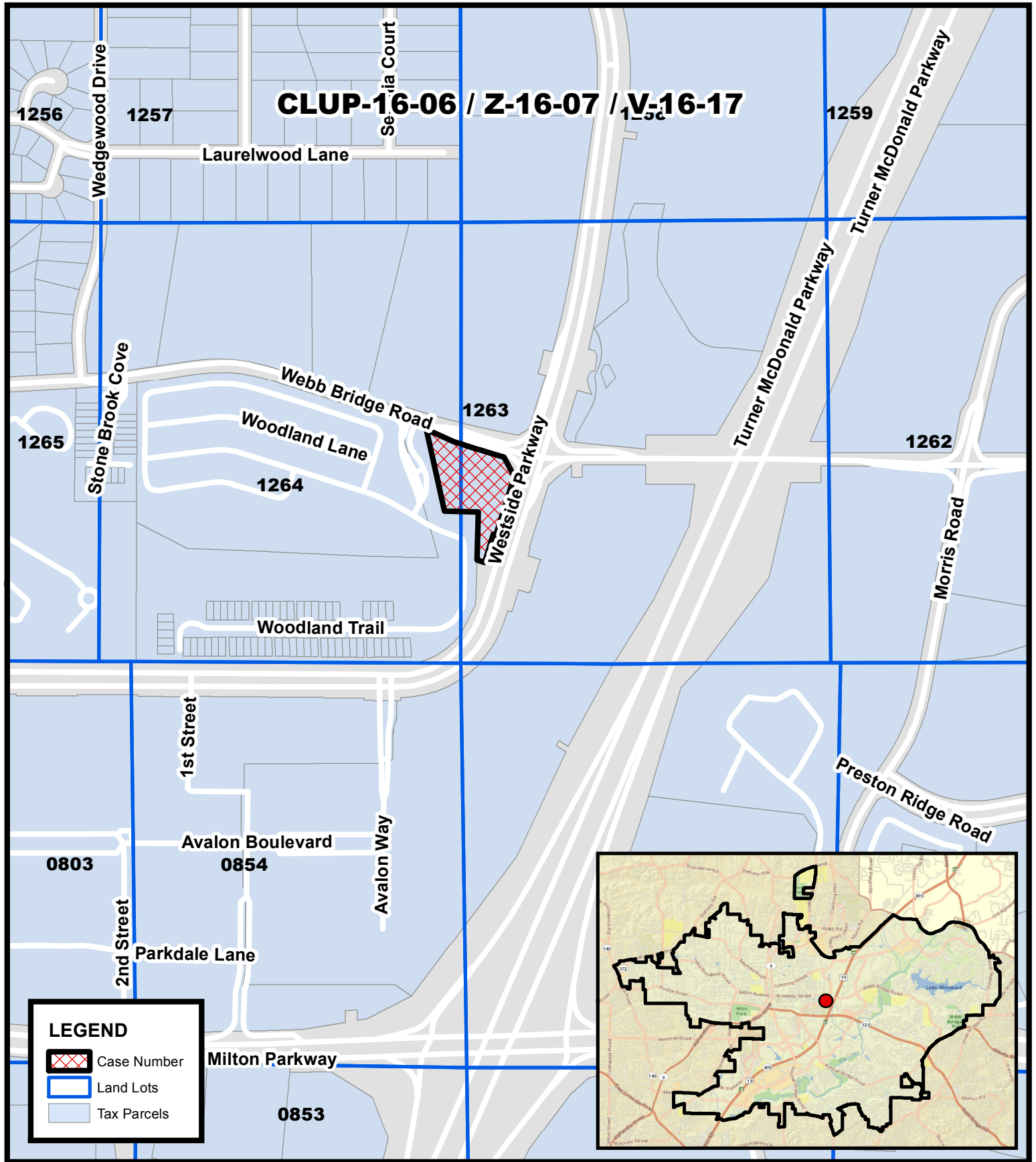
D/LL: 2/2/1263,1264

PC: 08/04/16

CC: 08/22/16

Location Map Provided by:
Community Development - GIS





Location Map
Westside Daycare Center
2945 Webb Bridge Road

CLUP-16-06/Z-16-07/V-16-17

D/LL: 2/2/1263,1264

PC: 08/04/16

CC: 08/22/16

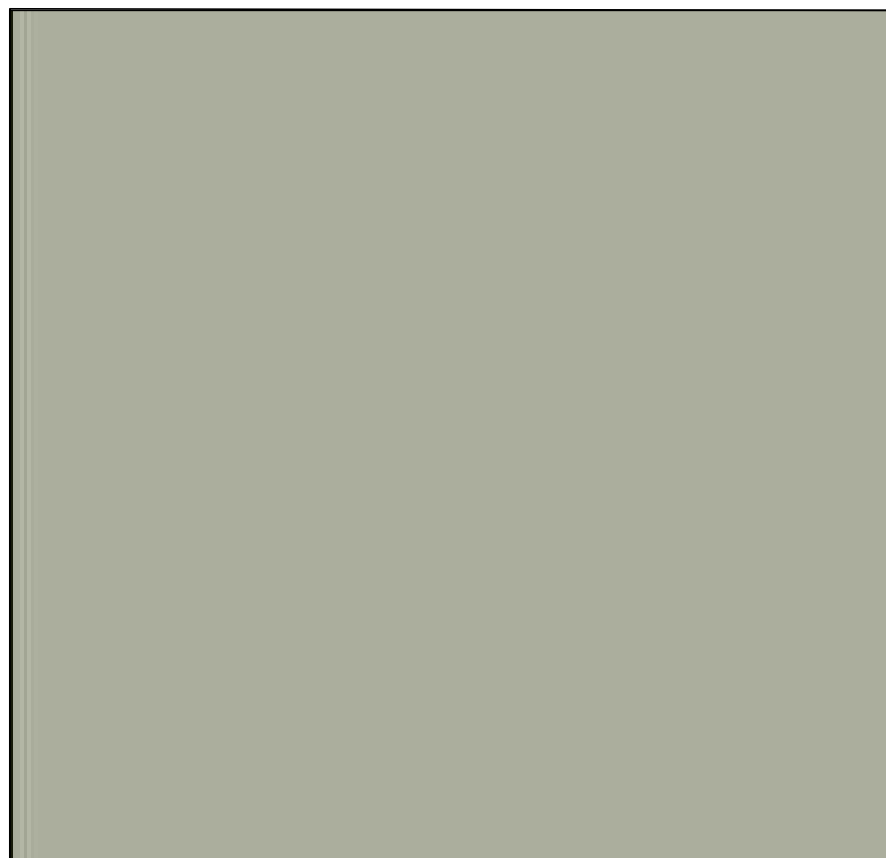


Location Map Provided by:
Community Development - GIS



1 FRONT ELEVATION RENDERING

EXTERIOR MATERIAL SCHEDULE	
TRASH ENCLOSURE GATES, POSTS AND HINGES	PAINT COLOR: SVELTE SAGE, SW 6164 (INDUSTRIAL ENAMEL, EXTERIOR APPLICATION)
EXTERIOR HARDIE SIDING AND PANELS	PAINT COLOR: CHATROOM, SW 6171
EXTERIOR HARDIE TRIM, LOUVERS, FASCIA, FRIEZE, GUTTERS, DOWN SPOUTS, AND SOFFITS	PAINT COLOR: RELAXED KHAKI, SW 6149
WINDOWS	BEIGE
BRICK #1	BODY OF GROUND LEVEL AND FILL OF WALLS, GENERAL SHALE, PLANTATION LIGHT WEIGHT, COLOR: ROME GROUT: BUFF
BRICK #2	WATER TABLE AND ACCENT BANDING, GENERAL SHALE, PLANTATION LIGHT WEIGHT, COLOR: RED, TO BE DETERMINED GROUT: TO BE DETERMINED
ASPHALT SHINGLES	GAF TIMBERLINE SERIES, T-30 WITH SHADOW ACCENT COLOR: WEATHERED WOOD
NOTE: ALL ROOF MOUNTED EQUIPMENT SHALL BE PAINTED TO MATCH ROOFING COLOR.	
STANDING SEAM METAL ROOF	AEP-SPAN, 12" SNAP SEAM COLOR: DARK BRONZE
STONE VENEER	OWENS CORNING CULTURED STONE COUNTRY LEDGESTONE COLOR: CARAMEL GROUT: BUFF



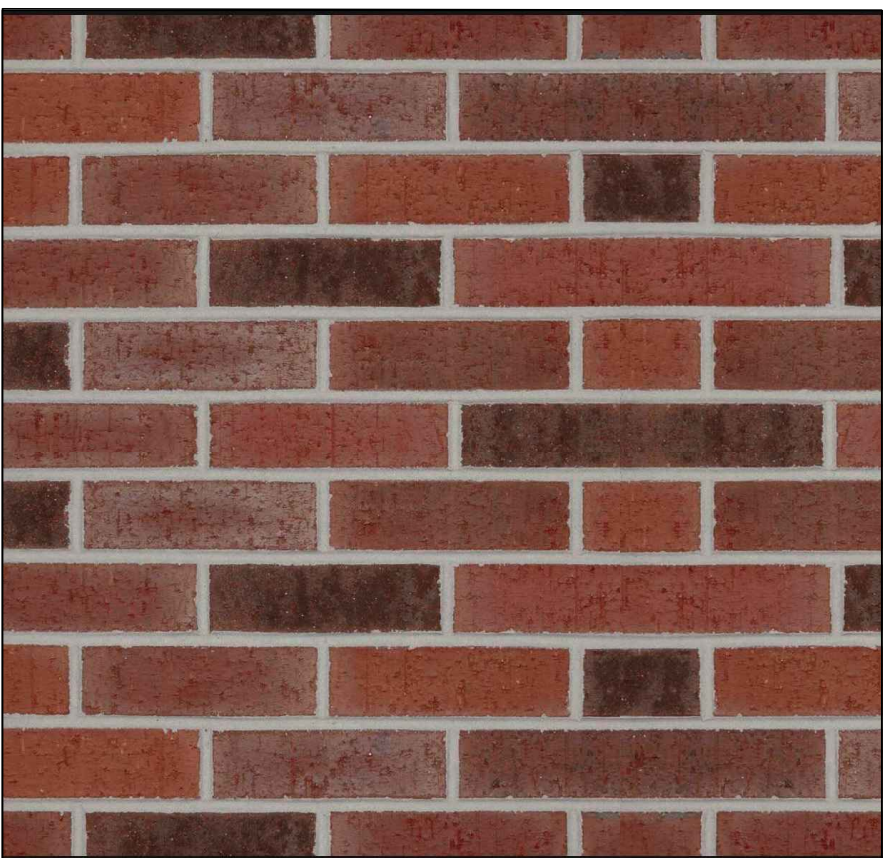
2 SIDING PAINT COLOR



3 TRIM PAINT COLOR



4 BRICK #1



5 BRICK #2



6 WINDOWS



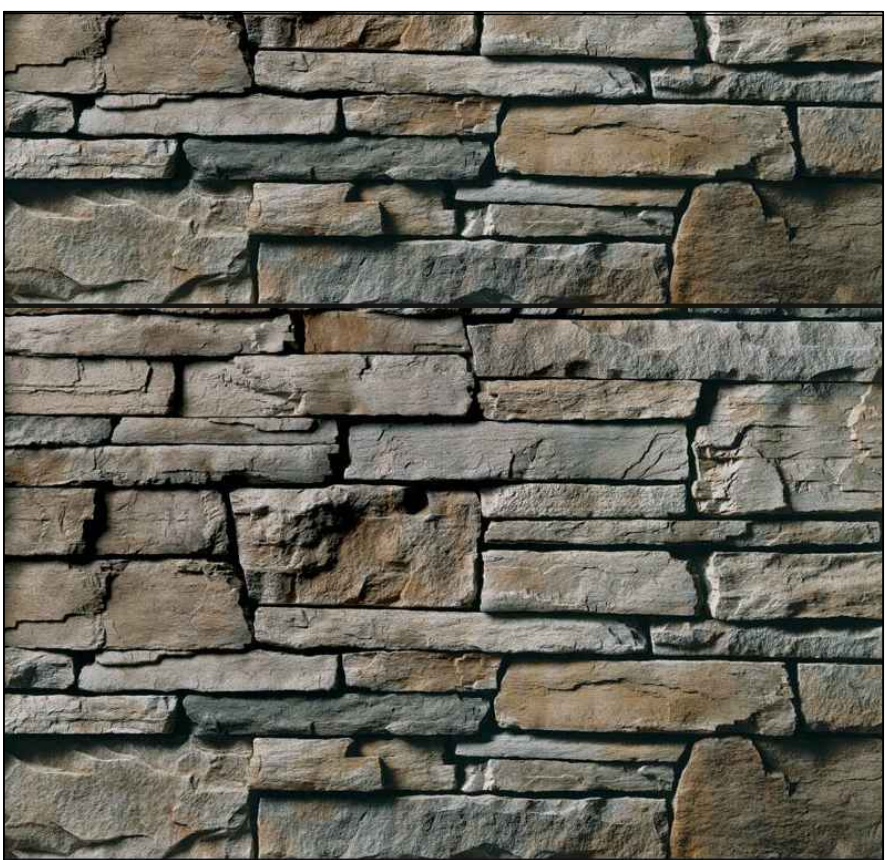
7 CEDAR SIDING



8 ASPHALT ROOFING SHINGLES



9 STANDING SEAM METAL ROOFING



10 STONE VENEER

A Project for:
THE DAVIS GROUP
6728 JAMESTOWN DRIVE
ALPHARETTA, GA 30005
770-680-2721 OFFICE
770-686-3762 FAX

PROJECT LOCATION:

DESCRIPTION:

MATERIAL SAMPLES

EXTERIOR MATERIAL SCHEDULE

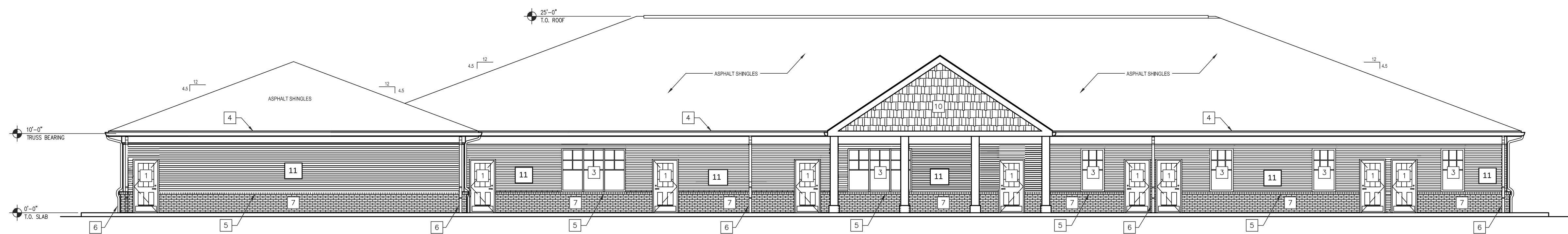
TRASH ENCLOSURE GATES, POSTS AND HINGES	PAINT COLOR: SVELTE SAGE, SW 6164 (INDUSTRIAL ENAMEL, EXTERIOR APPLICATION)
EXTERIOR HARDIE SIDING AND PANELS	PAINT COLOR: CHATROOM, SW 6171
EXTERIOR HARDIE TRIM, LOUVERS, FASCIA, FRIEZE, GUTTERS, DOWN SPOUTS, AND SOFFITS	PAINT COLOR: RELAXED KHAKI, SW 6149
WINDOWS	BEIGE
BRICK #1	BODY OF GROUND LEVEL AND FILL OF WALLS. GENERAL SHALE, PLANTATION LIGHT WEIGHT. COLOR: ROME GROUT: BUFF
BRICK #2	WATER TABLE AND ACCENT BANDING. GENERAL SHALE, PLANTATION LIGHT WEIGHT. COLOR: RED. TO BE DETERMINED GROUT: TO BE DETERMINED
ASPHALT SHINGLES	GAF TIMBERLINE SERIES, T-30 WITH SHADOW ACCENT COLOR: WEATHERED WOOD
NOTE: ALL ROOF MOUNTED EQUIPMENT SHALL BE PAINTED TO MATCH ROOFING COLOR	
STANDING SEAM METAL ROOF	AEP-SPAN, 12" SNAP SEAM COLOR: DARK BRONZE
STONE VENEER	OWENS CORNING CULTURED STONE COUNTRY LEDGESTONE COLOR: CARAMEL GROUT: BUFF

CONSTRUCTION NOTES:

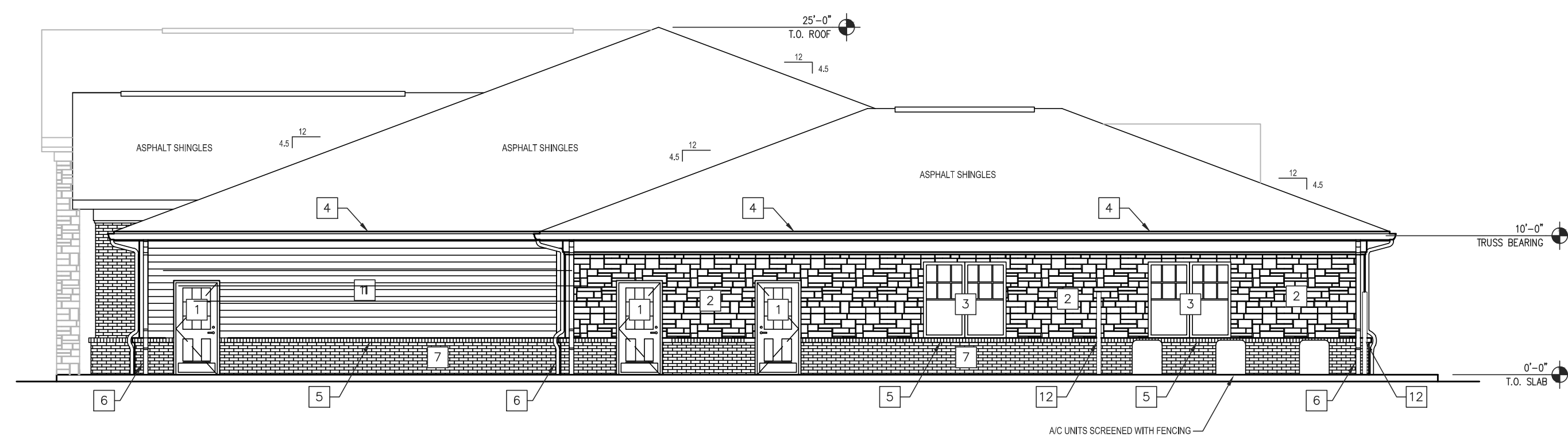
1	HOLLOW METAL DOOR (SEE ELEVATIONS SHEET A5.1)
1A	ALUMINUM STOREFRONT DOOR WITH TINTED GLASS. (SEE ELEVATIONS SHEET A5.1)
2	MANUFACTURED STONE VENEER: SEE SPECIFICATION ABOVE
3	VINYL WINDOW. (SEE ELEVATIONS SHEET A5.1)
4	EXTRUDED ALUMINUM 5" WIDE GUTTERS WITH SPIKE & FERRILLE AT 36" O.C. OGEE PROFILE. CONNECT 4"DIA. DOWNSPOUTS TO UNDERGROUND STORM SYSTEM.
5	BRICK SOLDIER COURSE
6	EXTRUDED ALUMINUM 3" WIDE DOWNSPOUTS TO UNDERGROUND STORM SYSTEM.
7	BRICK VENEER: SEE SPECIFICATION ABOVE
8	ATTIC VENT LOUVERS. PROVIDE PAINTABLE UNIT AND PAINT PER SCHEDULE. HEIGHT AS SHOWN ON ELEVATIONS.
9	STANDING SEAM METAL ROOFING: SEE SPECIFICATION ABOVE.
10	CEDAR SHAKE SIDING
11	HARDI-SIDING W/ 6" PLANK REVEAL
12	4" VINYL PRIVACY FENCING. COLOR, SAND.



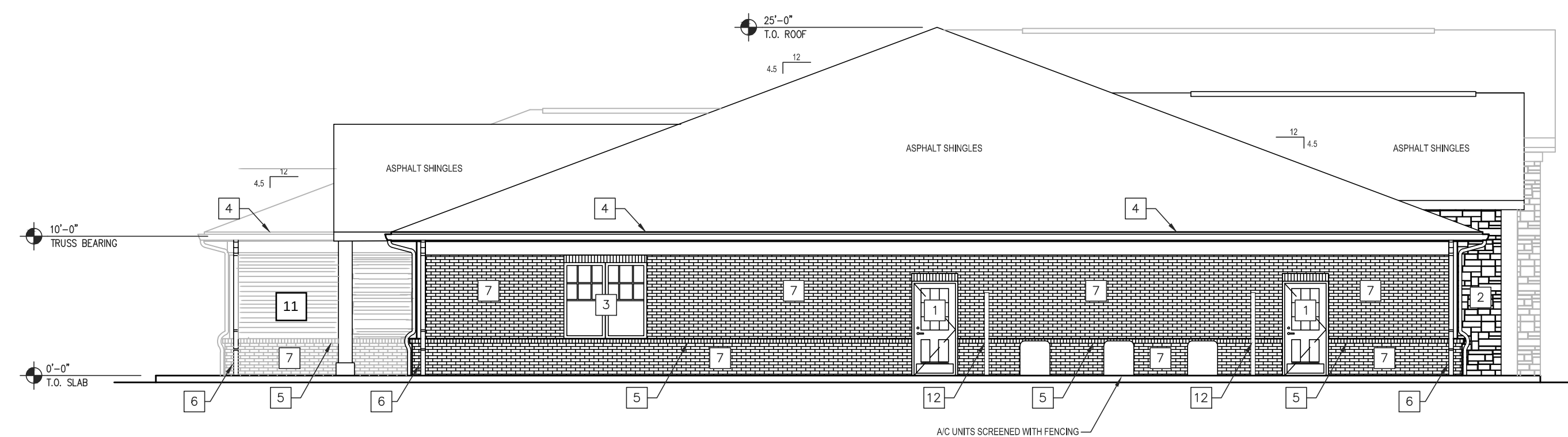
2 FRONT ELEVATION



2 REAR ELEVATION



3 SIDE ELEVATION 1/8" = 1'-0"



4 SIDE ELEVATION

NOT FOR CONSTRUCTION - FOR ILLUSTRATION PURPOSES ONLY

A Project for:
THE DAVIS GROUP
6728 JAMESTOWN DRIVE
ALPHARETTA, GA 30005
770-680-2721 OFFICE
678-686-3762 FAX

EXTERIOR ELEVATIONS

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: Westside Parkway at Webb Bridge Road Daycare Center

Contact Name: Brent Davis

Telephone: 770-680-2721

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.

As of the date of this report, no responses have been received from any interested party.

The report will be amended as responses are received.

Please find attached Exhibit A (property owners within 500' of property) as referenced in previously provided Part A.

Also please find attached copies of all letters sent via USPS to listed property owners.

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



Letter



Personal Visits



Telephone



Group Meeting



Email



Other (Please Specify) _____

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

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

Signature of Authorized Agent: _____

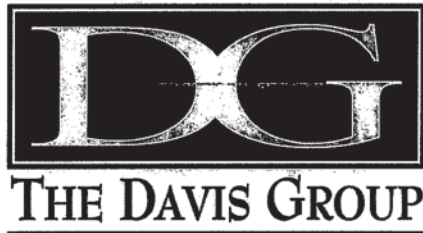
B. W. D.

Date: 7/15/2016

Print Form

EXHIBIT "A"

Owner	Address	City Zip
DEVELOPMENT AUTHORITY OF FULTON COUNTY	2200 AVALON BLVD	ALPHARETTA, GA 30009
CITY OF ALPHARETTA	2 SOUTH MAIN ST	ALPHARETTA, GA 30009
WEBB BRIDGE LLC	2870 PEACHTREE RD STE 401	ATLANTA, GA 30305
WEBB BRIDGE RD LTD	2908 N HILLS DR NE	ATLANTA, GA 30305
ST JAMES UNITED METHODIST CHURCH INC	3060 PEACHTREE RD NW # 1750	ATLANTA, GA 30305
THE CITY OF ALPHARETTA	2925 WEBB BRIDGE RD	ALPHARETTA, GA 30009
FOURTH QUARTER PROPERTIES 87 LLC	PO BOX 56607	ATLANTA, GA 30343
WOODLANDS AT WEBB BRIDGE PRESERVE HOMEOWNERS ASSOC INC THE	5901 PEACHTREE DUNWOODY RD NE STE B-525	ALPHARETTA, GA 30009
DEBORAH A SCHUSTER	1001 WOODLAND LN	ALPHARETTA, GA 30009
GERALD L & PEGGY R PRICE	1102 WOODLAND LN	ALPHARETTA, GA 30009
DESMOND D & MAUREEN W DEWEY	1103 WOODLAND LN	ALPHARETTA, GA 30009
SHARON D & REGINALD J COOPER	1104 WOODLAND LN	ALPHARETTA, GA 30009
DEBORAH KOON BURZOTTA	1105 WOODLAND LN	ALPHARETTA, GA 30009
MARIA L CORKERN	1106 WOODLAND LN	ALPHARETTA, GA 30009
MARILYN J PATTISON	1107 WOODLAND LN	ALPHARETTA, GA 30009
RYAN Z SCHRANTZ	1108 WOODLAND LN	ALPHARETTA, GA 30009
VIMALA D & SRI HARI BALUSU	1109 WOODLAND LN	ALPHARETTA, GA 30009
CHERYL M GEARY	1110 WOODLAND LN	ALPHARETTA, GA 30009
DEBORAH M BEMENT	1111 WOODLAND LN	ALPHARETTA, GA 30009
JASON P & COCHRAN STEPHANIE WILLIAMS	1112 WOODLAND LN	ALPHARETTA, GA 30009
SHARON E WAUGH	1113 WOODLAND LN	ALPHARETTA, GA 30009
MICHELLE BRIZENDINE	8001 WOODLAND LN	ALPHARETTA, GA 30009
KURT A LEE	8102 WOODLAND LN	ALPHARETTA, GA 30009
GILBERT & LESLIE RADFORD	8103 WOODLAND LN	ALPHARETTA, GA 30009
JACQUELINE CLELLAND	8104 WOODLAND LN	ALPHARETTA, GA 30009
PATRICIA & LOZANO EVELYN RIVERA	8105 WOODLAND LN	ALPHARETTA, GA 30009
NICHOLAS R & BADENHORST ANMADRI LOESEL	8106 WOODLAND LN	ALPHARETTA, GA 30009
KARIM JANET N ABDUL	8107 WOODLAND LN	ALPHARETTA, GA 30009
MAUREEN L COLE	8108 WOODLAND LN	ALPHARETTA, GA 30009
COLLETTE B HARRIS	8109 WOODLAND LN	ALPHARETTA, GA 30009
MARK & ELENA SEMINE	8110 WOODLAND LN	ALPHARETTA, GA 30009
MICHAEL WALTERS	8111 WOODLAND LN	ALPHARETTA, GA 30009
NATASHA SUTTON	8112 WOODLAND LN	ALPHARETTA, GA 30009
JAMES J & DONNELLY BRENDA DONNELLY	8113 WOODLAND LN	ALPHARETTA, GA 30009
LILIA POSTOLACHI	8114 WOODLAND LN	ALPHARETTA, GA 30009
ROGER D & JANET D OLDENBURGH	8115 WOODLAND LN	ALPHARETTA, GA 30009
PATRICIA CORREIA DINIZ	8116 WOODLAND LN	ALPHARETTA, GA 30009
JOHN & SUZANNE I SHEPHERD	8117 WOODLAND LN	ALPHARETTA, GA 30009
MALAIKA WHITAKER	8118 WOODLAND LN	ALPHARETTA, GA 30009
ERIN J CONNOLLY	9001 WOODLAND TRL UNIT 1	ALPHARETTA, GA 30009
DOLLY FAIRCLOUGH	9003 WOODLAND TRL UNIT 2	ALPHARETTA, GA 30009
YURIE KIM	9002 WOODLAND TRL UNIT 57	ALPHARETTA, GA 30009
JENNIFER TATE KRAMER	9004 WOODLAND TRL UNIT 56	ALPHARETTA, GA 30009
GEOFFREY PEKAREK	9006 WOODLAND TRL UNIT 55	ALPHARETTA, GA 30009



July 13, 2016

Webb Bridge LLC
2870 Peachtree Rd
Suite 401
Atlanta, GA 30305

RE: Rezoning Application, Variance request and Comprehensive Land Use Plan Amendment
Application by The Davis Group for property located on Westside Parkway at Webb Bridge Road,
Alpharetta, GA

Dear Property Owner:

The Davis Group has filed an application for rezoning from R-10M to O-P, a variance to eliminate the 50' buffer on the west boundary and an amendment to the Comprehensive Land Use Plan on 1.795 acres on Westside Parkway at the south west intersection of Webb Bridge Road for the development of a daycare facility on this property.

The Planning Commission meeting is scheduled for August 4, 2016 at 6:30 p.m. at City Hall. The City Council meeting is scheduled for August 22, 2016 at 6:30 p.m. at City Hall. If you have questions or would like additional information, please contact Don Rolader at 770-442-0330. His fax number is 770-442-0641, and his email is don@roladerandrolader.com. His address is 1865 Lockeway Drive, Suite 601, Alpharetta, GA 30004.

Sincerely,

Brent Davis
Vice President
The Davis Group

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: The Davis Group - Brent Davis

Telephone: 770-680-2721

Address: 6728 Jamestown Drive

Suite: _____

City: Alpharetta

State: GA

Zip: 30005

Fax: 770-686-3762

Mobile Tel: 678-392-3618

Email: brent@davisgroupga.com

Subject Property Information:

Address: Westside Parkway at Webb Bridge Road

Current Zoning: R-10M

District: 2

Section: 2

Land Lot: 1263 & 1264

Parcel ID: 22-5300-1263-256-8

Proposed Zoning: O-P

Current Use: Vacant

This Application For. (Check All That Apply):

☐ Conditional Use

☐ Master Plan Amendment

☒ Rezoning

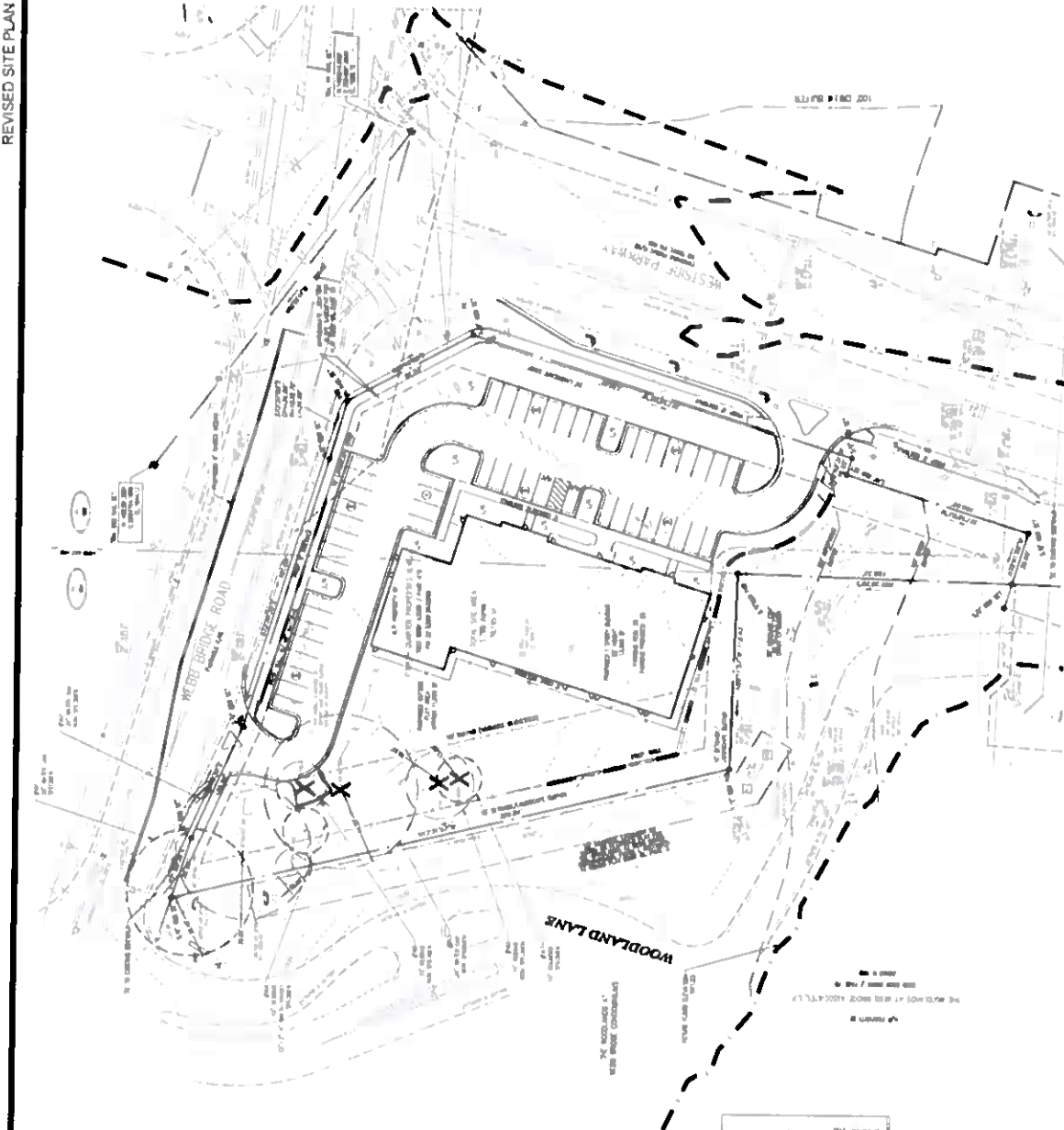
☐ Master Plan Review

☒ Variance

☐ Public Hearing

☒ Comprehensive Plan Amendment

☐ Other (Specify): _____



SITE DATA

LANDLOT
1283.1364
1/2 AC
22.5000000000
1.75

DISTRICT
1283.1364
1/2 AC
22.5000000000
1.75

BUILDING SQ. FOOTAGE
13,300 SF

PARKING REQUIRED
31 (1 PER 400 SF BUILDING)

PARKING PROVIDED
30

HIC PROVIDED
2

OWNER
FOURTH QUARTER PROPERTIES, LLC
4000 10TH AVENUE
NEWARK, CA 94560

CONTACT
ROBERT BISHOP

ZONING
R-100

EXISTING ZONING
R-100

PROPOSED ZONING
CP

FRONT YARD SETBACK
40'

SIDE YARD SETBACK
15'

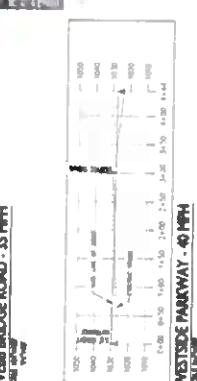
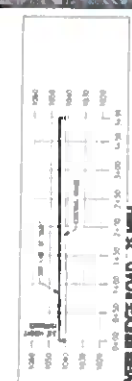
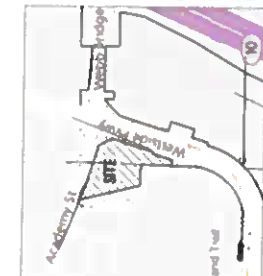
REAR YARD SETBACK
15'

LANDSCAPE STRIP WESTSIDE
15'

LANDSCAPE STRIP WEBB BRIDGE
15'

NOTES

1. ON SITE DETENTION WILL BE UNDERGROUND.
2. DROP OFF & PICK UP OPERATIONS SHALL BE LIMITED TO THE FRONT OF THE SITE. OPERATIONS SHALL NOT BE CONDUCTED ON THE SIDE OR REAR OF THE SITE.
3. AN ORANGE SCREEN SHALL BE PROVIDED AROUND THE PLAYGROUND AREA TO SCREEN IT FROM WEBB BRIDGE ROAD, WESTSIDE PARKWAY AND THE WOODLAND LANE WEBB BRIDGE SUBDIVISION.
4. FENCING SHALL BE PROVIDED AROUND THE PLAYGROUND AREA TO SCREEN IT FROM WEBB BRIDGE ROAD, WESTSIDE PARKWAY AND THE WOODLAND LANE WEBB BRIDGE SUBDIVISION.
5. THE BRIDGE ROAD SHALL BE DEDICATED TO THE PUBLIC RIGHT OF WAY ON ADJACENT SUBDIVISION SHALL BE PAID WITH BRICK OR STONE, AS APPROVED BY DMV.



PROJECT INFORMATION	
PROJECT NO.	12-000000
DATE	8-3-14
SCALE	1" = 30'
FILE NAME	12-000000.dwg
DRAWN BY	12-000000.dwg

WESTSIDE DAYCARE

Alpharetta, Georgia

PRELIMINARY SITE PLAN



AEC

Architectural Engineering & Construction
30 Years of Service
Atlanta - Chicago - Dallas
PHOTOGRAPHY: [Name]

APPLICANT REQUEST AND INTENT

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

Daycare Center

Applicant's Request (Please itemize the proposal):

To rezone the property from R-10M to O-P with certain variances.

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

The proposal will facilitate the construction of a daycare center with associated playground and parking on the property described in the Application.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Fourth Quarter Properties 87, LLC (contact Robert Bergmann)

Telephone: 678-423-5445

Address: 45 Ansley Drive

Suite:

City: Newnan

State: GA

Zip: 30263

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>CLUP Amendment</u> |

Identify Authorized Applicant:

Name of Authorized Applicant: The Davis Group - Brent Davis

Telephone: 770-680-2721

Address: 6728 Jamestown Drive

Suite:

City: Alpharetta

State: GA

Zip: 30005

So Sworn and Attested:

Owner Signature:



Date:

5/20/16

Notary: Deidra R. Willis

Notary Signature:



Date:

5/20/16



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: Fourth Quarter Properties 87, LLC

Subject Public Hearing Case: Westside Parkway at Webb Bridge Road

Campaign Contribution Information:

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

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

Name of Official: N/A

Position: N/A

Description of Contribution: NONE

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:

5 | 20 | 16

DISCLOSURE FORM

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

Name of Applicant or Opponent:

The Davis Group

Subject Public Hearing Case:

Westside Parkway at Webb Bridge Rd.**Campaign Contribution Information:**

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

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

Name of Official:

N/A

Position:

N/A

Description of Contribution:

None

Value:

Description of Contribution:

Value:

Description of Contribution:

Value:

Description of Contribution:

Value:

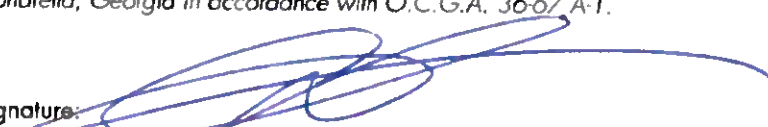
Description of Contribution:

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:


Chris Davis

Date:

5/17/2016

DISCLOSURE FORM

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

Name of Applicant or Opponent: The Davis Group

Subject Public Hearing Case: Westside Parkway at Webb Bridge Road

Campaign Contribution Information:

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

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

Name of Official: N/A

Position: N/A

Description of Contribution: None

Value:

Description of Contribution:

Value:

Description of Contribution:

Value:

Description of Contribution:

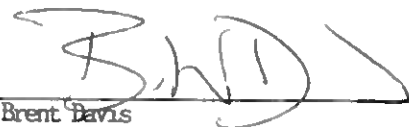
Value:

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: 

Brent Davis

Date: 5/17/2016

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

Nearby properties are high density residential, mixed use and a church. A daycare center is a desirable amenity to these uses and is compatible with them.

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

The proposed use will have no negative impact on uses and values of surrounding properties. It may serve to increase property values.

✱

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

The property is zoned R-10M for high density residential development. The property is too small and oddly shaped precluding meaningful development as high density residential property.

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

Population increase is zero. Population increase during business hours is approximately 220 people. Traffic generation is estimated at 978 trips (161 A.M. peak, 163 P.M. peak)

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

There will be no impact on schools. There are sufficient utilities available to serve the requirements of the proposed use.

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

The proposal is not consistent with the Comprehensive Plan and the Future Land Use Plan.

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

There are changing conditions. The property is a remnant too small for development as R-10M. The area has developed with high density housing and a large mixed use center with 525 apartments. A quality daycare center is an excellent supporting use providing needed childcare services.

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

BOARD OF ZONING APPEALS REVIEW CRITERIA

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

ELIMINATION OF 50 FOOT BUFFER

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

The east property boundary abuts a wooded area, a driveway and pull-off area and then an amenity center. There is no condominium building within 280' of the property line. There is no need for a 50' buffer from an open play area.

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

It would create a hardship in that the 50' buffer would limit the open play area, which would then limit the number of students using the facility. Due to the existing construction of the abutting R-10M condominiums, there is more than adequate buffer existing. It is more than 280' to the nearest condominium building. A 50' buffer would serve no purpose.

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

The property is a remnant R-10M piece which is narrow on a north/south axis and abuts a residential driveway and amenity package, and a multi-lane major collector road. Imposing a 50' buffer where none is needed further narrows the developable area of the property and unduly restricts development with no corresponding benefit to the neighboring property.

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.

Granting the requested variance will not cause substantial detriment to the public good or impair the purpose and intent of the Zoning Code (UDC).

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

CITIZEN PARTICIPATION FORM - PART A

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

Public Hearing or Project Name: Westside Parkway at Webb Bridge Road Daycare Center

Contact Name: Brent Davis

Telephone: 770-680-2721

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

All those property owners within 500 feet of the property listed

on Exhibit A attached hereto and incorporated herein by

reference.

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

☒

Letter

☐

Personal Visits

☐

Telephone

☐

Group Meeting

☐

Email

☐

Other (Please Specify) _____

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

Contacted individuals may contact applicant by letter, phone, fax, email or may request an individual or group meeting.

Owner	Address	City Zip
DEVELOPMENT AUTHORITY OF FULTON COUNTY	2200 AVALON BLVD	ALPHARETTA, GA 30009
CITY OF ALPHARETTA	2 SOUTH MAIN ST	ALPHARETTA, GA 30009
WEBB BRIDGE LLC	2870 PEACHTREE RD STE 401	ATLANTA, GA 30305
WEBB BRIDGE RD LTD	2908 N HILLS DR NE	ATLANTA, GA 30305
ST JAMES UNITED METHODIST CHURCH INC	3060 PEACHTREE RD NW # 1750	ATLANTA, GA 30305
THE CITY OF ALPHARETTA	2925 WEBB BRIDGE RD	ALPHARETTA, GA 30009
FOURTH QUARTER PROPERTIES 87 LLC	PO BOX 56607	ATLANTA, GA 30343
WOODLANDS AT WEBB BRIDGE PRESERVE HOMEOWNERS ASSOC INC THE	5901 PEACHTREE DUNWOODY RD NE STE B-525	ALPHARETTA, GA 30009
DEBORAH A SCHUSTER	1001 WOODLAND LN	ALPHARETTA, GA 30009
GERALD L & PEGGY R PRICE	1102 WOODLAND LN	ALPHARETTA, GA 30009
DESMOND D & MAUREEN W DEWEY	1103 WOODLAND LN	ALPHARETTA, GA 30009
SHARON D & REGINALD J COOPER	1104 WOODLAND LN	ALPHARETTA, GA 30009
DEBORAH KOON BURZOTTA	1105 WOODLAND LN	ALPHARETTA, GA 30009
MARIA L CORKERN	1106 WOODLAND LN	ALPHARETTA, GA 30009
MARILYN J PATTISON	1107 WOODLAND LN	ALPHARETTA, GA 30009
RYAN Z SCHRANTZ	1108 WOODLAND LN	ALPHARETTA, GA 30009
VIMALA D & SRI HARI BALUSU	1109 WOODLAND LN	ALPHARETTA, GA 30009
CHERYL M GEARY	1110 WOODLAND LN	ALPHARETTA, GA 30009
DEBORAH M BEMENT	1111 WOODLAND LN	ALPHARETTA, GA 30009
JASON P & COCHRAN STEPHANIE WILLIAMS	1112 WOODLAND LN	ALPHARETTA, GA 30009
SHARON E WAUGH	1113 WOODLAND LN	ALPHARETTA, GA 30009
MICHELLE BRIZENDINE	8001 WOODLAND LN	ALPHARETTA, GA 30009
KURT A LEE	8102 WOODLAND LN	ALPHARETTA, GA 30009
GILBERT & LESLIE RADFORD	8103 WOODLAND LN	ALPHARETTA, GA 30009
JACQUELINE CLELAND	8104 WOODLAND LN	ALPHARETTA, GA 30009
PATRICIA & LOZANO EVELYN RIVERA	8105 WOODLAND LN	ALPHARETTA, GA 30009
NICHOLAS R & BADENHORST ANMADRI LOESEL	8106 WOODLAND LN	ALPHARETTA, GA 30009
KARIM JANET N ABDUL	8107 WOODLAND LN	ALPHARETTA, GA 30009
MAUREEN L COLE	8108 WOODLAND LN	ALPHARETTA, GA 30009
COLLETTE B HARRIS	8109 WOODLAND LN	ALPHARETTA, GA 30009
MARK & ELENA SEMINE	8110 WOODLAND LN	ALPHARETTA, GA 30009
MICHAEL WALTERS	8111 WOODLAND LN	ALPHARETTA, GA 30009
NATASHA SUTTON	8112 WOODLAND LN	ALPHARETTA, GA 30009
JAMES J & DONNELLY BRENDA DONNELLY	8113 WOODLAND LN	ALPHARETTA, GA 30009
LILIA POSTOLACHI	8114 WOODLAND LN	ALPHARETTA, GA 30009
ROGER D & JANET D OLDENBURGH	8115 WOODLAND LN	ALPHARETTA, GA 30009
PATRICIA CORREIA DINIZ	8116 WOODLAND LN	ALPHARETTA, GA 30009
JOHN & SUZANNE I SHEPHERD	8117 WOODLAND LN	ALPHARETTA, GA 30009
MALAIKA WHITAKER	8118 WOODLAND LN	ALPHARETTA, GA 30009
ERIN J CONNOLLY	9001 WOODLAND TRL UNIT 1	ALPHARETTA, GA 30009
DOLLY FAIRCLOUGH	9003 WOODLAND TRL UNIT 2	ALPHARETTA, GA 30009
YURIE KIM	9002 WOODLAND TRL UNIT 57	ALPHARETTA, GA 30009
JENNIFER TATE KRAMER	9004 WOODLAND TRL UNIT 56	ALPHARETTA, GA 30009
GEOFFREY PEKAREK	9006 WOODLAND TRL UNIT 55	ALPHARETTA, GA 30009

PROPERTY DESCRIPTION

All that tract or parcel of land lying and being in land lots 1263 and 1264 of the 2ND District, 2ND Section, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a PK nail set at the intersection of the southerly right-of-way of Webb Bridge Road (variable right-of-way) with the westerly right-of-way of Westside Parkway (variable right-of-way); Thence along said right-of-way of Westside Parkway the following courses and distances: South 28 degrees 10 minutes 39 seconds East a distance of 81.52 feet to a 5/8-inch rebar set; South 17 degrees 18 minutes 02 seconds West a distance of 230.01 feet to a 5/8-inch rebar set; North 72 degrees 42 minutes 31 seconds West a distance of 10.00 feet to a 5/8-inch rebar set; South 17 degrees 18 minutes 03 seconds West a distance of 109.99 feet to a 5/8-inch rebar set; Thence North 72 degrees 41 minutes 59 seconds West a distance of 30.60 feet to a 5/8-inch rebar set; Thence leaving said right-of-way, North 01 degrees 38 minutes 29 seconds East a distance of 158.33 feet to a 5/8-inch rebar found; Thence North 88 degrees 11 minutes 57 seconds West a distance of 112.43 feet to a 1/2-inch rebar found; Thence North 13 degrees 31 minutes 57 seconds West a distance of 329.84 feet to a 5/8-inch rebar set on the southerly right-of-way of Webb Bridge Road; Thence along said right-of-way the following courses and distances: South 71 degrees 58 minutes 35 seconds East a distance of 36.06 feet to a 5/8-inch rebar set; South 65 degrees 48 minutes 59 seconds East a distance of 70.59 feet to a 5/8-inch rebar set; South 72 degrees 39 minutes 32 seconds East a distance of 161.68 feet to a 5/8-inch rebar set; along a curve to the left having a radius of 1038.72 feet and an arc length of 34.80 feet, being subtended by a chord bearing of South 73 degrees 37 minutes 06 seconds East for a distance of 34.80 feet to a PK nail set; said point being the **TRUE POINT OF BEGINNING**.

Said tract of land contains 1.795 acres.

ROLADER & ROLADER, P.C. Westside DayCare Center

ATTORNEYS AND COUNSELORS AT LAW

1865 LOCKEWAY DRIVE, SUITE 601

ALPHARETTA, GEORGIA 30004

Telephone (770) 442-0330

Fax (770) 442-0641

www.roladerandrolader.com

DONALD A. ROLADER
don@roladerandrolader.com

D.W. "Pete" ROLADER
1924 - 2011

May 17, 2016

Mayor and City Council
City of Alpharetta, Georgia
2 Park Plaza
Alpharetta, Georgia 30009

RE: Application of The Davis Group for Amendment to Land Use Plan, Rezoning from R-10M to O-P and Variance on 1.795 acres on Westside Parkway at Webb Bridge Road, City of Alpharetta, Fulton County, Georgia owned by Fourth Quarter Properties XL VII, LLC

Dear Mayor and Councilpersons:

This firm represents The Davis Group, the Applicant, seeking approval of this Amendment to the Land Use Plan, Rezoning from R-10M to O-P and one Variance. This letter shall be construed as the Letter of Intent for this Application.

The subject property contains approximately 1.795 acres and is located on the southwest corner of Westside Parkway and Webb Bridge Road. To the north across Webb Bridge Road is St. James United Methodist Church which is zoned O&I. To the east across Webb Bridge Road is vacant property zoned R-10M. To the south is property zoned R-10M. To the west on Webb Bridge Road is property zoned R-10M and developed as residential condominiums.

Applicant proposes to rezone the property O-P and construct a daycare center. The impact on the surrounding area would be minimal compared to high density residential development and will fill an existing need for quality daycare in the area. The property has been vacant for more than 15 years, and has received no offers for residential development. Due to the small size and shape of the property, this tract may not be expected to be developed in the near future.

Mayor and City Council
City of Alpharetta, Georgia
May 17, 2016
Page 2

The granting of this Zoning Application will have no negative impact on adjoining or nearby properties, but will provide a compatible supporting use. This development will not unduly tax any City of Alpharetta services, including, but not limited to, fire and police protection, water service and garbage collection. Presently sewer is available through Fulton County. The development will have no impact on the Fulton County School System. To fail to approve this Application will be of no benefit to the citizens of Alpharetta, Georgia while causing a financial burden upon the property owners and the developer. There is a current demand for high quality daycare near office campus, mixed use and high density residential development, and that demand is increasing presently. Applicant has an outstanding track record for quality daycare development in North Metro Atlanta.

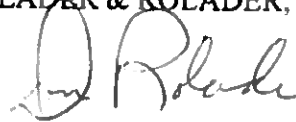
Applicant requests the following Variance:

1. Elimination of the 50' buffer on the west boundary to allow for an outside play area.

Applicant has attached Constitutional Objections which are incorporated herein by reference and made a part hereof.

Property owner respectfully requests that the Mayor and City Council approve this Application for Amendment to the Land Use Plan, Rezoning and the Variances requested to allow the use of the property as indicated on the site plan.

Very truly yours,
ROLADER & ROLADER, P.C.



Donald A. Rolader

DAR/ddf

CONSTITUTIONAL OBJECTIONS

Georgia Law and the procedures of the City of Alpharetta require us to raise Federal and State Constitutional objections during the rezoning application process. While the Owner anticipates a smooth application process, failure to raise constitutional objections at this stage may mean that the owner will be barred from raising important legal claims later in the process. Accordingly, we are required to raise the following constitutional objections at this time:

A denial of the Application would be unconstitutional in that it would destroy the Owner's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

Any application of the Code of the City of Alpharetta, or the Unified Development Code of the City of Alpharetta, to the Subject Property that prohibits the Owner from developing the Subject Property as proposed is unconstitutional, illegal, null and void because such an application constitutes a taking of the Owner's property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I, of the Constitution of the State of Georgia of 1983 and a violation of the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States because such an application denies the Owner an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would also constitute an arbitrary and capricious act by the City of Alpharetta without any rational basis therefore, thereby constituting an abuse of discretion in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

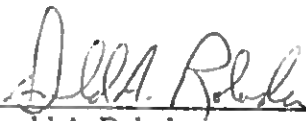
A refusal by the City of Alpharetta to grant the Application would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Owner and Owners of similarly situated property in violation of Article I,

Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any approval of the Application that subjects the Subject Property to conditions that are different from the conditions requested by the Owner, to the extent such different conditions would have the effect of further restricting the Owner's utilization of the Subject Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional category and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

In addition, this constitutes formal written notice to City of Alpharetta, pursuant to O.C.G.A. § 36-33-5, that the Owner plans to seek to recover all damages that it sustains or suffers as a result of the denial of this Application and/or the unconstitutional zoning of the Subject Property by the City of Alpharetta. Such damages may include, but are not necessarily limited to, damages related to the diminution in the value of the Subject Property, attorneys' fees and expenses of litigation.

Accordingly, the Owner respectfully requests that the City of Alpharetta grant the Application as requested.

ROLADER & ROLADER, P.C.

By: 
Donald A. Rolader
Attorney for Owner

1865 Lockeway Drive
Suite 601
Alpharetta, GA 30004
770-442-0330

AEC

ARCHITECTURAL • ENGINEERING • LANDSCAPE ARCHITECTURE
3000 Peachtree Road, Suite 200
Atlanta, Georgia 30329
404.525.1100



TREE SURVEY

WESTSIDE DAYCARE

Alpharetta, Georgia

PROJECT INFORMATION

PROJECT NO. 16-06/2-16-07
DATE 4/24/16
SCALE 1" = 20'
PLANNED BY AEC
DRAWN BY AEC

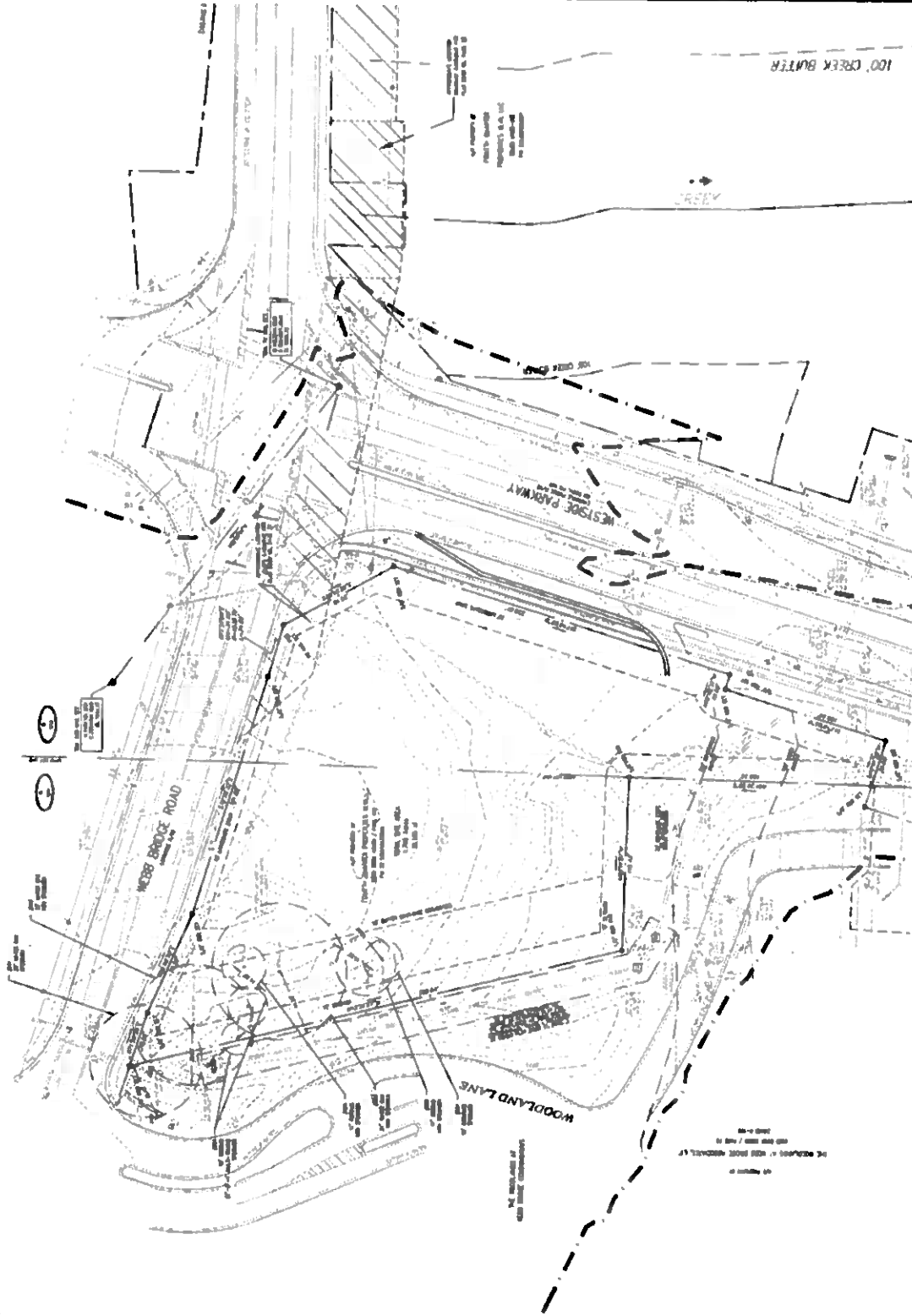


TABLE 1									
Land Use	Size	TRIP GENERATION							
		A.M. Peak Hour			P.M. Peak Hour			24-Hour	
		Enter	Exit	Total	Enter	Exit	Total	2-way	
Day Care Center	13,200	85	76	161	77	86	163	978	
Total with Reductions		85	76	161	77	86	163	978	

LAND USE - 565	
Day Care Center	
Square Feet Gross Floor Area	
13,200	
978	= Average Trip Ends on a Weekday
161	= A.M. Peak Hour - Adj. Street Traffic
163	= P.M. Peak Hour - Adj. Street Traffic
22	= Sat. Peak Hour of Generator - *Small Samp
	Entering Exiting
	85 76
	77 86
	14 8

16-05-04-01 Westside Daycare Arborist Report Alpharetta

Reference UDC
Alpharetta, Georgia



Location Map



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

Outdoor Spaces, LLC

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

By Scott Hall, Owner

On Site Specimen Evaluation Date: May 5, 2016

Report Date: May 5, 2016

Revised Date:



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

Warranty Disclaimer:

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

Arborist Note:

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

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

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

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

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

ARTICLE III. LAND DEVELOPMENT ACTIVITIES

SECTION 3.2 TREE PROTECTION

3.2.1 DEFINITIONS

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

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

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

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

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

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

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

APPENDIX A

SPECIMEN TREES

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

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

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

Size Criteria

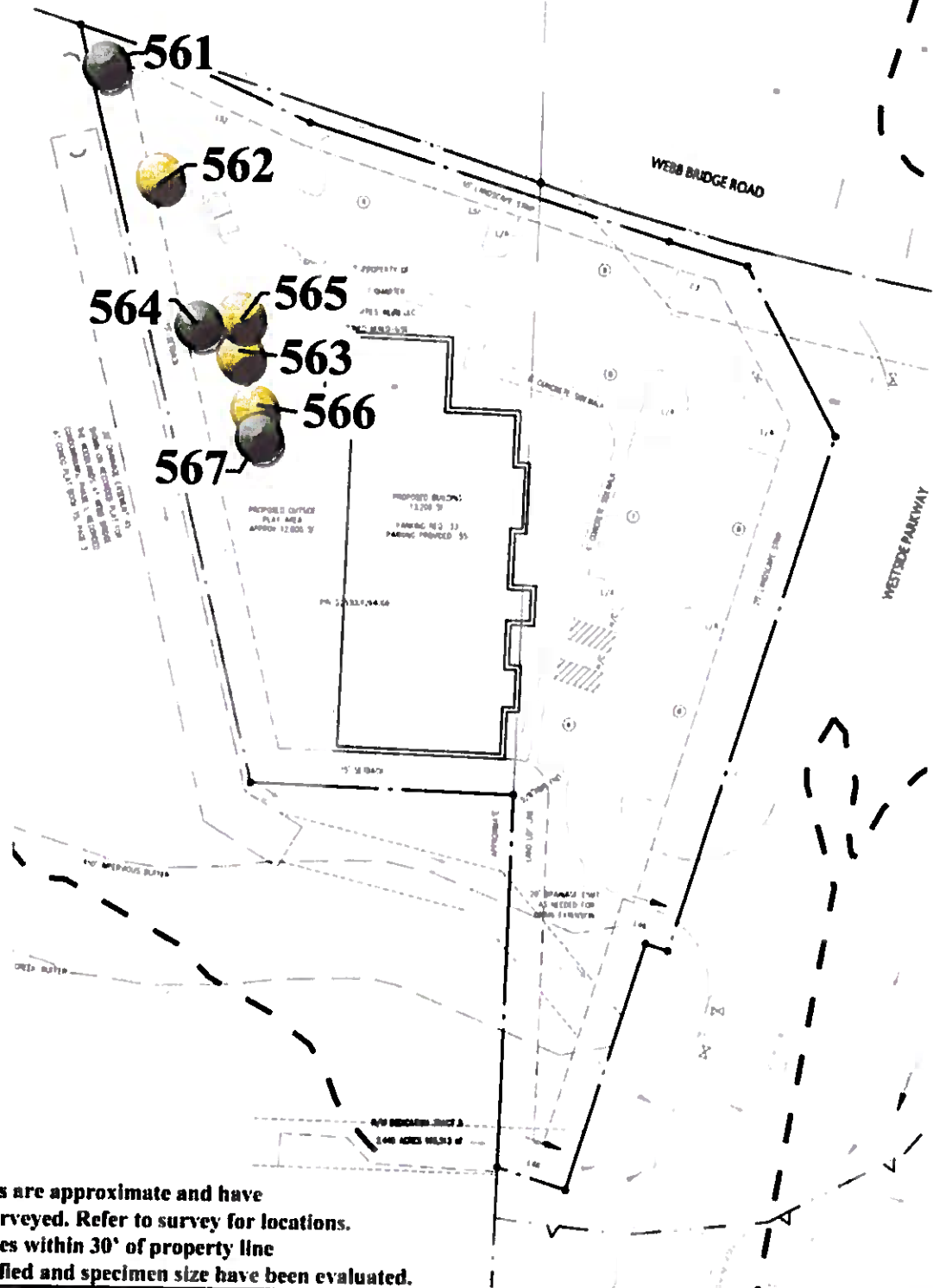
Pine Trees: 30-inch (30") diameter or larger Overstory Trees: 24-inch (24") diameter or larger Understory Trees: 8-inch (8") diameter or larger

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

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

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

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



CLUP-16-06/Z-16-07/V-16-07
Westside DayCare Center

Specimen Analysis							
Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Landscape Tree	Comments	Photo # (See Attached)
561	28" Water Oak	Fair	Fair	Yes		Tree is in fair condition. Tree will need proper/corrective pruning due to improper utility pruning. Due to location, this tree should be taken into design consideration.	1
562	30" Water Oak	Poor	Fair	No		Tree is in decline with severe tip die back. Main limb broken with several dead minor limbs. Due to condition tree is not a design consideration.	2-3
563	34" Water Oak	Poor	Poor	No		Exposed decay in trunk. Trunk sounds hollow. Chain imbedded in trunk at base. Root system impacted by existing concrete drive. Due to condition tree is not a design consideration.	4-6
564	10" Redbud (2"-3"-4" Multi-trunk)	Fair	Fair	Yes		Due to condition, this tree should be taken into design consideration.	
565	11" Redbud	Poor	Poor	No		Severe die back and decay in trunks. Due to condition tree is not a design consideration.	7
566	15" Redbud	Fair	Poor	No		Two main limbs split and damaged. Due to condition tree is not a design consideration.	8-9
567	10" Dogwood	Good	Good	Yes		Due to condition, this tree should be taken into design consideration.	



Photo 1

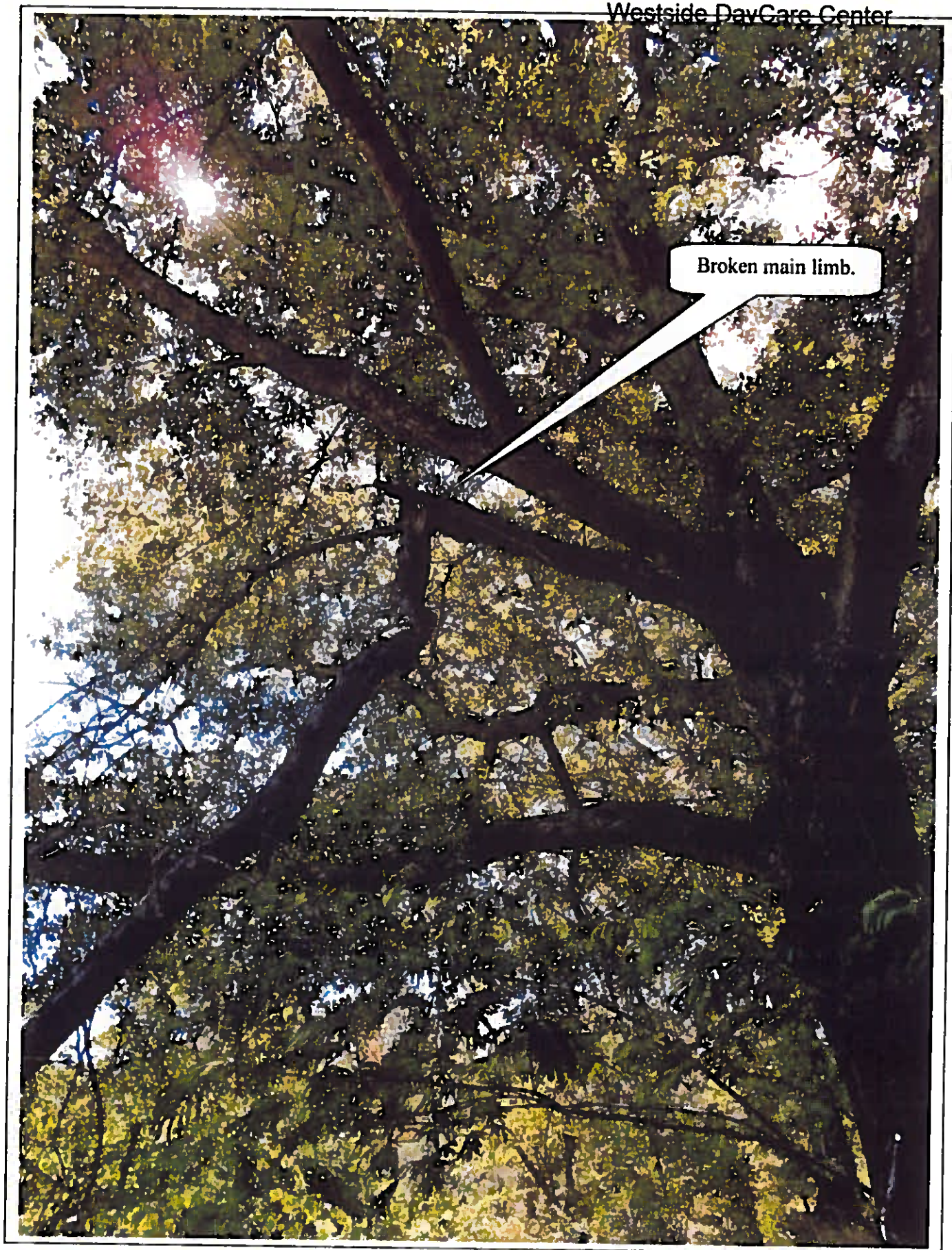


Photo 2

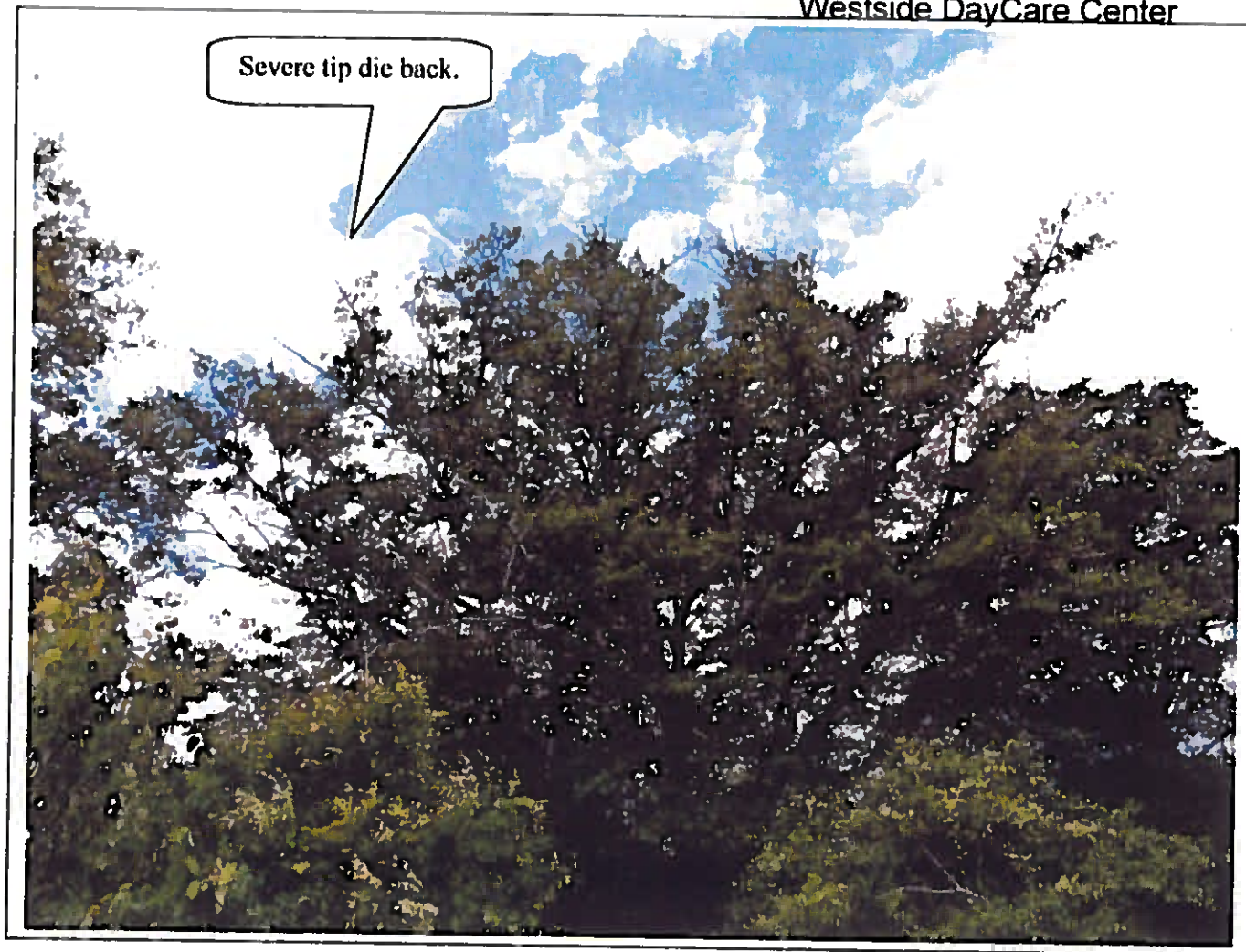


Photo 3

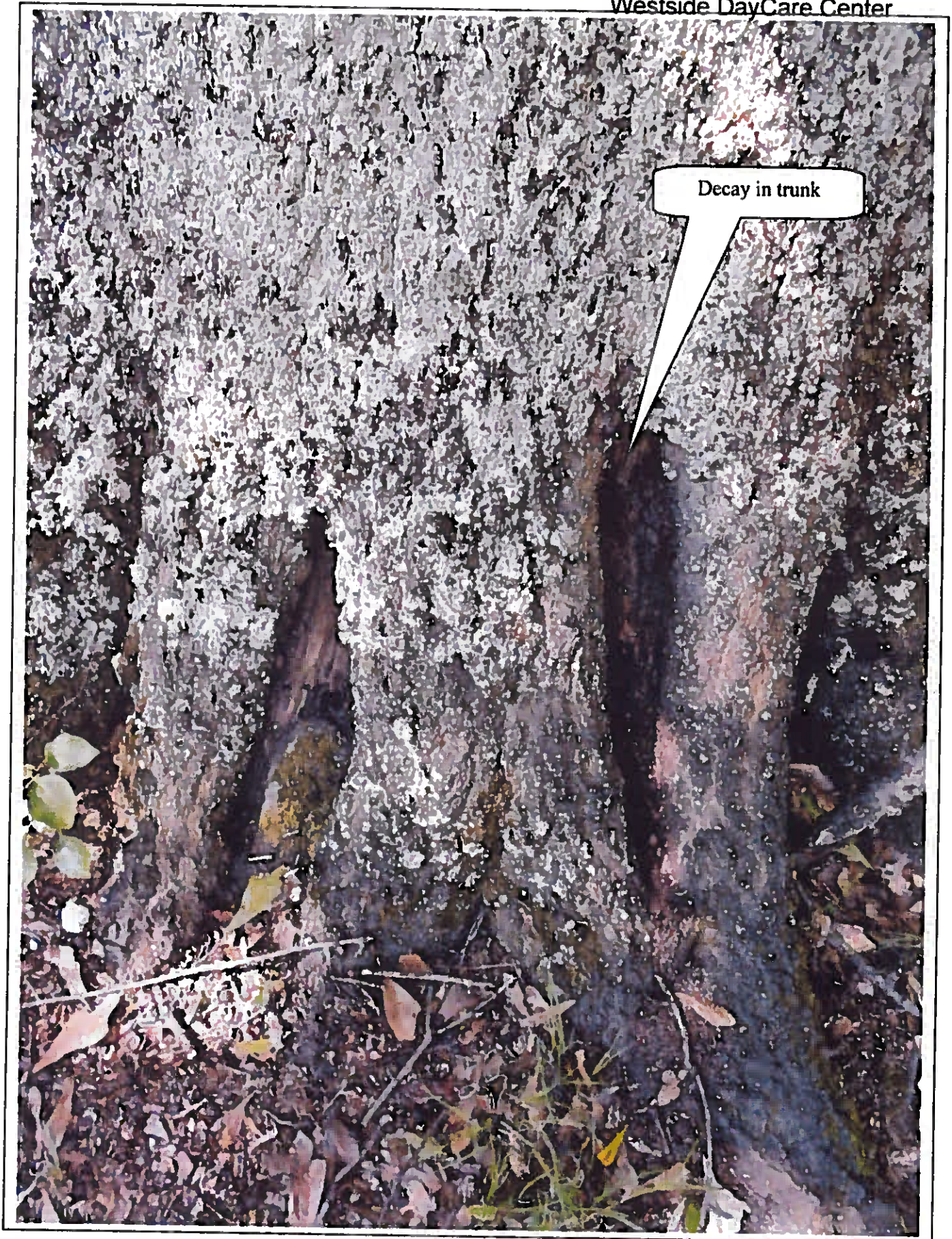


Photo 4



Photo 5

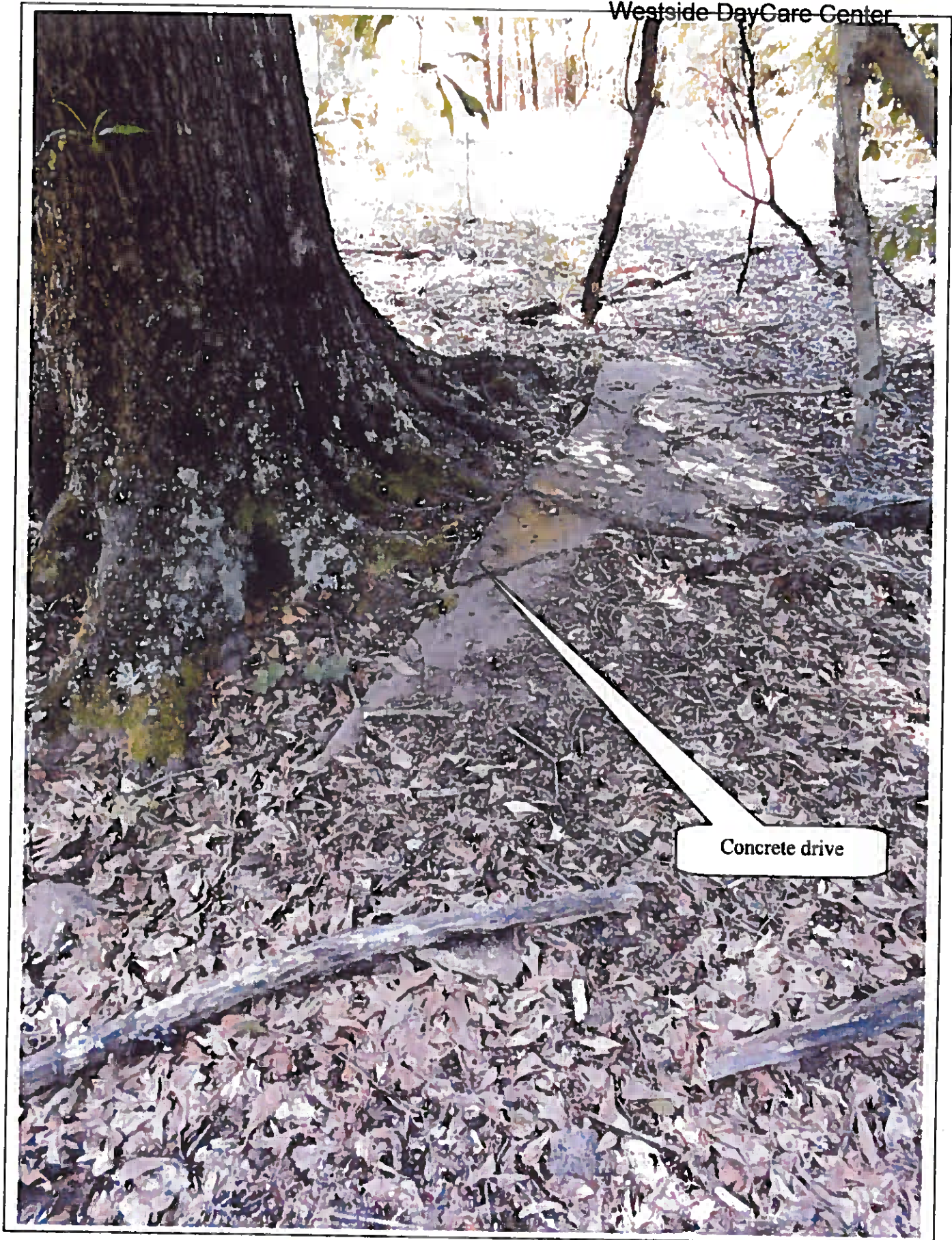


Photo 6

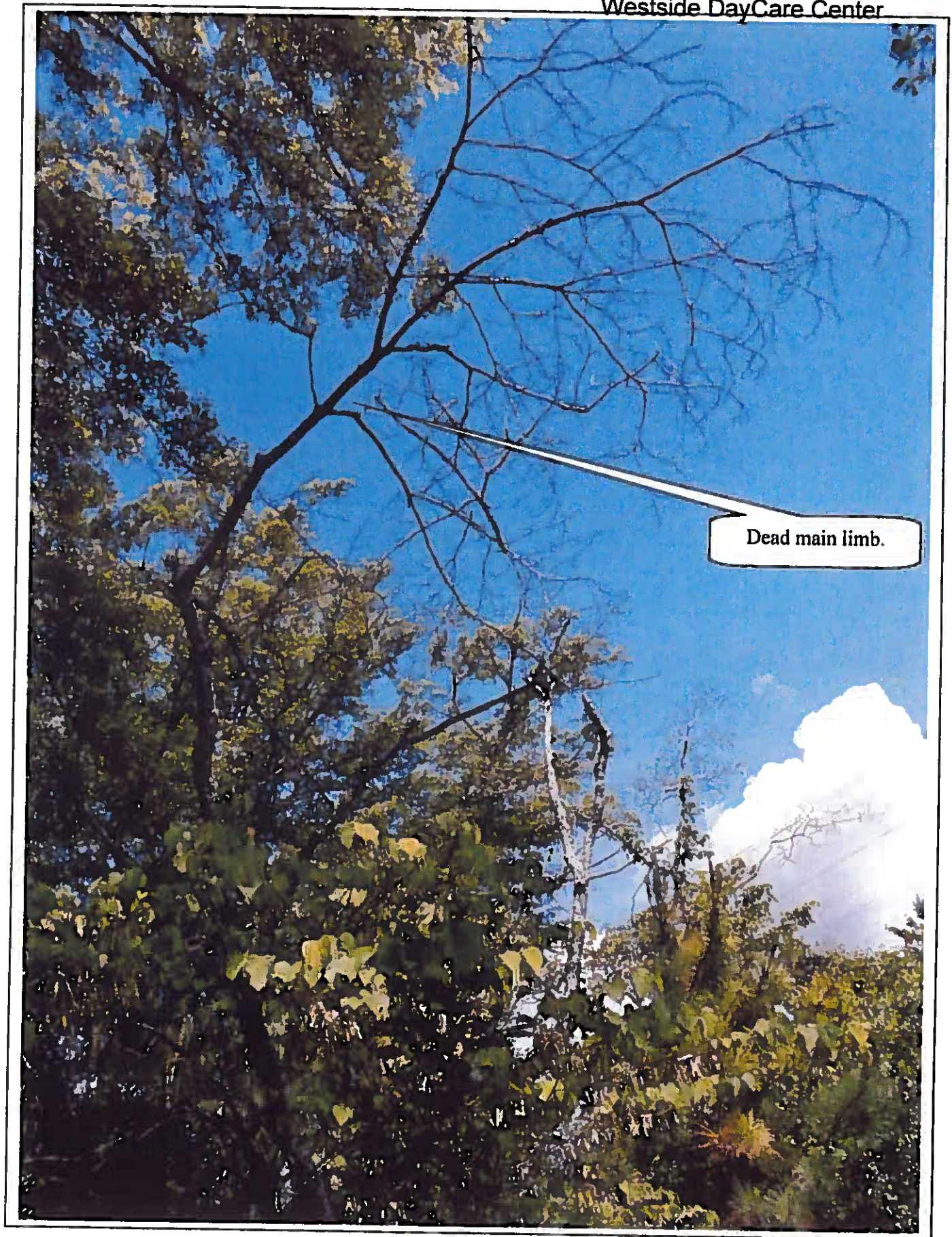


Photo 7



Photo 8

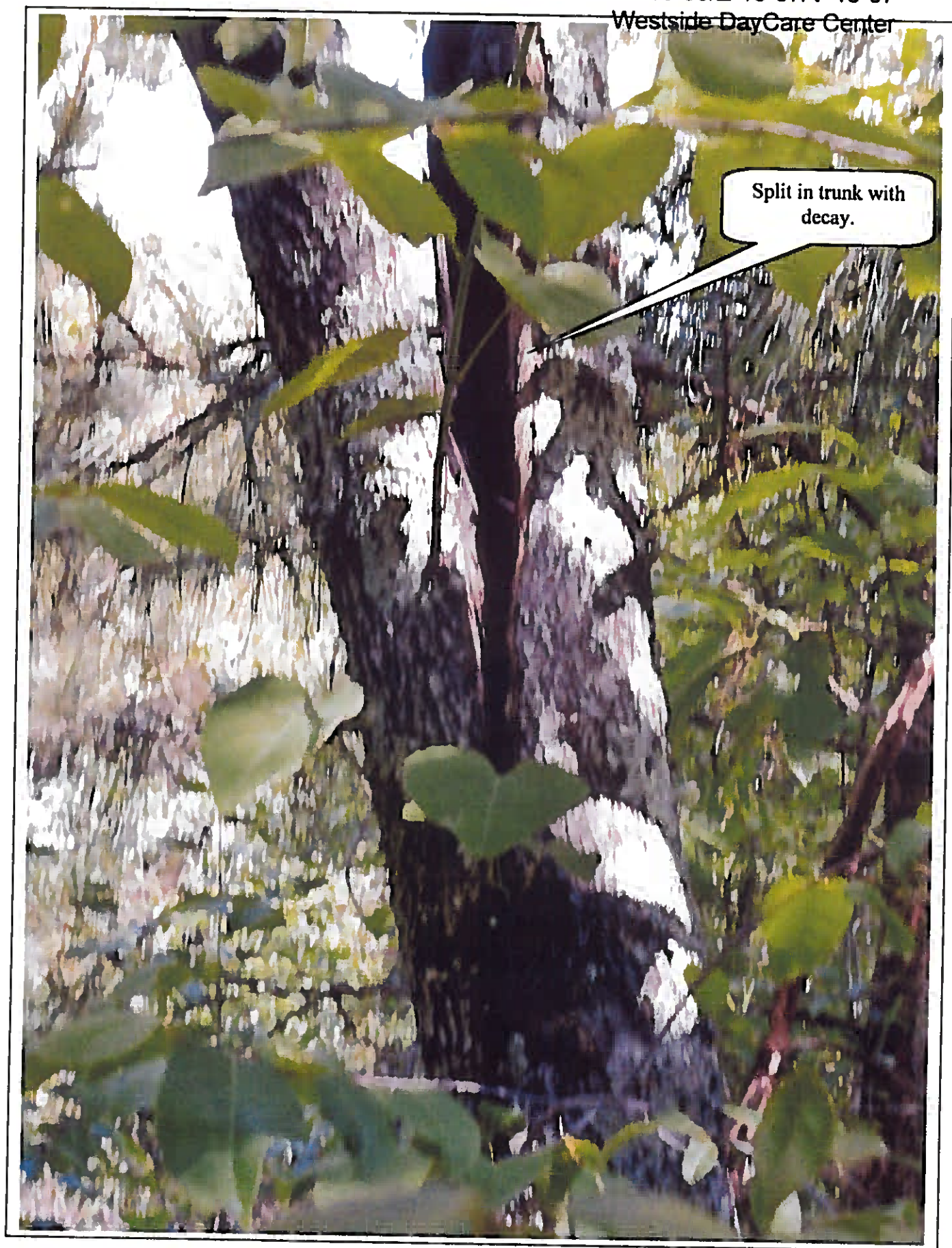


Photo 9



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: MP-16-09 ODYSSEY ESCAPE GAMES/WINDWARD

CITY COUNCIL: August 22, 2016

This item was heard at the August 4, 2016 Planning Commission meeting. One person spoke in opposition to the request stating that a compelling reason to change the master plan had not been met. The Planning Commission, after discussing the item, came to a tie vote (3-3); therefore, this item is presented without a recommendation from the Planning Commission.

II. RECOMMENDATION:

No recommendation from the Planning Commission.

If approval is contemplated, the following conditions should be considered:

1. Add 'Recreation Facilities, Indoor' as a permitted use in the Windward Master Plan, Pod 56 at 1111 Alderman Drive, Suite 210.
2. Approval shall be limited to the Odyssey Escape Game, LLC; no additional indoor recreation facilities businesses or subleasing shall be permitted within the approved space.
3. Hours of operation shall be limited to Monday – Sunday 9:00 AM to 10:00 PM.
4. Business shall only be open to the general public after 6:00 PM on week nights and on the weekends and holidays.
5. The business shall not be permitted to serve alcohol.
6. Signage shall be limited to signs permitted in industrial and office parks.

III. REPORT IN BRIEF:

The applicant, Odyssey Escape Game, is requesting a master plan amendment to add 'Recreation Facilities, Indoor' to the list of permitted uses in Pod 56 of the Windward Master Plan to allow for a team-building, entertainment business located at 1111 Alderman Drive, Suite 210.

IV. ATTACHMENTS:

- Site Plan

DISCUSSION

The submitted request, if approved, will permit the applicant to operate an escape room business in a 3,758 square foot suite within an existing business park complex, 400 North Business Park. The applicant's primary business is a team-building escape room geared toward corporate groups, but will also be open to the general public.

The subject property is located on the east side of Alderman Drive, just north of Windward Parkway. The property is zoned CUP (Community Unit Plan) and is located in Pod 56 of the Windward Master Plan. Pod 56 has a land use designation of Light Industrial, which permits low density industrial park for light manufacturing facilities, office distribution facilities, small scale warehousing and small office buildings. Alderman Drive is a business park setting consisting of office and industrial warehouse buildings.

There are no similar uses in the 400 North Business Park. The nearest similar use in the City is Urban Escape Games, located at 20 Mansell Court East, Suite 275. That property is zoned LI (Light Industrial) and is located in a multi-tenant business park with a mix of office and industrial uses.

Windward Master Plan Pod 56 requires one (1) parking space per 250 square feet. The 400 North Business Park was developed with one (1) space per 228 square feet. For indoor recreation, the UDC requires one (1) space for each 500 square feet of playing court, rink, playing field and spectator area, plus one (1) space for each 200 square feet of gross floor space directed to other patron use areas. Based on the applicant's floor plan, a total of 15 spaces are required for the 3,758 square foot indoor recreation use, which is approximately one (1) space per 250 square feet. Therefore, the required parking for the proposed use is consistent with the required parking in the Windward Master Plan for Pod 56.

According to the applicant, escape rooms are a new industry with the first business opening in the US in 2013. If the applicant's request is approved, it will be Odyssey Escape Game's first location. The applicant has requested operating hours of Tuesday – Thursday from Noon to 8:00 PM, Friday – Saturday from 10:00 AM to Midnight and Sunday from 10:00 AM to 8:00 PM. Also, the applicant states that the business will be open to the general public on week nights and weekends.

STANDARDS FOR MASTER PLAN AMENDMENTS

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

- a. Whether the zoning proposal will permit a use that is suitable in view of the zoning use and development of adjacent and nearby property.

Response: 400 North Business Park is a multi-tenant business park with a mix of office and industrial uses. The master plan amendment would allow for a team-building, escape game business, which are typically situated within business parks and open to the general public during hours when surrounding uses are closed.

- b. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

Response: The master plan amendment will not adversely affect the existing use or usability of adjacent or nearby properties, if conditions are included limiting the use to Odyssey Escape Game and restricting the hours of operation when the business may be open to the general public.

- c. Whether the zoning proposal will adversely affect the natural environment.

Response: Not applicable.

- d. Whether there are substantial reasons why the property cannot or should not be used as currently zoned.

Response: Pod 56 of the Windward Master Plan has a land use designation of Light Industrial. The proposed use is permitted within the City's Light Industrial (LI) zoning district.

e. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of public facilities or services, including but not limited to existing streets and transportation facilities, schools, water or sewer utilities, and police or fire protection.

Response: Not applicable.

f. Whether the zoning proposal is supported by new or changing conditions not anticipated or reflected in the existing zoning on the property.

Response: The proposed use is a relatively new industry and was not contemplated at the time the Windward Master Plan was adopted. Also, Pod 56 of the Windward Master Plan has a land use designation of Light Industrial and the City's LI (Light Industrial) zoning district allows the proposed use.

g. Whether the zoning proposal reflects a reasonable balance between the promotion of the public health, safety, morality or general welfare against the right to unrestricted use of property.

Response: The master plan amendment reflects a reasonable balance as Pod 56 of the Windward Master Plan has a land use designation of Light Industrial and the City's LI (Light Industrial) zoning district allows the proposed use.

h. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning.

Response: The 400 North Business Park is a multi-tenant business park with a mix of office and industrial uses. The proposed use is permitted in the City's LI (Light Industrial) zoning district.

i. The extent to which the zoning proposal is consistent with the Comprehensive Plan.

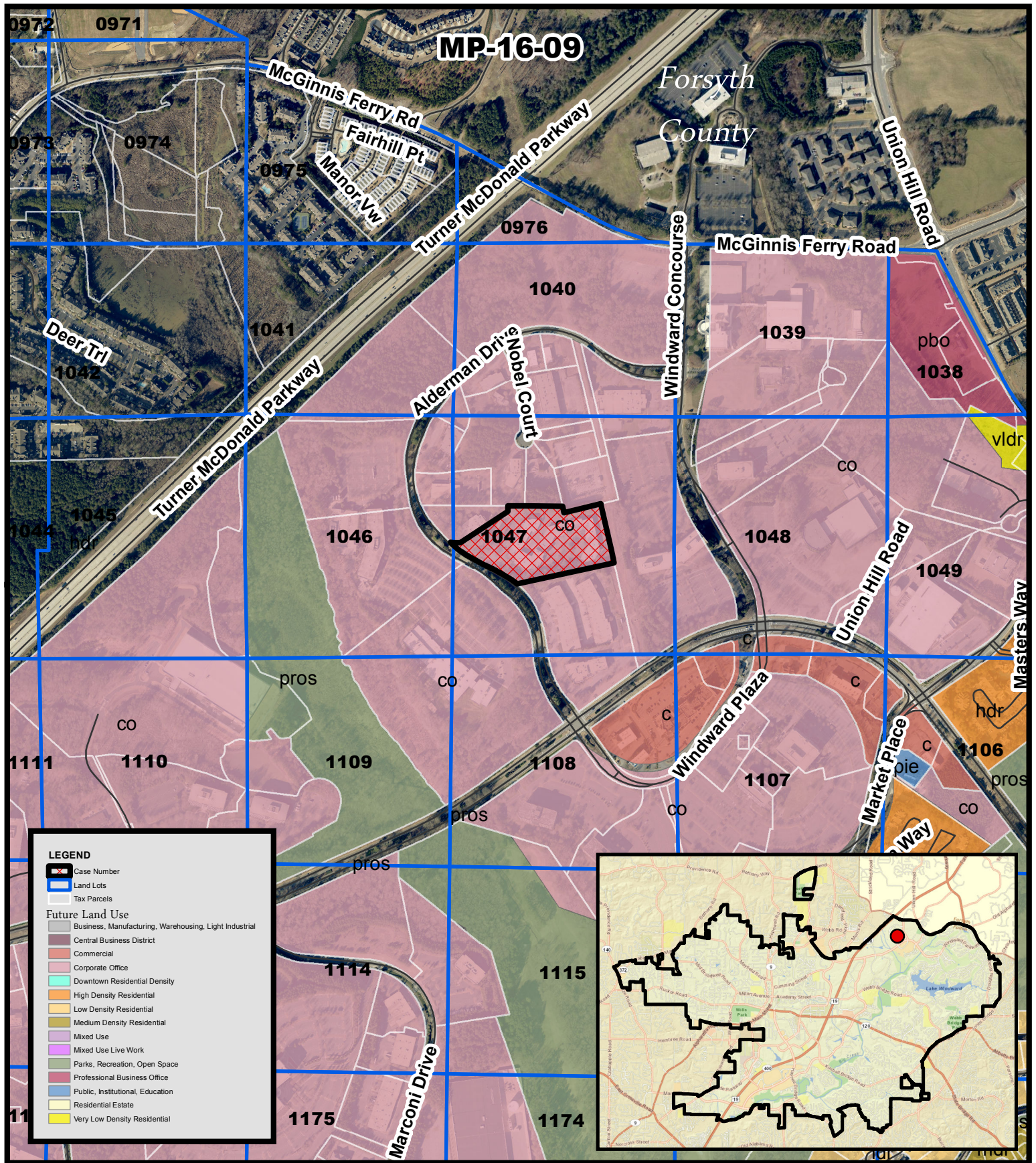
Response: The proposed use is consistent with the Comprehensive Land Use Plan designation, which is Corporate Campus Office.

CONCURRENCES

Staff's analysis finds that the requested master plan amendment is not in conflict with other uses and should have little impact on the area. The proposed use would be compatible with the surrounding office and industrial uses and other locations for this business, which are similarly situated within business parks and open to the general public during hours when surrounding uses are closed. However, conditions should be established as part of this application that limits the use to a specific business and location, expansion of services and hours of operation.

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 negative comments were received. Kimbrle Matherly of the Windward Business Center Association (WBCA) provided a letter stating that the WBCA Board would not oppose or challenge the applicant's request for a master plan amendment. The Board requested that the use be limited to the applicant's business, Odyssey Escape Game, and to the specified location.



LEGEND

- Case Number
- Land Lots
- Tax Parcels

Future Land Use

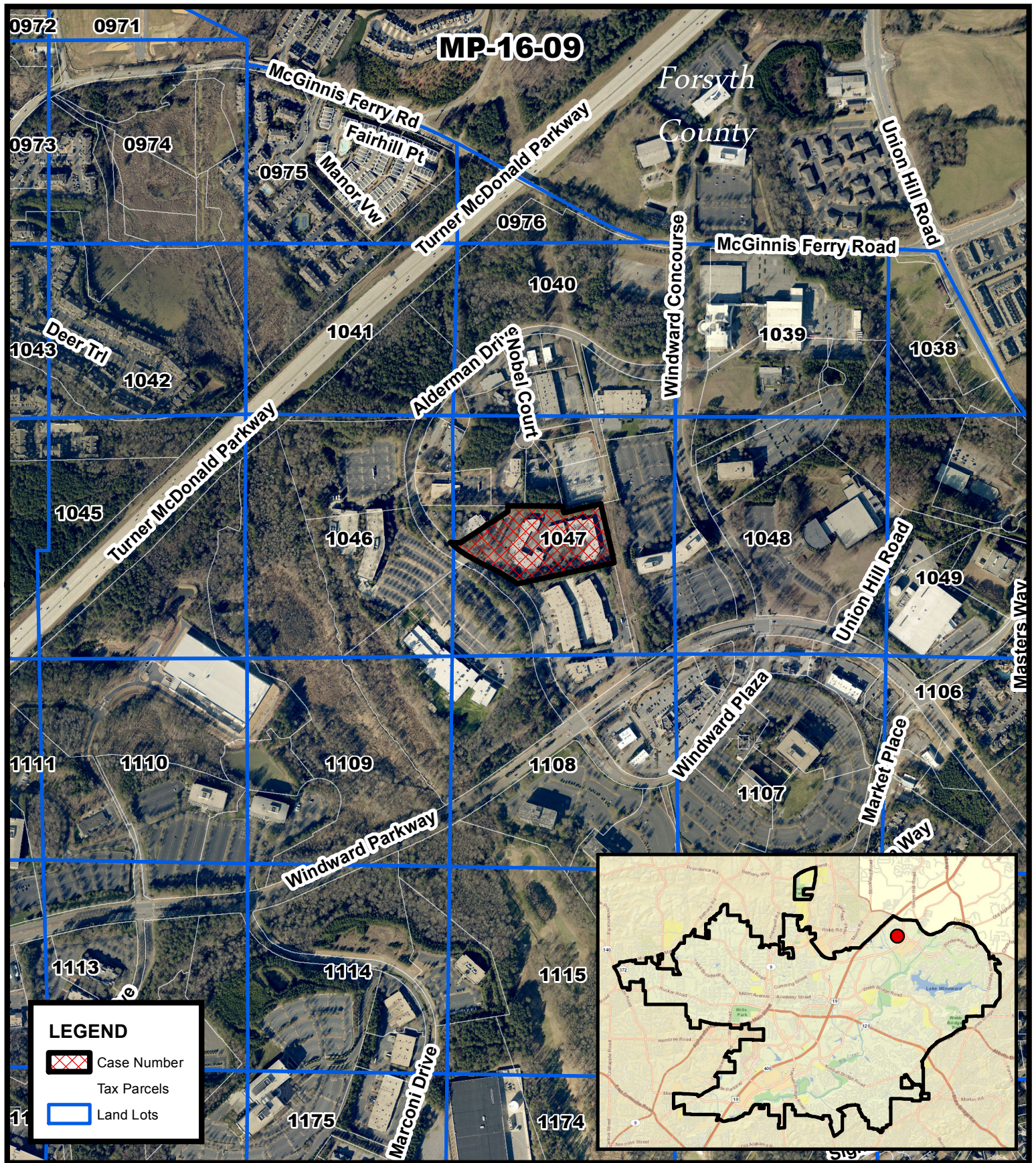
- Business, Manufacturing, Warehousing, Light Industrial
- Central Business District
- Commercial
- Corporate Office
- Downtown Residential Density
- High Density Residential
- Low Density Residential
- Medium Density Residential
- Mixed Use
- Mixed Use Live Work
- Parks, Recreation, Open Space
- Professional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

2035 Land Use Odyssey Escape Game Windward

**MP-16-09
D/LL: 2/1/1047
PC: 08/04/16
CC: 08/22/16**



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

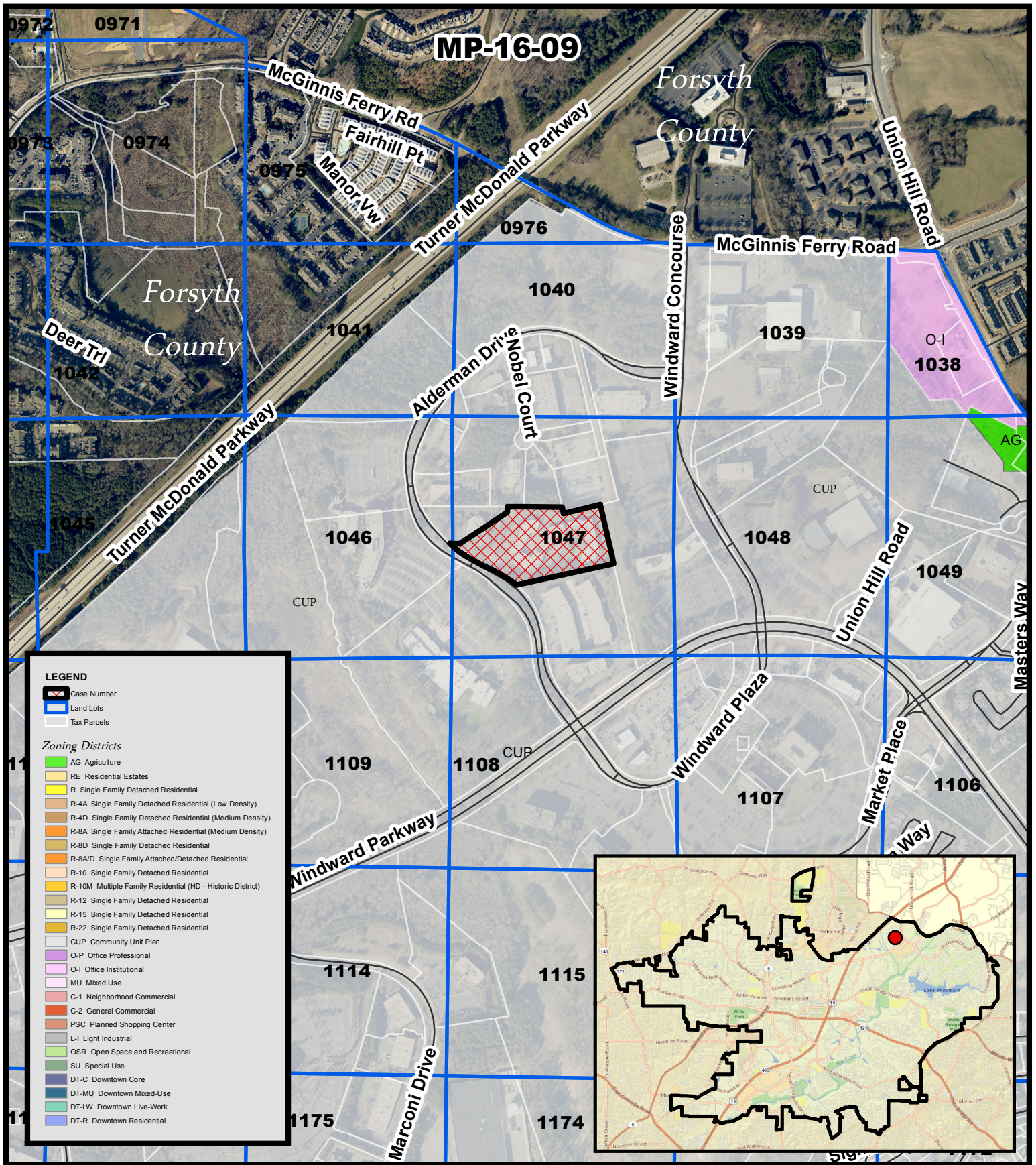


Aerial Map
Odyssey Escape Game
Windward
1111 Alderman Drive

MP-16-09
D/LL: 2/1/1047
PC: 08/04/16
CC: 08/22/16

Location Map Provided by:
Community Development - GIS



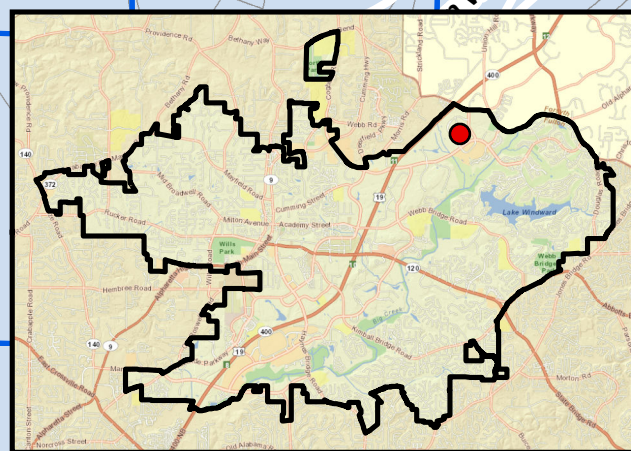
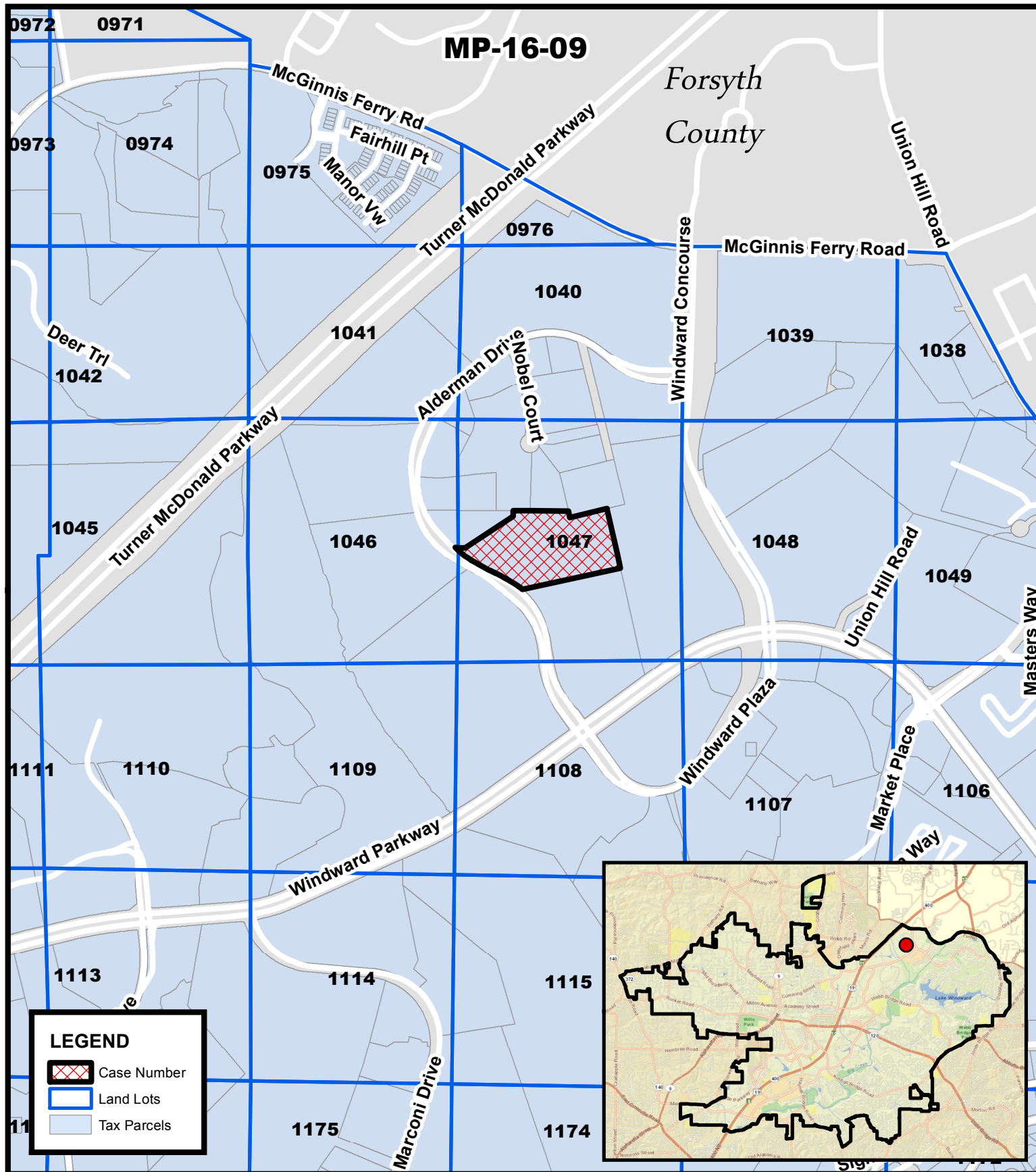


Zoning Map **Odyssey Escape Game** **Windward**

MP-16-09
D/LL: 2/1/1047
PC: 08/04/16
CC: 08/22/16

Location Map Provided by:
Community Development - GIS





Location Map
Odyssey Escape Game
Windward

MP-16-09
D/LL: 2/1/1047
PC: 08/04/16
CC: 08/22/16

Location Map Provided by:
Community Development - GIS



P.O. Box 325, Alpharetta, GA 30009

678-366-2221

678-669-1721 FAX

August 9, 2016

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

Re: Odyssey Escape Game, LLC
1111 Alderman Drive

Dear Ms. Cook,

I am writing this letter on behalf of the Windward Business Center Association, Inc. Board of Directors.

The consideration of an application for approval of a business as a conditional use is a public process and every property owner and resident in Windward who has concerns about the impact that approval of such an application could have on the community certainly has the right to make such concerns known to the City Council. The WBCA Board has concluded that it will not oppose or challenge the application for Odyssey Escape Game, LLC's application for approval as a conditional use at 1111 Alderman Drive in the Windward Business Center Association.

The Board is requesting however, if approved by City Council, the approval states the approval is applicable and limited to this particular business and located at this specific address. In addition, any future application for conditional use such as this and outside the current allowable use requirements must be required to apply for a new conditional use permit.

The Windward Business Center Association does not purport to represent the individual opinions of its members and its position should not be construed a support for such proposal by WBCA or its member individually.

Best regards,

A handwritten signature in cursive script, reading "Kimbrle Matherly", is written over the typed name.

Kimbrle Matherly
Managing Agent

Windward Business Center Association, Inc.



Odyssey Escape Game, LLC
3575 Fallen Oak Lane
Buford, GA 30519
(678) 358-4060

Date: August 11, 2016

Re: Odyssey Escape Game, LLC - MP-16-09.

Mr. Woodman,

I want to thank you in advance for allowing me the opportunity to enter additional facts into public record.

A gentleman by the name of Merrill Oaks of 1072 Windalier Way, Roswell, GA. was the only person to stand in opposition to our application. Subsequent to the Planning Commission I did my due diligence on Mr. Oaks and the following is what I found:

- Mr. Oaks failed to disclose that he is the owner of Urban Escape Games, LLC. located at 20 Mansell Ct. E #275, Alpharetta, GA 30076. Odyssey Escape Game, LLC would be a direct competitor in the city of Alpharetta. Urban Escape Game, LLC is located just 7.3 miles from the address that my company is attempting to lease.

I ask only that the facts stated above be entered into public record and added to the case presented to City Council on the evening of August 22, 2016.

Thank you again for you time on this matter.

Regards,

Michael Cook, Owner
Odyssey Escape Games, LLC

See supporting information below:

GEORGIA

https://ecorp.sos.ga.gov/BusinessSearch/BusinessInformation?businessId=1988399&businessType=Domestic%20Limited%20Liability%20Company

Apps Bank of America Home - Odyssey Escalade Welcome! | LinkedIn Escape Room Master Home - Bookeo OEG Email - Michael C Home - Dropbox Official Site of the Pitt Other bookmarks

 **GEORGIA**
CORPORATIONS DIVISION

GEORGIA SECRETARY OF STATE
BRIAN P. KEMP

[HOME](#)

BUSINESS SEARCH

BUSINESS INFORMATION

Business Name:	Urban Escape Games, LLC	Control Number:	14096627
Business Type:	Domestic Limited Liability Company	Business Status:	Active/Compliance
Business Purpose:			
Principal Office Address:	20 Mansell Court East, Suite 275, Alpharetta, GA, 30076	Date of Formation / Registration Date:	9/8/2014
State of Formation:	Georgia	Last Annual Registration Year:	2016

REGISTERED AGENT INFORMATION

Registered Agent Name:	Merrill Oakes
Physical Address:	10945 State Bridge Road, (401-255), Fulton, Alpharetta, GA, 30022, USA

[Back](#) [Filing History](#) [Name History](#) [Return to Business Search](#)

Office of the Georgia Secretary of State Attn: 2 MLK, Jr. Dr, Suite 313, Floyd West Tower Atlanta, GA 30334-1530, Phone:(404) 656-2817 WEBSITE: <http://www.sos.ga.gov/>
© 2015 PCC Technology Group. All Rights Reserved. Version 2.1.2a [Report a Problem?](#)



PROPERTY ADDRESS :
1111 ALDERMAN DRIVE
PROPERTY KNOWN AS :
10 NORTH BUSINESS PARK

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 1047, 1st Section, 2nd District, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING one-half inch laser set along the northerly right-of-way of Alderman Drive having a variable right-of-way width) said one-half inch laser set being located 941.27 feet northwesterly from the intersection of said right-of-way of line of Alderman Drive and the extension of the south line of section 36; thence S 89° 00' 00" E distance of 100.00 feet to Point A; thence N 39 degrees 07 minutes 33 seconds East distance of 776.62 feet from the southeast corner of Lot and Laid 1947; FROM SAID POINT OF BEGINNING AS THUS ESTABLISHED, running thence along the right-of-way of Alderman Drive the following courses and distances, along the right-of-way of Alderman Drive, to wit: thence S 89° 00' 00" E distance of 100.00 feet to Point B; thence N 22° 28' 00" W West having a chord distance of 134.67 feet and a radius of 524.50 feet to an arc distance of 135.05 feet to a point; thence N 61° 00' 00" E distance 157 meters 57 seconds West a distance of 157.57 meters 57 seconds West having a chord distance of 157.57 meters 57 seconds West a distance of 157.57 meters 57 seconds West along the arc of a curve to the left (said arc being subtended by a chord bearing North 33 degrees 31 minutes 32 seconds East having a chord distance of 18.45 feet and a radius of 27.21 feet) to a point; thence S 89° 00' 00" E distance of 100.00 feet to Point C; thence N 45 minutes 18 seconds East a distance of 326.72 feet to a one-half inch rebar found; running thence along the arc of a curve to the right (said arc being subtended by a chord bearing North 33 degrees 31 minutes 32 seconds East having a chord distance of 23.46 feet and a radius of 72.31 feet) to a point; thence S 89° 00' 00" E distance of 100.00 feet to Point D; thence N 45 minutes 54 seconds East a distance of 36.33 feet to a three-quarter inch rebar found; running thence South 88 degrees 45 minutes 06 seconds East a distance of 33.93 feet to a one-half inch rebar set; running thence South 13 degrees 03 minutes 37 seconds East a distance of 51.16 feet to a point; thence S 89° 00' 00" E distance of 100.00 feet to Point E; thence N 22° 28' 00" W West to a one-half inch rebar found; said point also being the centerline of a 125' Georgia Power easement, running thence along said centerline of said Georgia Power easement (Section 13) to the northeast corner of the lot containing the same; thence S 89° 00' 00" E distance of 100.00 feet leaving said centerline of said Georgia Power easement and running thence South 76 degrees 56 minutes 24 seconds West a distance of 628.78 feet to a one-half inch rebar set on said right-of-way of Alderman Drive; Survey for Halfways/Forsyth Limited Partnership (C/O F&F Development LLC) and the County of Forsyth, North Carolina, dated 11/11/11, as amended.

Above Ground "As Built" Survey for Highwoods/Forsyth Limited Partnership and Chicago Title Insurance Company, prepared by Pearson & Associates, Inc., certified by Mark A. Buckner, Georgia Registered Land Surveyor No. 2472, dated December 18, 1995, last revised April

TOGETHER WITH right contained in that certain Reservation of Drainage Easement between 400 North Associates, a Georgia joint venture, and T2 Medical, Inc., a Delaware corporation, dated as of August 9, 1990, recorded in Deed Book 13636, Page 195, Records of Fulton County, Georgia.

ZONING REQUIREMENTS (LIGHT INDUSTRIAL DISTRICT)
MIN. LOT SIZE – 1 ACRE
MIN. LOT WIDTH – 100’
MIN. SETBACKS: FRONT – 65’, SIDE – 15’ & REAR – 15’
MAX. LOT COVERAGE BY PRINCIPAL BUILDING – 35%
MAX. BUILDING HEIGHT – 35’
MAX. IMPERVIOUS AREA – 80%
PARKING REQUIREMENTS BASED ON PROFESSIONAL & BUSINESS OFFICES: ONE SPACE PER 250 SQ. FT. GROSS FLOOR AREA
OFFICE ZONED: CUP (COMMUNITY UTIL PLAN)
MAJOR ZONING DESIGNATION: L-1 (LIGHT INDUSTRIAL DISTRICT)
SETBACKS: FRONT – 65’, SIDE – 15’ & REAR – 15’

TOTAL ACREAGE = 7.2795
317,095.1 SQ. FT.

TOTAL PARKING SPACES = 362 (THIS INCLUDES 7 HANDI-CAP SPACES)
AVERAGE BUILDING HEIGHT - 19.6'

ALTA/ACSM LAND TITLE SURVEY FOR :

GENERAL ELECTRIC CAPITAL CORPORATION, LEHMAN BROTHERS HOLDINGS INC., HIGHWOODS REALTY LIMITED PARTNERSHIP, HIGHWOODS PROPERTIES, INC., CAPITAL PARTNERS, INC. & CHICAGO TITLE INSURANCE COMPANY

LAND LOT 1047 1st Section 2nd DISTRICT
FULTON COUNTY, GEORGIA
SCALE 1" = 40'
DEC. 18, 1995

GRAPHIC SCALE

REVISED & UPDATED : 4/18/96
UPDATED : 4/2/97 TO SHOW CHANGES

40 0 40 80 120 160

REVISER'S NAME: [REDACTED]

REVISED & UPDATED : 10/12/05 TO SHOW CHANGES
REVISED : 11/22/05 PER COMMENTS

P.L.T. NO. 95-125697

PLAT NO. 95-1256970
DISK 265

LIST OF SPECIAL EXCEPTIONS, SCHEDULE B- SECTION 2, COMMITMENT
NO. RCTA050347(NORTH BUSINESS PARK), ISSUED BY CHICAGO TITLE
INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF : 8/15/05

7. Easement for Right of Way from David Candler Strickland to Georgia Power Company dated July 31, 1965, filed October 21, 1965, and recorded at Deed Book 4586, Page 402, aforesaid records. **SHOWN ON SURVEY**

[illegible]

RESERVATION OF DRAINAGE
PER D.B. 13636, PG. 195

ARC=18.82' RAD=27.27'
N 48° 31' 32" E CHD=18.45'

AFFECTS SUBJECT PROPERTY. TOO GENERAL IN DESCRIPTION TO BE SHOWN ON SURVEY

10. Sewer Easement from 400 North Associates to Fulton County, dated December 29, 1981.

11. Access Easement Agreement by and between 400 North Associates, a Georgia joint venture and T2 Medical, Inc., a Delaware corporation, dated August 1, 1990, filed August 1, 1990.

12. Easement from 400 North Associates to Georgia Power Company, dated August 6, 1999, filed August 15, 1990, and recorded at Deed Book 13636, Page 221, aforesaid records, and

Company claims no further interest in the abovementioned easement, except the right to operate, maintain, rebuild and renew its existing facilities within its presently maintained right of way. **SHOWN ON SURVEY**

To: General Electric Capital Corporation, Lehman Brothers Holdings Inc., Highwoods Realty Limited Partnership, Highwoods Properties, Inc., Capital Partners, Inc. & Chicago Title

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" as promulgated by the American Land Title Association and the American Council of Surveyors and Mapmakers.

[illegible]

restrictions on the use and enjoyment.
Borrower's ability to operate the Prop
of Title Insurance Commitment No(s)

William W. DeLoach

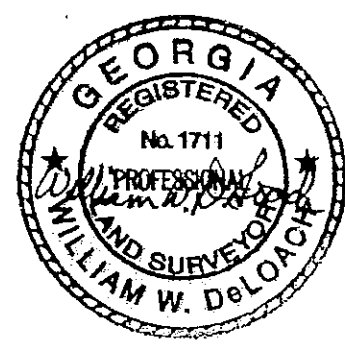
Georgia Registered Surveyor No. 1711

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE DEPT. OF H.U.D. THROUGH THE FEDERAL INSURANCE ADMINISTRATION. IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS OUTSIDE OF THE FLOOD HAZARD AREA. AS PER COMMUNITY PANEL # 1312100076 E, DATED 6/22/98, ZONE X

THE DATA SHOWN ON THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS A PRECISION RATIO OF ONE FOOT IN 729,168 FEET.
TRAVERSE DATA OBTAINED USING A TOPCON GTS-TOTAL STATION.

THIS PLAT IS BASED UPON FIELD DATA WHICH HAS A PRECISION RATIO OF ONE FOOT IN 5,592 FEET. AN AVERAGE ANGULAR ERROR OF 02 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

NO OBSERVED EVIDENCE OF: EARTHMOWING WORK, CONSTRUCTION OF
STREET OR SIDEWALK REPAIR SITE USE AS SOLID WASTE DUMP, SUMP
OR SANITARY LANDFILL, NO EVIDENCE OF CEMETERIES.



6/7/16

MP-16-09

Odyssey Game/Windward

CITY OF ALPHARETTA

FOR OFFICE USE ONLY

Case #: _____

☐ Fee Paid Initial: _____

PUBLIC HEARING APPLICATION

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: Michael Cook

Telephone: 678-358-4060

Address: 3575 Fallen Oak Lane

Suite: _____

City: Buford

State: GA

Zip: 30519

Fax: _____

Mobile Tel: 678-358-4060

Email: cookmichael1212@gmail.com

Subject Property Information:

Address: 1111 Alderman Dr. 400 North Business Park Building 200 Suite 210

Current Zoning: CUP

District: _____

Section: _____

Land Lot: _____

Parcel ID: _____

Proposed Zoning: CUP

Current Use: Vacant office space

This Application For (Check All That Apply):

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

EXHIBIT "B"
DESCRIPTION OF THE LAND

400 NORTH BUSINESS PARK

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 1047, 1st Section, 2nd District, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a one-half inch rebar set along the northeasterly right-of-way of Alderman Drive (having a variable right-of-way width) said one-half inch rebar set being located 941.27 feet northwesterly from the intersection of said right-of-way line of Alderman Drive and the westerly right-of-way of Windward Parkway (a/k/a Union Hill Road) and also being located North 39 degrees 07 minutes 33 seconds East a distance of 776.62 feet from the southwest corner of Land Lot 1047; FROM SAID POINT OF BEGINNING AS THUS ESTABLISHED, running thence along said right-of-way of Alderman Drive the following courses and distances; along the arc of a curve to the left (said arc being subtended by a chord bearing North 53 degrees 51 minutes 22 seconds West having a chord distance of 134.67 feet and a radius of 524.50 feet) an arc distance of 135.05 feet to a point; North 61 degrees 13 minutes 57 seconds West a distance of 164.73 feet to a one-half inch rebar set; thence leaving said right-of-way of Alderman Drive and running along the arc of a curve to the left (said arc being subtended by a chord bearing North 48 degrees 31 minutes 32 seconds East having a chord distance of 18.45 feet and a radius of 27.27 feet) an arc distance of 18.82 feet to one-half inch rebar found; running thence North 28 degrees 45 minutes 18 seconds East a distance of 326.82 feet to a one-half inch rebar found; running thence along the arc of a curve to the right (said arc being subtended by a chord bearing North 38 degrees 05 minutes 21 seconds East having chord distance of 23.46 feet and a radius of 72.31 feet) an arc distance of 23.56 feet to a one-half inch rebar found; running thence North 01 degree 11 minutes 54 seconds East a distance of 36.53 feet to a three-quarter inch rebar found; running thence South 88 degrees 48 minutes 06 seconds East a distance of 335.97 feet to a one-half inch rebar set; running thence South 13 degrees 03 minutes 37 seconds East a distance of 51.16 feet to a one-half inch rebar set; thence North 76 degrees 56 minutes 24 seconds East a distance of 252.50 feet to a one-half inch rebar found; said point also being the centerline of a 125' Georgia Power easement; thence running along said centerline of said Georgia Power easement South 13 degrees 03 minutes 36 seconds East a distance of 380.38 feet to a one-half inch rebar found; thence leaving said centerline of said Georgia Power easement and running thence South 76 degrees 56 minutes 24 seconds West a distance of 628.78 feet to a one-half rebar set on said right-of-way of Alderman Drive, said one-half inch rebar set marking the POINT OF BEGINNING; containing 7.2795 acres of 317,095.1 square feet as shown on Boundary and Above Ground "As Built" Survey for Highwoods/Forsyth Limited Partnership and Chicago Title Insurance Company, prepared by Pearson & Associates, Inc. certified by Mark A. Buckner, Georgia Registered Land Surveyor No. 2422, dated December 18, 1995, last revised April 2, 1997.

TOGETHER WITH right contained in that certain Reservation of Drainage Easement between 400 North Associates, a Georgia joint venture, and T2 Medical, Inc., a Delaware corporation, dated as of August 9, 1990, recorded in Deed Book 13636, Page 195, Records of Fulton County, Georgia.

APPLICANT REQUEST AND INTENT

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

*Corporate team building events offered at discount to corporations in and around the city of Alpharetta.

*Escape Game team building entertainment - to families, churches, and educational institutions.

*Corporate offices for Odyssey Escape Game, LLC

To offer businesses a service for the purposes of team building exercises for their employees in the form of escape rooms. To offer the same service to the public, educational institutions, religious affiliations and anyone interested in collaborative team-building exercises.

Odyssey Escape Game, LLC will also use the space for its corporate offices that will support future growth.



Applicant's Request (Please itemize the proposal):

We are seeking an Amendment to Master Plan pod #56

Our team-building/Corporate training business thrives in corporate office environment/setting.

We request the use of said office space as it perfectly suites our business model. We feel the professional and public community will benefit from our presence in the Windward corridor.

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

Odyssey Escape Game is seeking a Master Plan Amendment (Pod #56)

See PPT attached to this application.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:Contact Name: Craig BernsteinTelephone: 404-751-3350Address: 800 Mt Vernon Hwy NESuite: 425City AtlantaState: GAZip: 30328**Authorization:**

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

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

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

Identify Authorized Applicant:

Name of Authorized Applicant: _____

Telephone: _____

Address: _____

Suite: _____

City: _____

State: _____

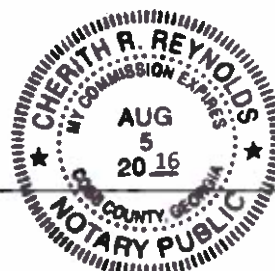
Zip: _____

So Sworn and Attested:

Owner Signature: _____

Date: 6/1/16

Notary: _____

Notary Signature: Cherith R. ReynoldsDate: 6/1/16

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: Michael Cook - Owner of Odyssey Escape Game, LLC

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:

Position:

Description of Contribution: None

Value: \$ 0.00

Description of Contribution: None

Value: \$ 0.00

Description of Contribution: None

Value: \$ 0.00

Description of Contribution: None

Value: \$ 0.00

Description of Contribution: None

Value: \$ 0.00

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: 06/01/2016

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

We don't look to change the environment that we occupy. We will for the most part be transparent to surrounding properties.

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

It will enhance the value as we add a team building option for their company and employees. Additionally, other corporate professionals will be exposed to the Windward Parkway/Alderman area and have a fond opinion of it as a great place to work and conduct business.

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

We plan to enhance the interior space of 1111 Alderman Drive suite #210 but have no plans to develop outside of our space.

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

Minimal. Employees workforce would be 3 - 5 employees daily. Customer population on weekdays would be 8-30 and on weekends 150-200 customers would visit the site when all offices Alderman and surrounding offices were closed.

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

No negative impact on either.

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

We seek to change nothing about how the current business community functions.

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

No.

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

CITIZEN PARTICIPATION FORM - PART 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: ODYSSEY ESCAPE GAMES

Contact Name: MICHAEL COOK Telephone: 678-358-4060

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.

AS OF 7/14/16 NO ONE HAS RESPONDED

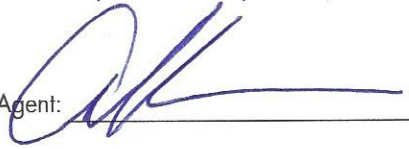
Method by which these individuals were contacted. Please mark all that apply. Please provide samples of any and all written communications used to provide notification.

- | | |
|--|---|
| ☒ 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 PART A.

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

Signature of Authorized Agent: 

Date: 7/14/16

Print Form

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: Odyssey Escape Games

Contact Name: Michael Cook

Telephone: 678-358-4060

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.

GEORGIA POWER CO -241 RALPH MCGILL BLVD NE ATLANTA, GA 30328

ALDERMAN DRIVE HOLDINGS LLC -1255 ALDERMAN DRIVE ALPHARETTA, GA 30004

MERITEX ATLANTA INDUSTRIAL LLC -24 UNIVERSITY AVE N ALPHARETTA, GA 30004

SETTI HOLDINGS LLC -1275 ALDERMAN DRIVE ALPHARETTA, GA 30004

ATLANTIC FINANCIAL GROUP LTD -14651 N DALLAS PKWY ALPHARETTA, GA 30004

CHOICEPOINT INC -5915 IRON GATE TRC CUMMING, GA 30041

HARDIN REALTY LLC -1121 ALDERMAN DR ALPHARETTA, GA 30004

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

☒

Letter

☐

Personal Visits

☐

Telephone

☐

Group Meeting

☐

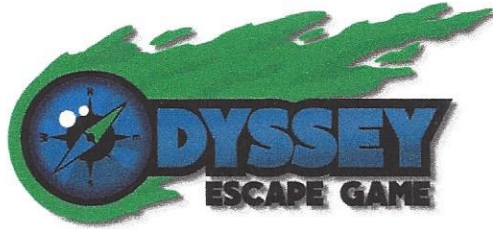
Email

☐

Other (Please Specify) _____

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

They will be given the option to reach out to Michael Cook via email at cookmichael1212@gmail.com or phone number at 678-358-4060.



Odyssey Escape Game, LLC
c/o Michael Cook
3575 Fallen Oak Lane
Buford, GA. 30519

Date: June 23, 2016

Dear Property Owner,

I am Michael Cook, owner of Odyssey Escape Game, LLC. We recently signed a 39 month lease for Suite 210 at 1111 Alderman Drive Alpharetta, Georgia. We are excited to be your new neighbor.

The business we will be conducting at the 1111 Alderman Dr. location is two-fold. 1. We will be using the space as our corporate office. 2. We will be using the space to offer corporate team-building Training activities/services to corporate management teams in the surrounding area as well as offer our team building services to the general public during non-business hours, Friday night through Sunday night.

Currently we are in the process of seeking an amendment to the Windward Master Plan as our industry is still emerging and there is precious little written in the existing constitution regarding our type of business. As a courtesy and a requirement to the application process I am extending myself in an effort to answer any/all questions that you may have regarding our occupancy of above stated location. Additionally, we will appear before the City Council on Monday, August 22nd at 6:30pm to answer any/all questions.

Please contact me by mail, email or telephone.

Regards,

Michael Cook
Mobile: 678-358-4060
Email: michaelc@odysseyscapedgame.com

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: Odyssey Escape Games

Contact Name: Michael Cook

Telephone: 678-358-4060

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.

GEORGIA POWER CO - 241 RALPH MCGILL BLVD NE ATLANTA, GA

ALDERMAN DRIVE HOLDINGS LLC - 1255 ALDERMAN DRIVE ALPHARETTA, GA

MERITEX ATLANTA INDUSTRIAL II LLC - 24 UNIVERSITY AVENUE ALPHARETTA, GA

SETTI HOLDINGS LLC - 1275 ALDERMAN DRIVE ALPHARETTA, GA

ATLANTIC FINANCIAL GROUP LTD - 14651 N DALLAS PKWY ALPHARETTA, GA

CHOICEPOINT INC - 5915 IRON GATE TRC CUMMING, GA

HARDIN REALTY LLC - 1121 ALDERMAN DR ALPHARETTA, GA

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



Letter



Personal Visits



Telephone



Group Meeting



Email



Other (Please Specify) _____

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

They will be given the option to reach out to Michael Cook via email at cookmichael1212@gmail.com or phone number at 678-358-4060.



Odyssey Escape Game, LLC
c/o Michael Cook
3575 Fallen Oak Lane
Buford, GA. 30519

Date: June 1, 2016

Dear Property Owner,

I am Michael Cook, owner of Odyssey Escape Game, LLC. We recently sign a 39 month lease for Suite 210 at 1111 Alderman Drive Alpharetta, Georgia. We are excited to be your new neighbor.

The business we will be conducting at the 1111 Alderman Dr. location is two-fold. 1. We will be using the space as our corporate office. 2. We will be using the space to offer corporate team-building Training activities/services to corporate management teams in the surrounding area as well as offer our team building services to the general public during non-business hours, Friday night through Sunday night.

Currently we are in the process of seeking an amendment to the Windward Master Plan as our industry is still emerging and there is precious little written in the existing constitution regarding our type of business. As a courtesy and a requirement to the application process I am extending myself in an effort to answer any/all questions that you may have regarding our occupancy of above stated location.

Please contact me by mail, email or telephone.

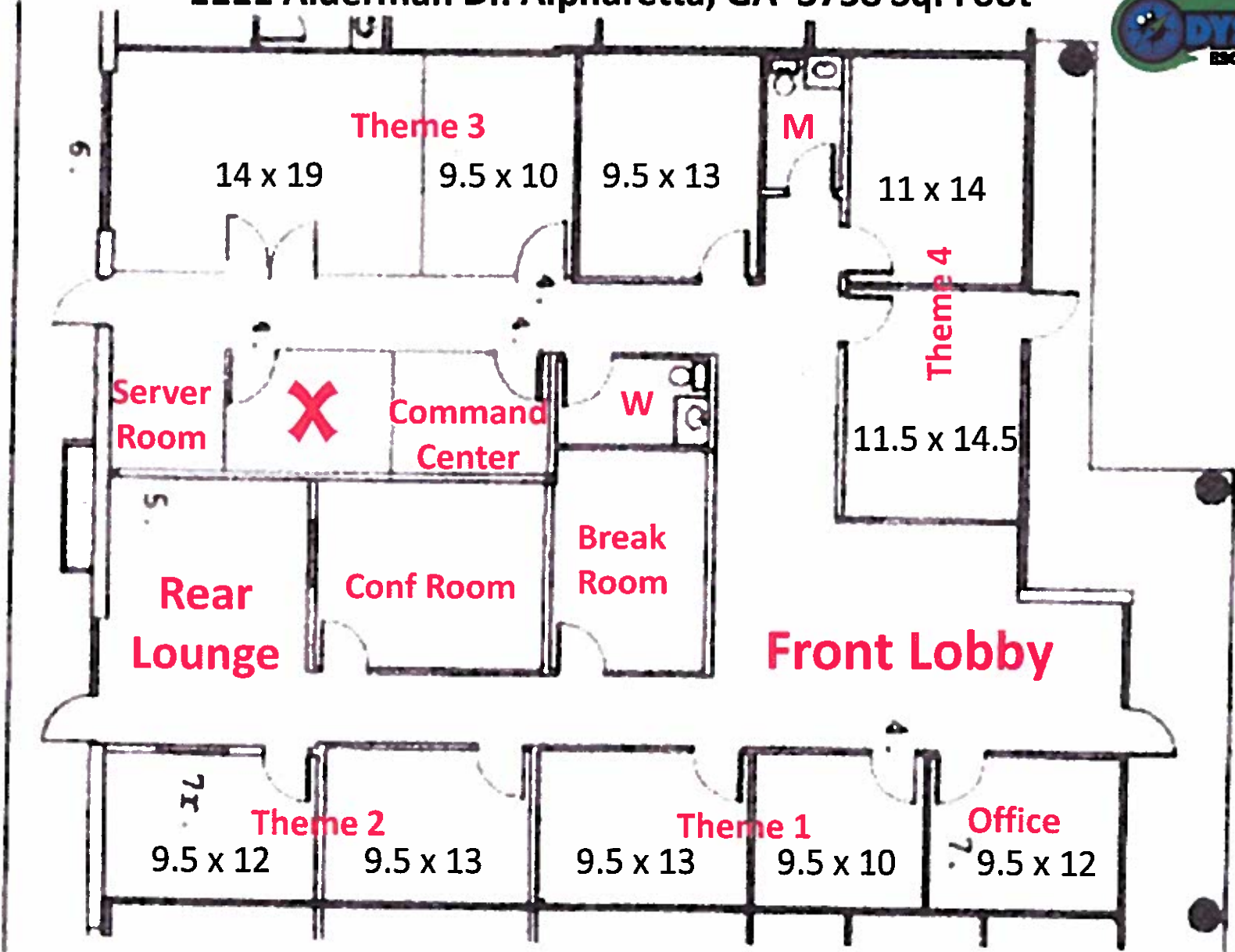
Regards,

Michael Cook
Mobile: 678-358-4060
Email: cookmichael1212@gmail.com

1111 Alderman Dr. Alpharetta, GA 3758 Sq. Foot

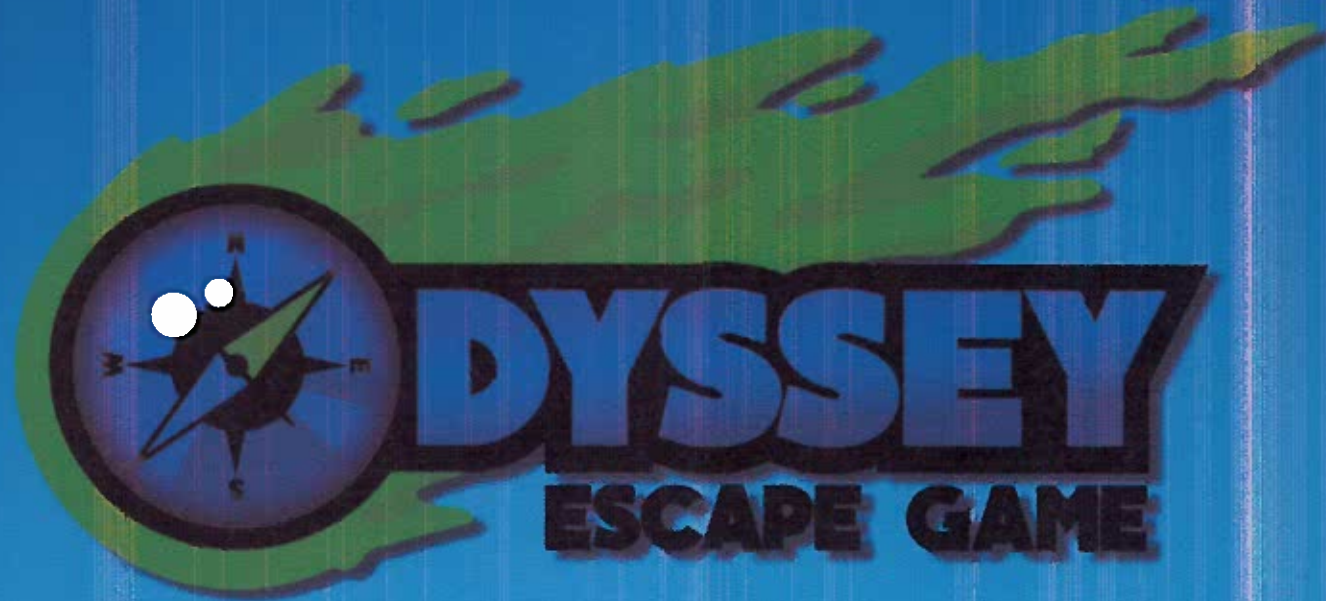


6/7/16



Odyssey Game/Windward

MP-16-09



Executive Summary 2016

June 2016



Executive Summary

- Odyssey Escape Game is a Limited Liability Company founded by Michael Cook with an ownership split of 33/33/33 percent with investors Piyush Bhula and Mayoor Patel.
- Odyssey Escape Game (OEG) will offer its primary service, corporate team-building, to all corporations in Alpharetta and all of its neighboring suburbs.
- OEG will also offer its services to the general public on nights & weekends.
- OEG will offer additional accommodations to its corporate customers that its competitors do not.
 - A conference room for meetings and a comfortable lounge for debriefing.

The Escape Game Industry

- The Escape Game industry has been around internationally for more than 15 years.
 - There are roughly 1200 worldwide
- The first Escape Game hit the US in the Fall of 2013
 - Today there are more than 325 in the US
 - In Fall of 2015 there were 9 locations in the state of Georgia and now there are 19
 - The first escape room in Georgia, Urban Escape Games, was founded in 2013 is located in Alpharetta
 - Escape Room Directory:
 - <http://escaperoomdirectory.com>



6/7/16

The Escape Game Industry

- Escape Rooms are all the rage around the world because they encourage communication and collaboration amongst groups; personal and professional.
- Escape Rooms focus on team-building activities for both corporations and educational institutions but also offer fun, family & friend excursions as well.
- Escape Rooms are typically located in office park environments and cater to HR managers looking for a team-building alternative.

Odyssey Game/Windward
MP-16-09



6/7/16

Who is Odyssey Escape Game and what do we offer?

- Odyssey Escape Game, LLC is the newest escape game company in Georgia.
- OEG will offer a higher quality experience by residing in areas where businesses flourish, Alpharetta/John's Creek.
- OEG will cater to corporations first and individual customers second.
- OEG will offer conference room accommodations so that when the escape room experience is over senior management can debrief with their teams about the experience of group collaboration while under pressure.
- OEG will offer senior management the opportunity to view their management teams remotely and be able to better assess who are its leaders versus non-leaders.

Odyssey Game/Windward
MP-16-09



6/7/16

Who is Odyssey Escape Game?

- Odyssey Escape Game, LLC will also be open to the public beginning Friday nights through Sunday evening.
- OEG will serve nearby Alpharetta and John's Creek residents and encourage them to partake in the escape game rage.
- OEG will offer corporations the ability to schedule team-building events 6 days per week.
- OEG will offer an experience that is superior to its competitors.
 - OEG will place a great deal of emphasis on the escape game environment, quality of our rooms and level of service.
 - OEG will offer meeting rooms to its corporate guests as well as a lounge for comfortable debriefing.

Odyssey Game/Windward
MP-16-09

Growth Goals & Financial Expectations

- We believe, based off of 10 months of sales and customer data, that Odyssey Escape Game, LLC at (1111 Alderman Drive Alpharetta, GA) will do \$750,000 of revenue in its first 12 full months of operation, with a 48% margin.
- OEG expects to expand to Charlotte, NC and Gainesville, FL in the next 12 months with a fourth location in Q3 of 2017.



6/7/16

Escape Game Team-Building

- **How the Escape Room experience benefits the corporate team:**
 - Escape Rooms escape the cubicle with fun, team-building exercises that stimulate creative thought, synergy, and efficiency in the workplace through a myriad of puzzles, hidden clues and mind games in an escape room experience that will leave your employees energized and inspired.
 - By encouraging teams to rely on each other's individual strengths through unique obstacles and tasks, the Escape Room experience provides an environment that literally that brings out the best your team has to offer.
 - Create cohesion in your workplace and your team; customers and companies alike will benefit!

Odyssey Game/Windward
MP-16-09

Escape Game Family-Building

- **How the Escape Room experience benefits the family/community:**
 - Escape Rooms help individuals escape the social media bubble that young and middle-aged Americans find themselves in. Today, individuals would rather text or email each other as opposed to communicate face to face with words and with feeling.
 - By encouraging people to think out loud, and share their thoughts and opinions, the escape room experience will bring friends and family members closer together.
 - Escape Rooms provide an environment that brings out the best in people.

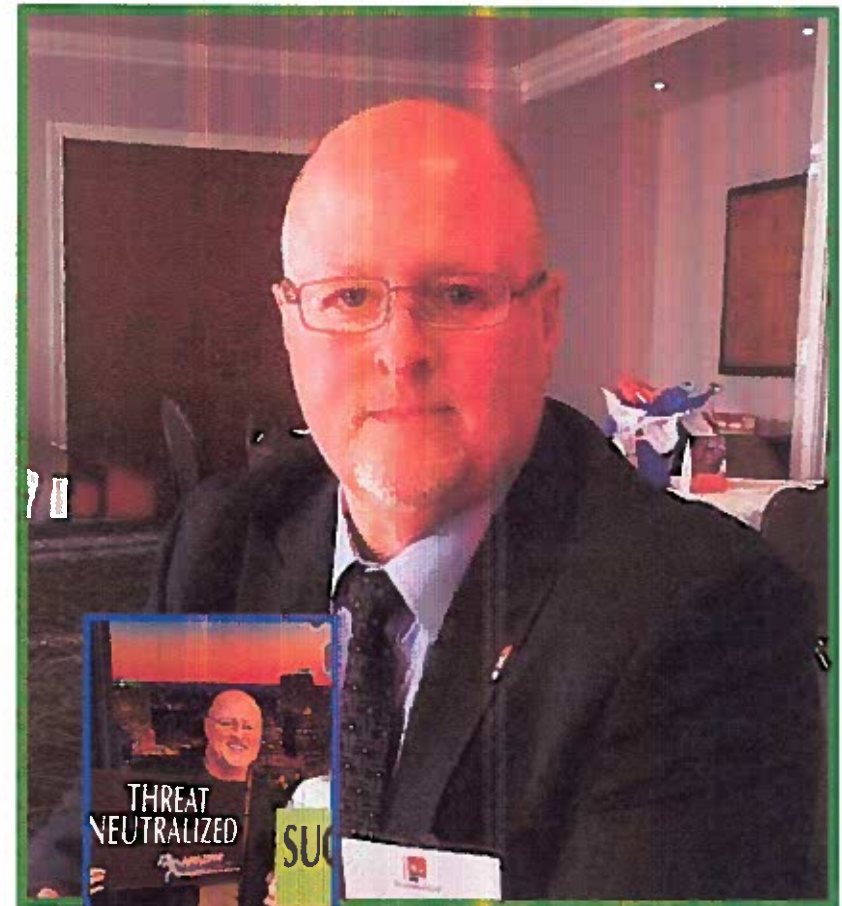


Who owns and operates OEG?

- **Michael Cook**, a Buford resident and operating partner, is joined buy Piyush Bhula and Mayoor Patel of Suwanee.
 - Michael Cook has led retail and concierge operations for more than 30 years and offers the experience of working for both large and small organizations; Footlocker, Coca-Cola and Lids to name a few.
- Michael is currently the Chief Operation Officer for Amazing Escape Game, LLC but is transitioning away to launch Odyssey Escape Game.
- **Piyush Bhula** has owned and operated businesses throughout Gwinnett County for 20 years and is the owner of Majik Touch Cleaners in Suwanee.
- **Mayoor Patel** is the owner of Craniofacial Pain & Dental Sleep Center of Georgia and is the co-owner of MAP Laboratory.

Odyssey Escape Members

- **Michael Cook** is an accomplished retail and business professional, experienced in retail start-ups, business operations, sales, marketing, mobile marketing, and advertising.
- Michael has served in the retail and customer service industries for 30 years in the capacity of CEO, COO, Vice President of Operations, and Regional Manager for companies ranging in revenues of \$15-\$350 million annually.
- Michael has been featured in several news publications in and around Metro Atlanta, Georgia regarding his expertise in the Escape Room industry.
- Additionally, Michael has launched 10 escape room operations in three states.





6/7/16

Odyssey Escape Members

Michael Cook is a subject matter expert on the escape room industry and has been interviewed and quoted in several news publications in and around Metropolitan Atlanta.

AMAZING ESCAPE ROOM
Michael Cook, Chief Operating Officer

What is it about the new "You that makes people want to try something new?"
I think people spend more time in a room than they do in a car. The car is a safe space and it's not a car. The car is a safe space and it's not a car. The car is a safe space and it's not a car.

What's one of the most unexpected things about the experience?
The feedback we get from our customers is that they are having a great time. They are having a great time. They are having a great time.

What kinds of games do you find make the greatest escape?
People who are looking for a challenge. People who are looking for a challenge. People who are looking for a challenge.

Can You ESCAPE In Time??

BOOK NOW!

SANDY SPRINGS
5625 GLENWOOD DRIVE
BUILDING 4, SUITE 200
ATLANTA, GA 30328

404-480-3852

PEACHTREE CITY
297 DIVIDEND DRIVE
PEACHTREE CITY, GA 30269

AmazingEscapeRoom.com

spotlight

Amazing Escape Brings Exciting New Entertainment to PTC

Amazing Escape Room brings one of today's hottest international entertainment options to Peachtree City. Home to five completely different escape rooms, Amazing Escape invites participants to pit their wits against a series of themed challenges while working against a ticking clock. Quality of service and entertainment are the company's top priority.

By MICHAEL WORTH

You're locked in a room with a half dozen friends — or maybe just strangers. You're tasked with solving a series of puzzles to escape the room. The clock is ticking. For the next 60 minutes, your team will use its collective wits to solve the puzzles and escape the room. The clock is ticking. For the next 60 minutes, your team will use its collective wits to solve the puzzles and escape the room.

“This is a whole new way to do something fun and interactive together. It's a whole new level.”

Opening February 5, 2016 with three amazing new rooms to follow soon.

- More exciting themes of interactive entertainment
- Fun for all ages and skill sets
- Standing parties and other special event options available
- Great for date night, company team-building, corporate parties, and more
- Regional chain headquartered in Georgia
- Committed to creative games, high-quality rooms, and friendly service

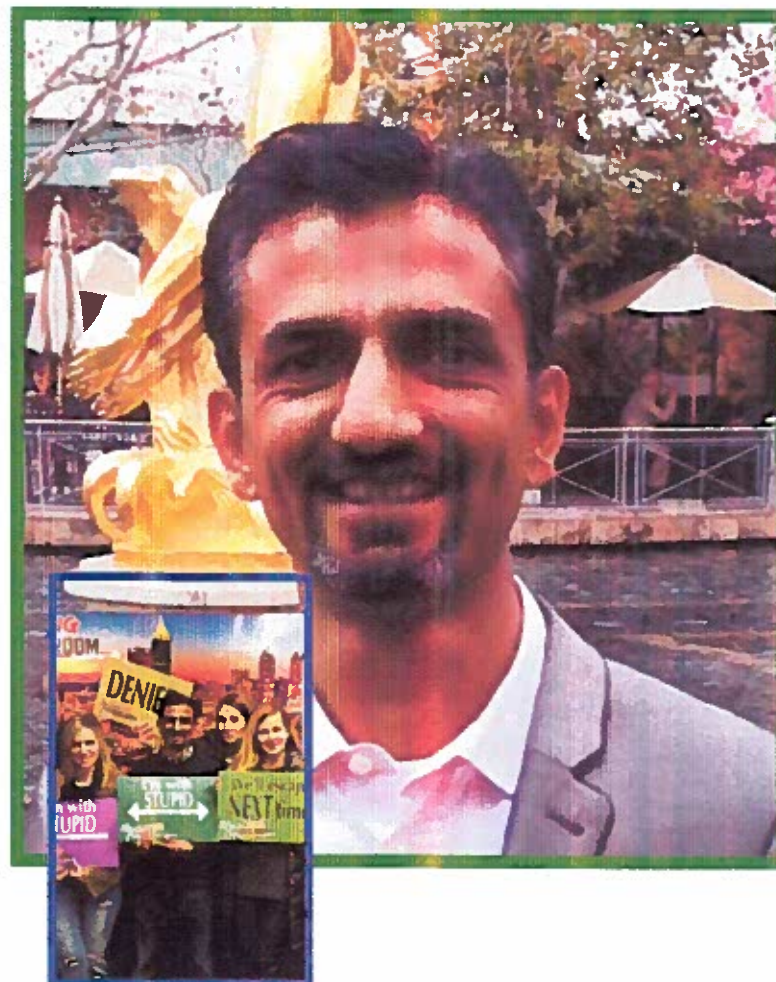
Amazing Escape Room
297 Dividend Dr., PTC
404-788-9541
www.amazingescaperoom.com/atlanta-peachtree-city-2
facebook.com/amazingescaperoomptcpeachtree

Odyssey Game/Windward

MP-16-09

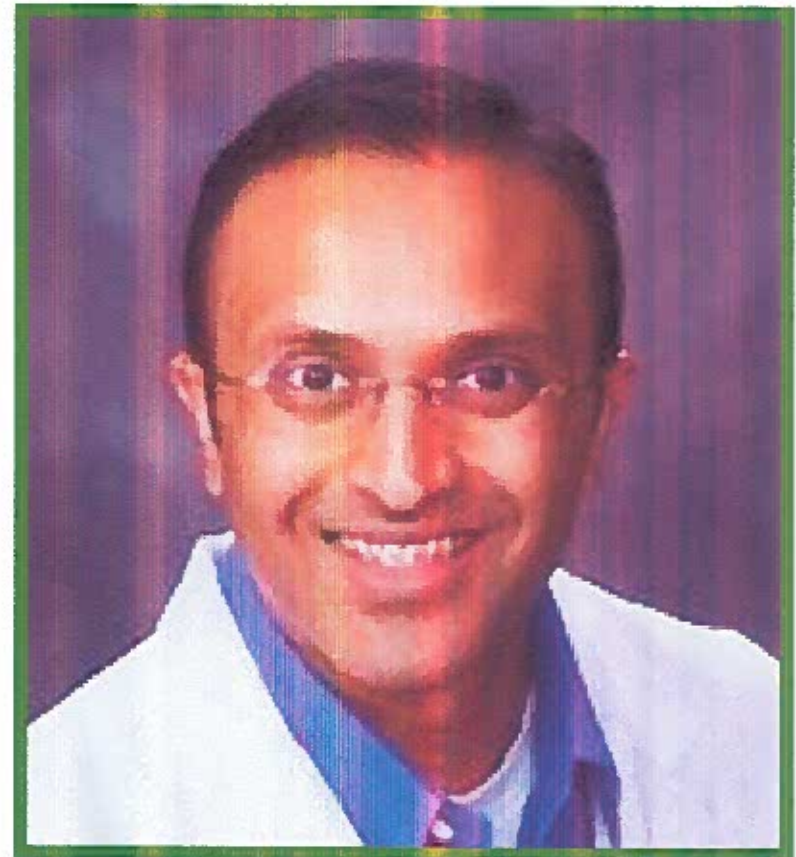
Odyssey Escape Members

- **Piyush Bhula** is a successful business owner and has owned and operated more than a dozen Dry Cleaning businesses in Gwinnett, Fulton, Forsythe and DeKalb counties.
- Piyush is part of the Angel investment group (MIG) Millennium Investment Group and has more than two million dollars currently invested in Dry Cleaning and Hotel properties as well a pet supply company start-up called Lucky's Leash. Co-Investor with former 'Shark Tank' Shark Kevin Harrington.
- Piyush is an Escape Room enthusiast and has partnered with Michael Cook in two other start-ups, JulesMadison & Lucky's Leash.



Odyssey Escape Members

- **Mayoor Patel** is a renowned Doctor of Dental Surgery and is widely respected in his professional community. Mayoor is also an entrepreneur and investor.
- Mayoor is the owner of Craniofacial Pain & Dental Sleep Center of Georgia.
- Mayoor also serves many other organizations and is an Adjunct Clinical Instructor for the Department of Oral Health & Diagnostics Sciences.
- Mayoor is also an Escape Room enthusiast and is very excited to be a part of the Odyssey Escape ownership team!





Marketing

- Odyssey Escape Game, LLC will launch advertising campaigns on the following sites:
 - Groupon
 - Living Social
- Odyssey will direct mail and phone solicitation campaigns to hundreds of corporations.
- Odyssey Escape Game, LLC will employ a full-time Corporate Sales Manager that will target corporations and their HR Departments as well as their Department Managers.



6/7/16

Hours of Operation

- Monday – Closed
- Tuesday – 12-8
- Wednesday – 12-8
- Thursday – 12-8
- Friday – 10-Midnight
- Saturday – 10-Midnight
- Sunday – 10-8

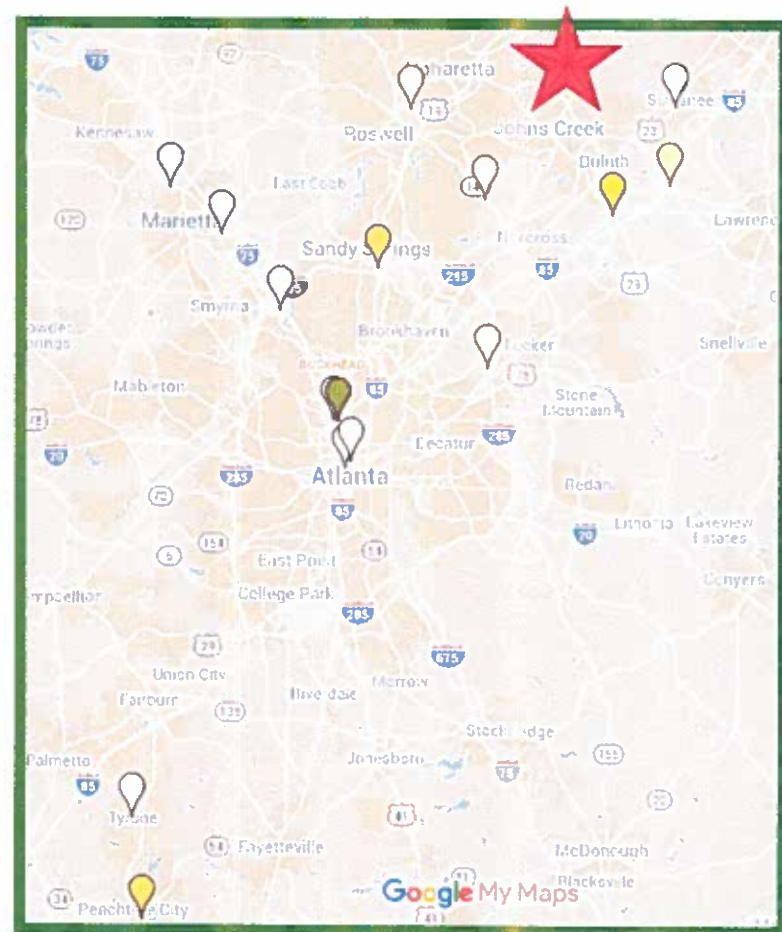


MP-16-09
Odyssey Game/Windward

Escape Room Locations - GA

The Escape Room model is nearing a billion dollar industry and is taking the US by storm. OEG wants to be a integral part of the Windward Parkway corridor and it family of businesses.

Come escape with us at:
Odyssey Escape Game



Escape Room Images



About us:

Odyssey Escape Room, LLC, is a national, retail entertainment chain. Escape Rooms are the rage around the world and Odyssey Escape Room brings a higher quality experience to people of all ages. Located in Alpharetta, GA we are a team-building alternative to simply going bowling or going camping.

We challenge the mind and your



Can your team **ESCAPE** from one of our rooms?

- Titanic: The final hour
- Runaway Train
- Escape the Zombie Apocalypse
- Escape the Nuclear Reactor



Communication Leadership Creativity Perseverance Teamwork

This challenge is designed to dissolve communication barriers and heighten collaboration by requiring real teamwork. Once the countdown has begun there is no time for second guessing. With so much going on in the room you must make sure your idea or discovery is heard by the group. Communication skills for all are heightened in this scenario with the added time pressure!

This is a unique opportunity to see who in your organization may have hidden leadership capabilities

Creative problem solving and the ability to perform under pressure are invaluable skills to have if your team. Everyone on your team is equal and could very easily hold the creative genius inside of them that is required to find the key.

Escape Today!

Reference Links:

- <https://www.youtube.com/watch?v=4fBjAeKd7hY>
- <https://www.youtube.com/watch?v=Y2y5m95-gM8>
- https://www.youtube.com/watch?v=v9Px_ZMF8LA

Escape Rooms are the Corporate Team Building Activity of the Present & Future

- <https://www.linkedin.com/in/michael-cook-b4575b15>
- <https://www.linkedin.com/in/piyushbhula>
- <https://www.linkedin.com/in/pateldds>



Trip Generation (Report A)

Odyssey Escape Game, LLC

Trip Generation (Report A) trip generation report is required for all public hearing applications. It indicates the number of new average daily and peak hour vehicle trips the proposal could be expected to generate (per the latest edition of ITE Trip Generation, as applicable).

We expect:

Employees – No more than 5 employee vehicles will commute to 1111 Alderman Drive daily.

Customers/Weekdays – We expect that no more than 15 cars per weekday will drive to 1111 Alderman Drive. Corporate customers usually car pool from their work location to an escape room team-building event.

Customers/Weekends – We expect that 4 escape rooms holding an average of 8 participants, with each room having scheduled 10 games per day, or 40 games multiplied by 8 participants equals 320 customers. Customers usually arrive in groups of 2-4.

- 4 games per 1 hour and 15 minutes would generate 8 cars per hour and 15 minutes.
- Or a total of 80 cars over a 13 hour period.

Weekdays – (12pm – 8pm)

Land Use	Intensity	Daily Total	A.M. In	A.M. Out	Total	P.M. In	P.M. Out	Total
Office	3758		2	0	2	16	18	18
Total			2	0	2	16	18	18

Weekends – (10am – 12am)

Land Use	Intensity	Daily Total	A.M. In	A.M. Out	Total	P.M. In	P.M. Out	Total
Office	3758		5	3	5	80	82	82
Total			5	3	5	80	82	82



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: Z-16-05/V-16-21 AYCOCK THOMPSON STREET/DT-LW

CITY COUNCIL: August 22, 2016

This item was heard at the August 4, 2016 Planning Commission meeting. One resident spoke in opposition to the request stating that they were not in agreement with high density development. After discussion, the Planning Commission unanimously recommended approval of this item (Vote 6-0), subject to Staff conditions with a change to Condition #3, stating that the "density shall be limited to a maximum of 7.51 dwelling units per acre."

II. RECOMMENDATION:

Approve Z-16-05/V-16-21 Aycock/Thompson Street/DT-LW subject to the following conditions:

1. The property to be rezoned shall have a "DT-LW" zoning classification with detached minimum lot sizes of 1,500 square feet.
2. Property shall be developed substantially in accordance with the submitted plan prepared by Atlanta Engineering Services, Inc., dated 6/16/16. However, lot yield depicted is not guaranteed and subject to meeting all City Code requirements and conditions of zoning.
3. Density shall be limited to a maximum of 7.51 dwelling units per acre.
4. Residential lots shall not include any portion of the State or City stream buffer. Stream buffers shall be located on common area and be maintained by the HOA.
5. All units along Thompson Street shall be oriented to the street with their front door facing Thompson Street.
6. Architecture shall be similar to the Voysey project (Hedgewood Homes) architecture or shall meet the Alpharetta Downtown Code Architectural Guidelines, as approved by Staff. Residential lots shall have formal gardens and stone walls, with final approval by Staff.
7. Visible privacy fence shall be prohibited along Thompson Street and the multi-use path.
8. Reasonable effort shall be made to incorporate specimen trees, trees of quality, and groupings of smaller trees into the site plan as approved by Staff. Site configuration and density may change based on compliance with this condition.
9. Impacts to off-site trees shall be minimized. The owner(s) of off-site trees shall be notified of any encroachment greater than 10% or as directed by the City Arborist. This notification shall include a letter from the project Arborist detailing the extent of the encroachment and possible outcomes.
10. Applicant shall obtain an inter-parcel access agreement with the Voysey project for access as shown on the submitted site plan.
11. Applicant shall continue the Thompson Street typical section, which includes 10' travel lanes, on-street parking, 8' brick paver sidewalks to match the City brick paver sidewalks on Haynes Bridge Road, street trees, and pedestrian lighting as approved by Staff.
12. Pedestrian-scale lighting and amenities shall be required throughout the development.
13. Dedicate a 20' public access easement to the City and construct a 12' multi-use path through the property in the outer most 50- to 75-foot stream buffer, as depicted on the submitted site plan. Multi-use path shall be ADA accessible and construction shall be the same used for the Voysey project. The path shall meet the Thompson Street Linear Park standards, including landscaping and low-level path lighting as approved by Staff.
14. Exotic and invasive plants within the stream buffer shall be replanted with native trees and shrubs. The path shall be heavily landscaped with a park-like setting and include a seating area. Two (2) areas for future public art shall also be included and along the path (circular concrete path).
15. A stone or paver edging material shall be required around the perimeter of internal roads to maintain rock base.
16. Crushed stone areas visible from Thompson Street shall be screened with heavy landscaping and/or decorative walls.
17. Structural design and calculations appropriate for garbage truck and fire apparatus shall be provided.

18. Each property owner shall sign an affidavit stating that they are aware that this is a private drive and the maintenance is solely the responsibility of the HOA to make sure the City does not take any liability for this. The applicant shall submit all executed affidavits to the Department of Community Development.

III. REPORT IN BRIEF:

The applicant, Elvin Aycock, is requesting a change in zoning for the 0.932 acres from O-P (Office-Professional) to DT-LW (Downtown Live-Work) to allow for seven (7) single-family, detached lots. A variance is requested to the Unified Development Code (UDC) to reduce the minimum lot size for single-family detached lots and a variance to the paving requirements to allow for crushed stone on the internal private streets and driveways.

IV. ATTACHMENTS:

- Site Plan
- Architectural Elevations
- Letter of Objection – Christine Kujawski

DISCUSSION

The submitted request, if approved, will allow for the construction of seven (7) single-family, detached lots. The proposed density is 7.51 units per acre. The subject property is located on the north side of Thompson Street, immediately adjacent to the Voysey project. The applicant has engaged Hedgewood Homes for an agreement to allow access through the Voysey site. The proposed development will be similar in design, size, and construction as the Voysey project and will be incorporated into the Voysey HOA.

The site plan submitted depicts seven (7) detached lots with four (4) rear-loaded homes fronting Thompson Street. Three (3) internal lots are shown as side- or rear-loaded. The proposed minimum lot size is 1,500 square feet and the minimum lot width is 25’.

Proposed Setbacks:

Front Setback (Thompson Street) – 10 feet
Side Setback – 0 feet
Rear Setback – 3 feet (no alley) and 10 feet (alley)

Access is shown through the Voysey site at the west property line and internal street and driveways are shown to be crushed stone. Although not depicted on the site plan, the applicant has stated that detention will be provided on-site.

A significant portion of the site is located within State and City stream buffers. As requested by Staff, a 12' multi-use path is shown within the outer 50' to 75' of the City stream buffer. The topography of the site includes significant slopes from the finished elevation of Thompson Street down to the stream.

The applicant's arborist report identifies specimen trees on the site. However, the site will likely require fill in order to complete the Thompson Street streetscape and tie into the Voysey project. Also, Thompson Street is pedestrian-oriented corridor, which requires the homes to be oriented and pulled up to the street. While significant areas of the site and trees will remain undisturbed due to the stream buffer, some specimen tree removal may be justified to comply with the Alpharetta Downtown Code requirements.

A variance is requested from UDC Appendix A, Section 3.7.3 DT-LW Dimensional standards, to reduce the minimum lot size for detached lots from 2,500 to 1,500 square feet. The Voysey project has similar lot sizes, but was rezoned to the MU (Mixed-Use) zoning district as part of the City Center zoning.

UDC Section 2.5.5 (D) Design Criteria, requires off-street parking lots, whether public or private, to be graded and surfaced with concrete or asphalt on an approved base and maintained in good condition free of weeds, dust, trash and debris. The applicant is seeking a variance to allow the interior street and driveway sections to be constructed on crushed stone, which is a continuation of the sections approved for the Voysey project on April 24, 2016. The crushed stone will be used with an engineered grid system supporting the travel lands and crushed stone will be used outside of the travel lane.

The applicant has acknowledged that the community streets are private and will be maintained by the Voysey HOA and that an affidavit will be required from the homeowner acknowledging maintenance.

The crushed stone section for the heavy duty travel lanes will have the 95% subgrade compaction, 6" graded aggregate base, a 6" terrace grid backfilled with #57 stone and ½" of #89 stone (crusher run). They are proposing the heavy duty section cover a 16' travel lane; however, the Fire Marshall may require a wider section.

TRAFFIC

The proposed project, consisting of seven (7) single-family detached homes, would generate 10 PM Peak Hour Trips.

SCHOOLS

Residential development is known to increase school enrollment. Fulton County calculated the potential maximum number of children who may live on the property by using the Fulton County schools standard calculation to distinguish the number of children that a residential development will generate. The following table outlines these figures:

FULTON COUNTY SCHOOLS – 7 Single-Family Detached Residential Units

School	Estimated # New FCS Students Generated
Manning Oaks Elementary School	1 - 3
Hopewell Middle School	0 - 1
Alpharetta High School	1 - 2

Total	2 - 6
-------	-------

Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 2-6 school age children. Manning Oaks Elementary School and Alpharetta High School can meet demand; however, Hopewell Middle School is shown to be over capacity.

STANDARDS FOR ZONING CHANGES

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

- a. Whether the zoning proposal will permit a use that is suitable in view of the zoning use and development of adjacent and nearby property.

Response: The proposed rezoning will permit a use that is consistent with the Downtown Master Plan and Comprehensive Land Use Plan designation of the property.

- b. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

Response: The proposed rezoning will not adversely affect adjacent and nearby properties. The applicant proposes to be an extension of the adjacent Voysey project.

- c. Whether the zoning proposal will adversely affect the natural environment.

Response: The proposed development respects the on-site stream buffers.

- d. Whether there are substantial reasons why the property cannot or should not be used as currently zoned.

Response: Development of the property for an office use under the O-P zoning district would be difficult due to the stream buffer and undisturbed buffers required between residential and non-residential uses. The Downtown Master Plan update reflects a new vision for the Thompson Street corridor and the proposed DT-LW zoning is consistent with that vision.

- e. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of public facilities or services, including but not limited to existing streets and transportation facilities, schools, water or sewer utilities, and police or fire protection.

Response: The proposed use will not have significant impacts on public facilities or services.

- f. Whether the zoning proposal is supported by new or changing conditions not anticipated or reflected in the existing zoning on the property.

Response: The Downtown Master Plan update reflects a new vision for the Thompson Street corridor. The proposed DT-LW zoning district is consistent with that vision, as well as, the Comprehensive Land Use Plan designation of the property.

- g. Whether the zoning proposal reflects a reasonable balance between the promotion of the public health, safety, morality or general welfare against the right to unrestricted use of property.

Response: The request to rezone the property from O-P to DT-LW reflects a reasonable balance as the proposed zoning is consistent with the Comprehensive Land Use Plan designation of the property, which is Mixed Use Live Work.

h. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning.

Response: Development of the property for an office use under the O-P zoning district would be difficult due to the stream buffer and undisturbed buffers required between residential and non-residential uses. The Downtown Master Plan update reflects a new vision for the Thompson Street corridor and the proposed DT-LW zoning is consistent with that vision.

i. The extent to which the zoning proposal is consistent with the Comprehensive Plan.

Response: The subject property is consistent with the Comprehensive Land Use Plan designation, which is Mixed Use Live Work.

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 subject property is within the Downtown Overlay where architecture and landscaping are key components to a successful development. The proposed internal crushed stone enhances the architectural theme and will be maintained by the HOA. The proposed minimum lot size is consistent with the lot sizes approved on the adjacent Voysey site, per the City Center rezoning of that property to MU (Mixed Use).

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

Response: The applicant could provide minimum 2,500 square foot lots and pave the internal streets and driveways, but requests relief to maintain continuity with the Voysey project. The Voysey project was rezoned to MU (Mixed Use) in conjunction with the City Center project rezoning, which did not include minimum lot size requirements.

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

Response: Not applicable.

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

Response: Approval will not cause substantial detriment to the public good, if conditions are in place requiring architectural review and the engineered grid system along the travel paths.

CONCURRENCES

Staff has reviewed the application and is in general agreement with the requests for rezoning and variance. The proposed rezoning to DT-LW is consistent with the vision in the Downtown Master Plan update and Comprehensive Land Use Plan designation for the subject property. Architectural and landscaping guidelines and conditions will ensure a quality development in Downtown Alpharetta. The proposed project will be developed in a similar manner to the Voysey project, including the continuation of the 12' multi-use path along the outer City stream buffer.

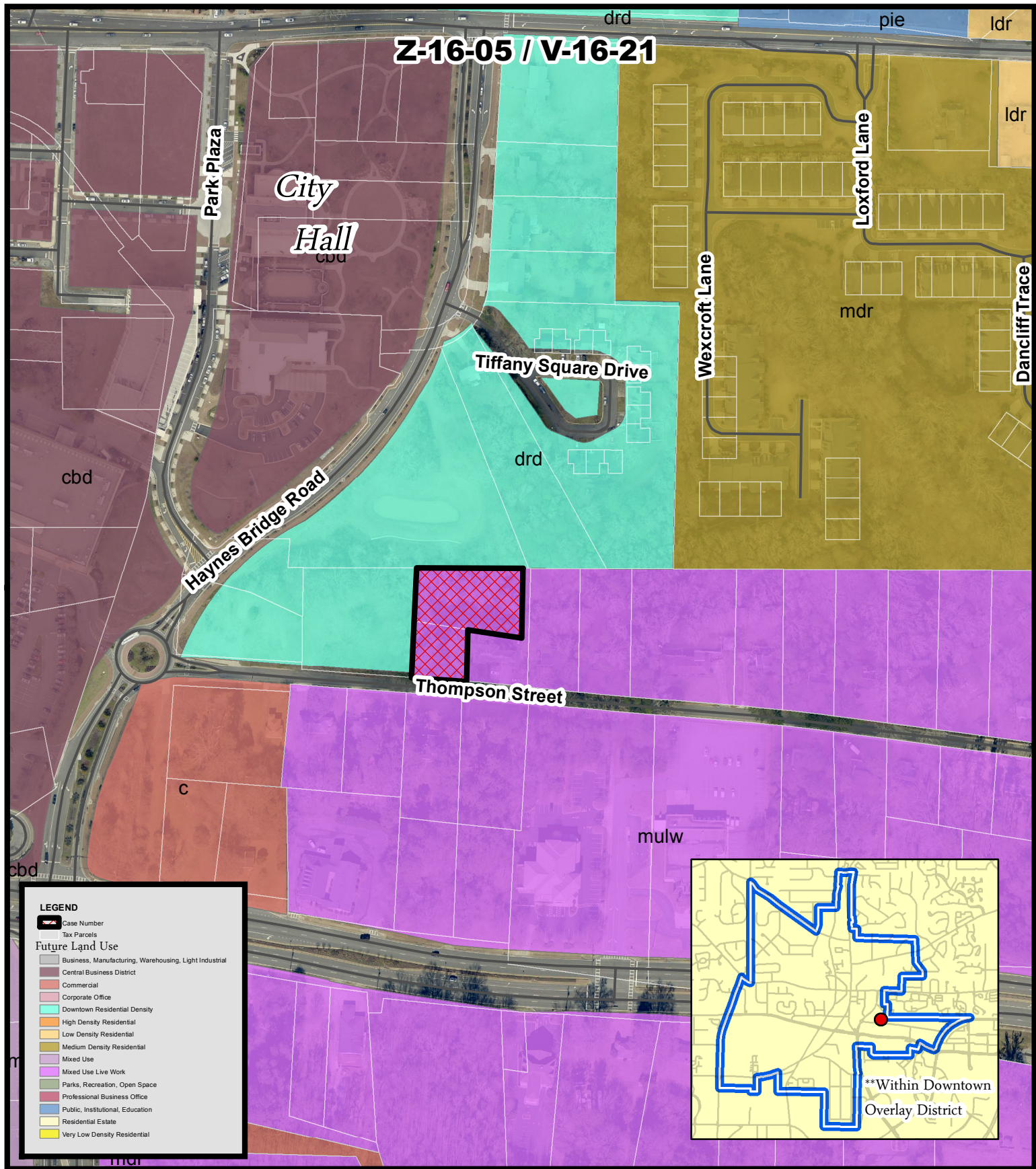
With regard to the variance for crushed stone, the internal streets and driveways will require yearly maintenance for grading and top dressing, which will be paid for by the HOA. Additionally, internal streets and driveways will be heavily screened from Thompson Street.

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.

An email from Christine Kujawski was received by the City on July 29, 2016 objecting to the applicant's requested. High density was cited as the reason for Ms. Kujawski's objection.

Z-16-05 / V-16-21



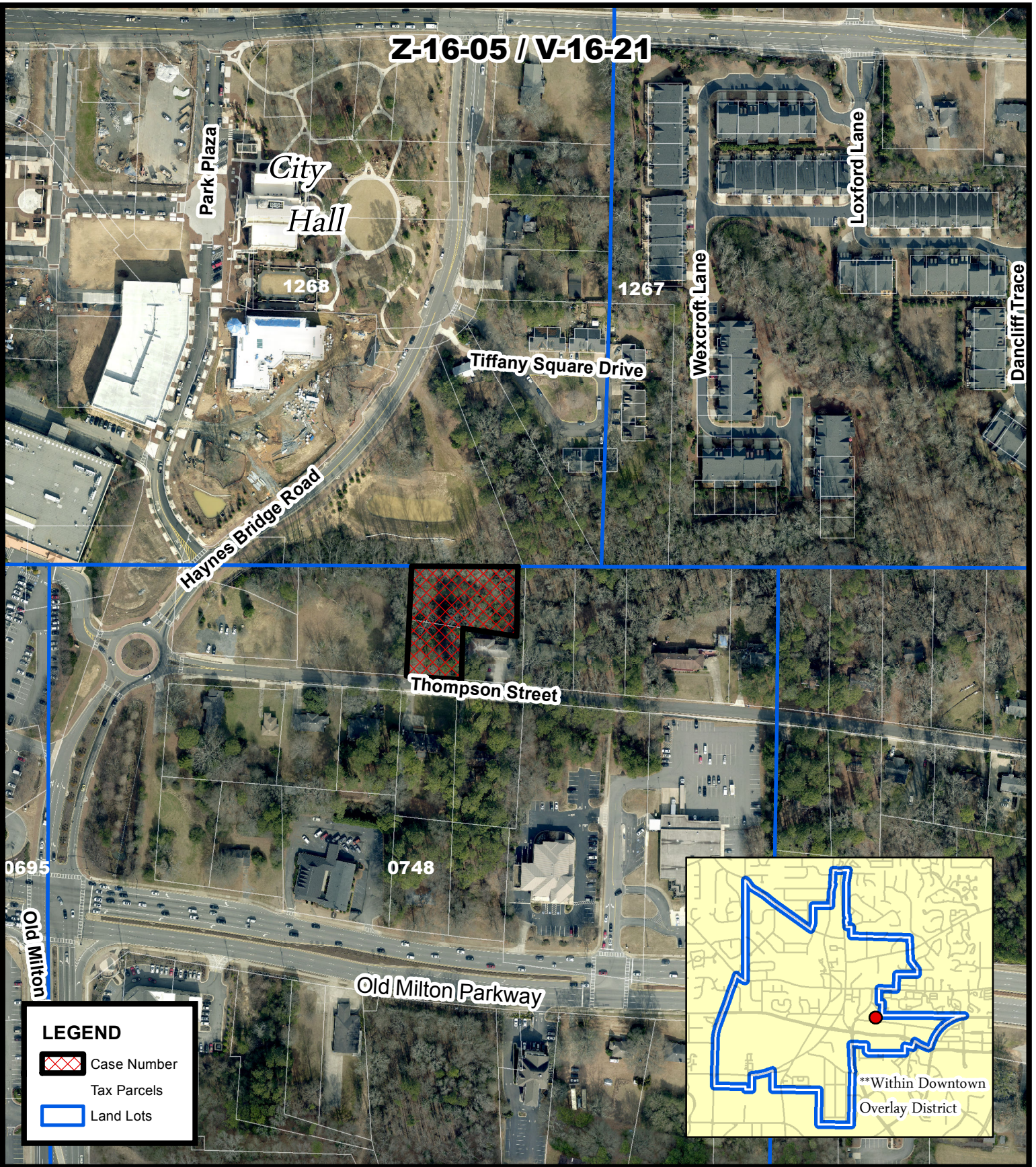
**2035 Land Use
Aycok DT-LW
Thompson Street**

**Z-16-05 / V-16-21
D/LL: 1/2/748
PC Date: 08/04/16
CC Date: 08/22/16**



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

Z-16-05 / V-16-21



LEGEND

-  Case Number
-  Tax Parcels
-  Land Lots

Z-16-05 / V-16-21

D/LL: 1/2/748

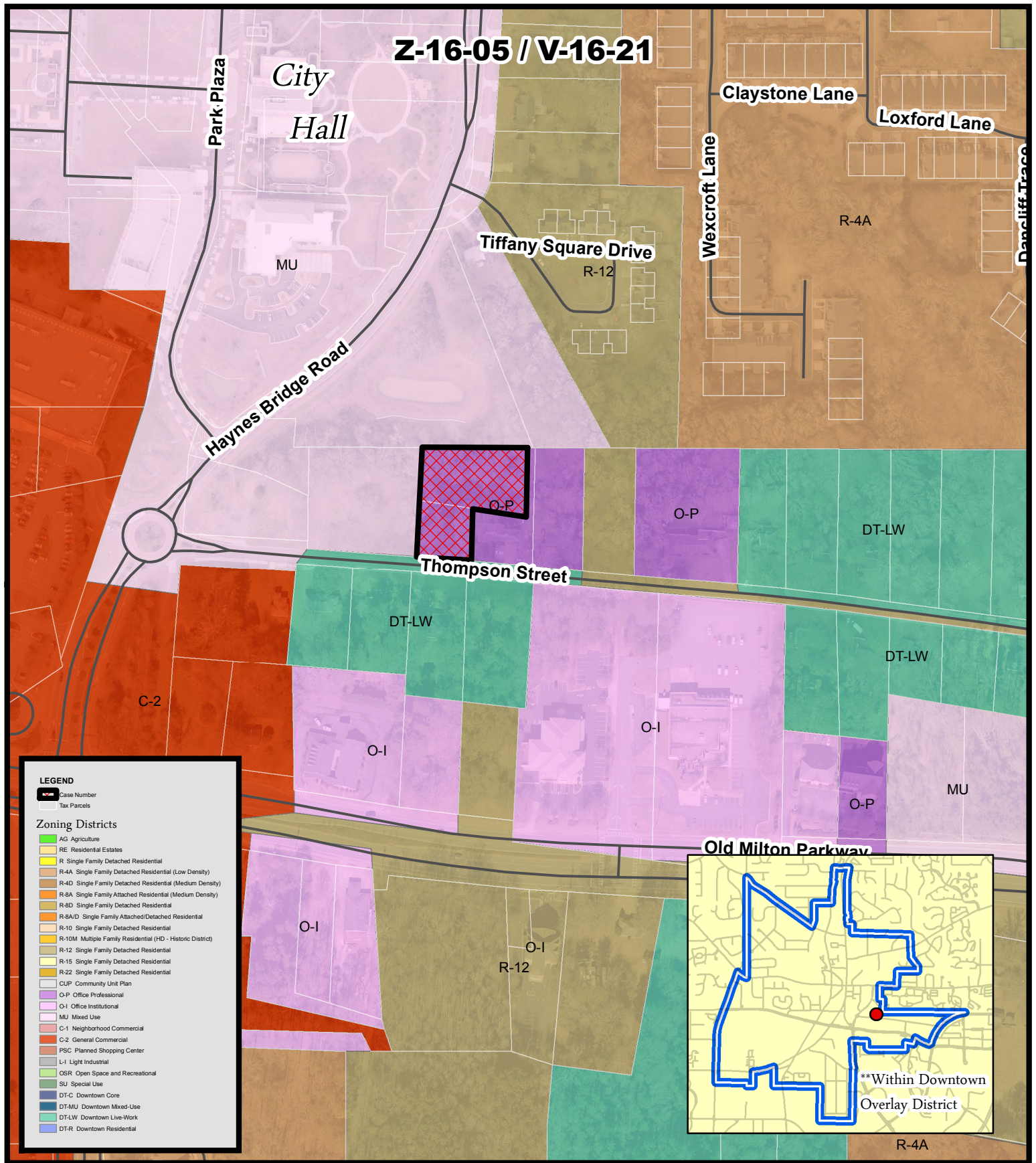
PC Date: 08/04/16

CC Date: 08/22/16

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



**Aerial Map
Aycock DT-LW
Thompson Street**

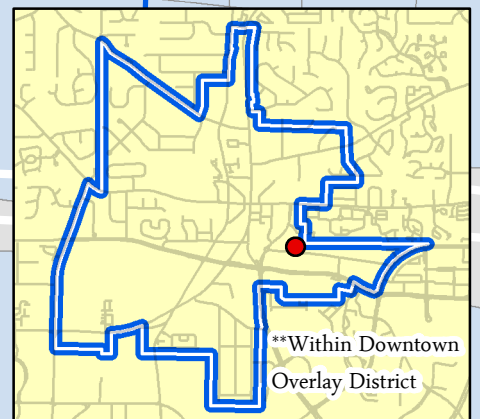
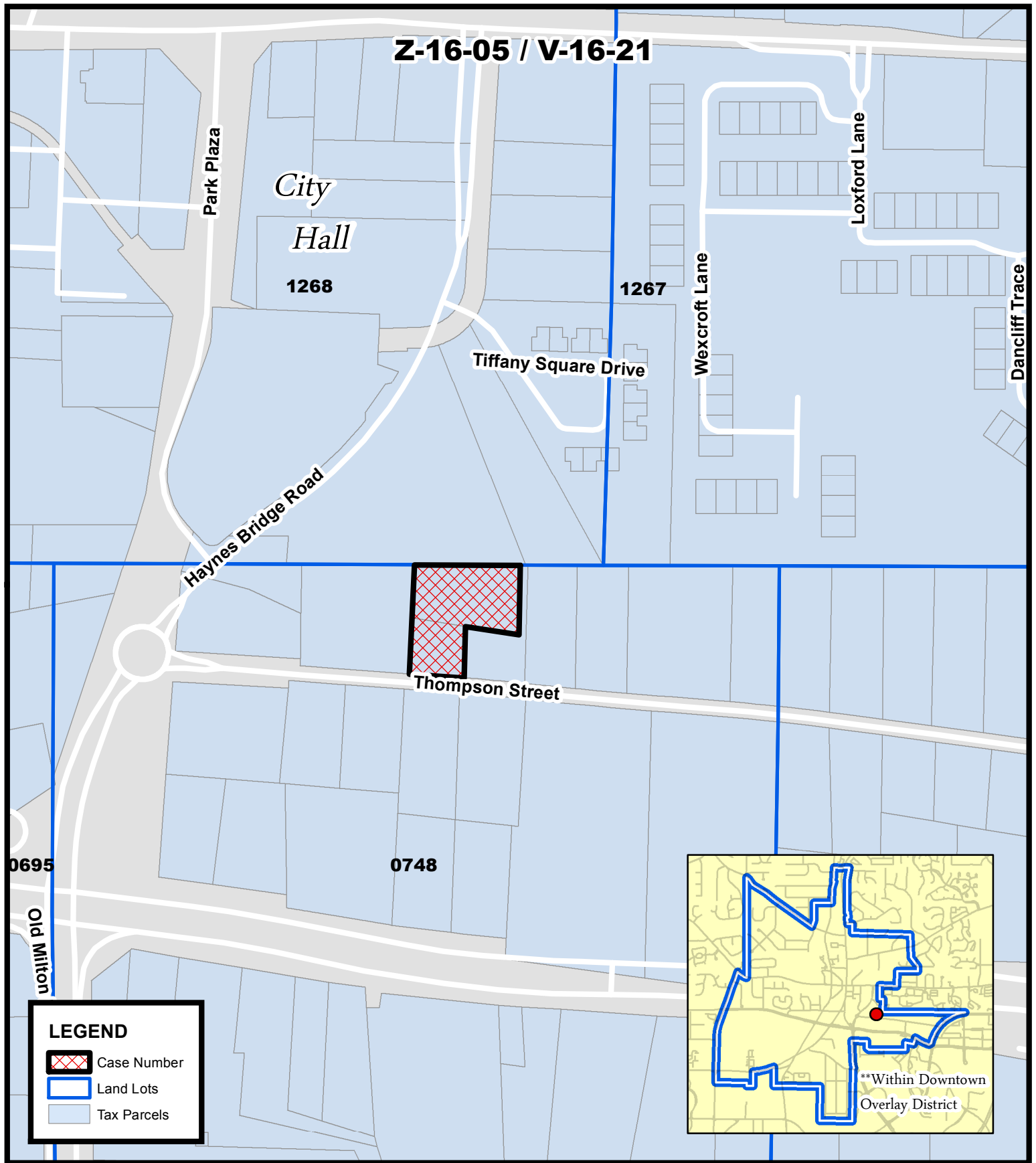


Zoning Map **Aycock DT-LW** **Thompson Street**

Z-16-05 / V-16-21
D/LL: 1/2/748
PC Date: 08/04/16
CC Date: 08/22/16

Location Map Provided by:
Community Development - GIS



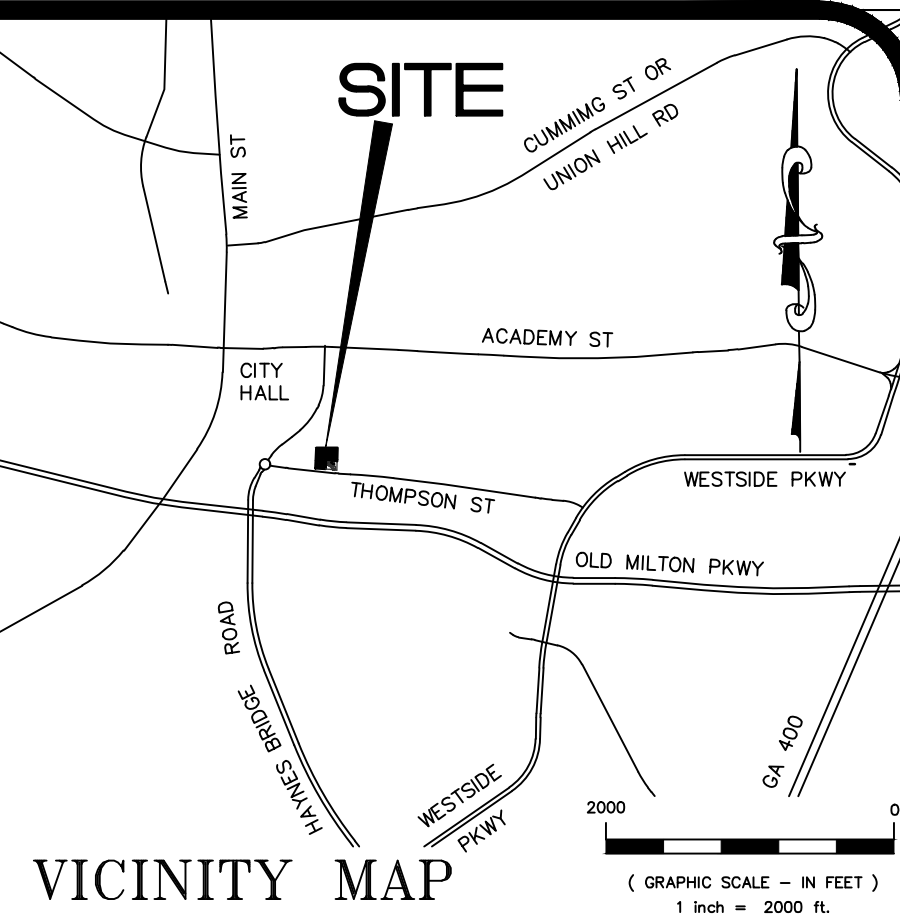
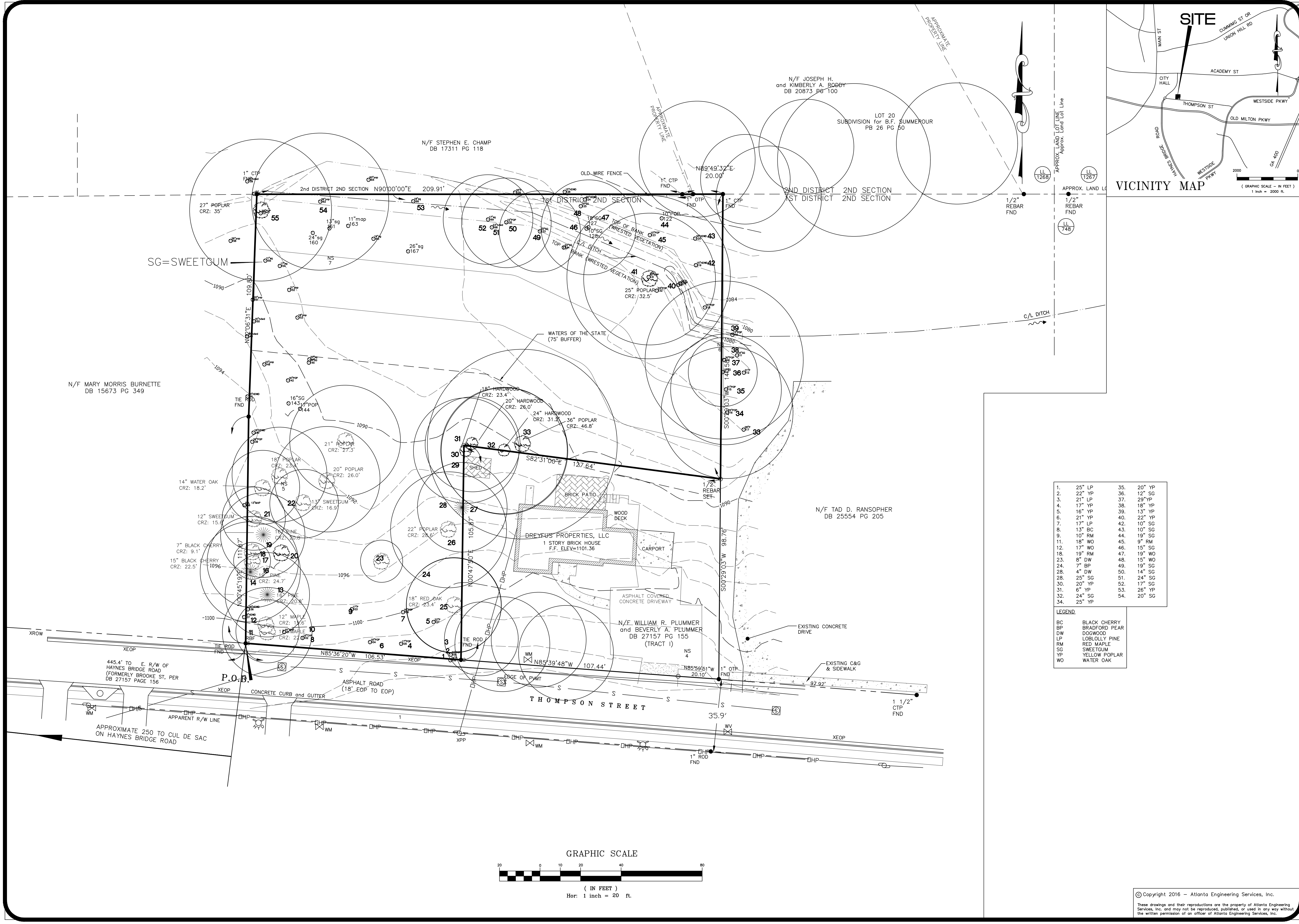


Location Map **Aycock DT-LW** **Thompson Street**

Z-16-05 / V-16-21
D/LL: 1/2/748
PC Date: 08/04/16
CC Date: 08/22/16

Location Map Provided by:
Community Development - GIS





1.	25\" LP	35.	20\" YP
2.	22\" YP	36.	12\" SG
3.	21\" LP	37.	29\" YP
4.	17\" YP	38.	18\" YP
5.	16\" YP	39.	13\" YP
6.	21\" YP	40.	22\" YP
7.	17\" LP	42.	10\" SG
8.	13\" BC	43.	10\" SG
9.	10\" RM	44.	19\" SG
11.	18\" WO	45.	9\" RM
12.	17\" WO	46.	15\" SG
18.	19\" RM	47.	19\" WO
23.	8\" DW	48.	15\" WO
24.	7\" BP	49.	19\" SG
28.	4\" DW	50.	14\" SG
28.	25\" SG	51.	24\" SG
30.	20\" YP	52.	17\" SG
31.	6\" YP	53.	26\" YP
32.	24\" SG	54.	20\" SG
34.	25\" YP		

LEGEND

BC BLACK CHERRY
BP BRADFORD PEAR
DW DOGWOOD
LP LOBLOLLY PINE
RM RED MAPLE
SG SWEETGUM
YP YELLOW POPLAR
WO WATER OAK

REVISIONS

DATE	REASON	DESCRIPTION	SEE COVER SHEET FOR REVISION NUMBER

DRAWING INFORMATION

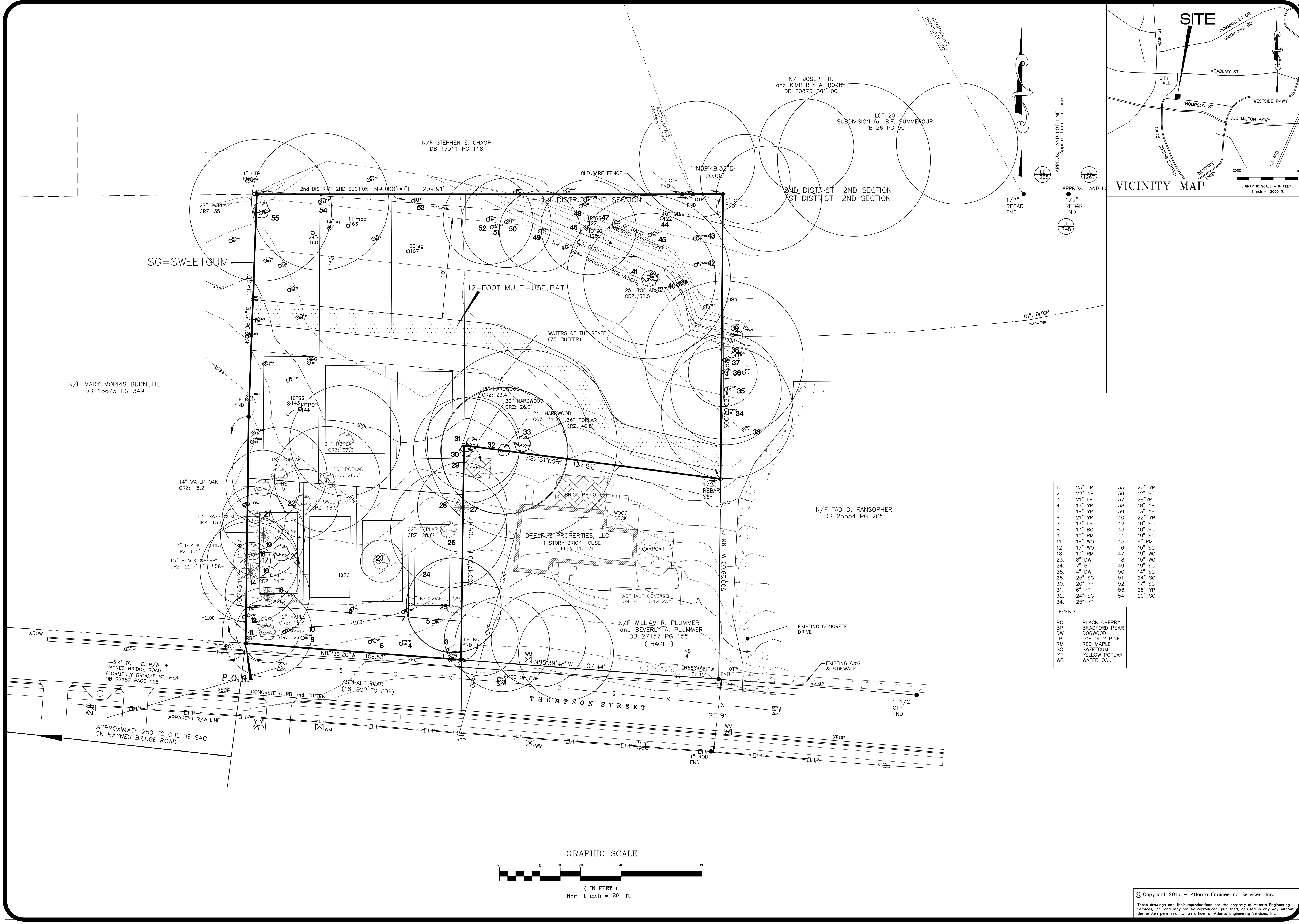
DATE: 08/04/16	DRAWN BY: ELA	CHECK BY: ELA
SCALE: AS NOTED	PROJECT NUMBER: 2003-1928	DISC: (6017)

PREPARED FOR:

VOYSEY II AT ALPHARETTA DOWNTOWN
COTTAGE COURT
THOMPSON ST.
ALPHARETTA, GA 30009
LL 748-1ST DISTRICT-SECOND SECTION

ATLANTA ENGINEERING SERVICES, INC.

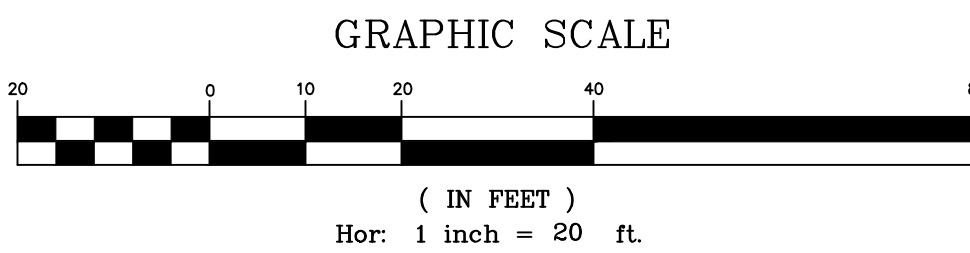
3295 River Exchange Drive
Suite 211
Peachtree Corners, Georgia 30092
Phone: 678-297-2565
www.atlantaeng.com



1.	25" LP	35.	20" YP
2.	22" YP	36.	12" SG
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4.	17" YP	38.	18" YP
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11.	18" WO	45.	9" RM
12.	17" WO	46.	15" SG
18.	19" RM	47.	19" WO
23.	8" DW	48.	15" WO
24.	7" BP	49.	19" SG
28.	4" DW	50.	14" SG
28.	25" SG	51.	24" SG
30.	20" YP	52.	17" SG
31.	6" YP	53.	26" YP
32.	24" SG	54.	20" SG
34.	25" YP		

LEGEND

BC BLACK CHERRY
BP BRADFORD PEAR
DW DOGWOOD
LP LOBLOLLY PINE
RM RED MAPLE
SG SWEETGUM
YP YELLOW POPLAR
WO WATER OAK



REVISIONS

DATE	REASON	DESCRIPTION	SEE COVER SHEET FOR REVISION NUMBER

DRAWING INFORMATION

DATE: 08/04/16	DRAWN BY: ELA	CHECK BY: ELA
SCALE: AS NOTED	PROJECT NUMBER: 2003-1928	DISC:

PREPARED FOR:

VOYSEY II AT ALPHARETTA DOWNTOWN COTTAGE COURT

THOMPSON ST.
ALPHARETTA, GA 30009
LL 748-1ST DISTRICT-SECOND SECTION

ATLANTA ENGINEERING SERVICES, INC.

3295 River Exchange Drive
Suite 211
Peachtree Corners, Georgia 30092

Phone: 678-297-2565
www.atlantaeng.com

TRRE SURVEY

VOYSEY II AT ALPHARETTA DOWNTOWN COTTAGE COURT

THOMPSON ST.
ALPHARETTA, GA 30009
LL 748-1ST DISTRICT-SECOND SECTION

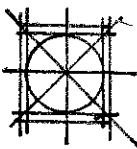
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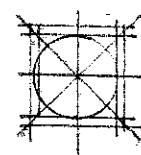


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 TOPSAIL ALTERNATE OPT. "A" ELEVATION
SCALE: $\frac{1}{8}" = 1'-0"$



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REV. 1 3/29/16



TOPSAIL ALTERNATE ELEVATION

S C A L E:

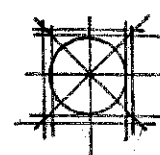
$\frac{1}{8}'' = 1'-0''$

(HORIZ. LAP SIDING / STONE)



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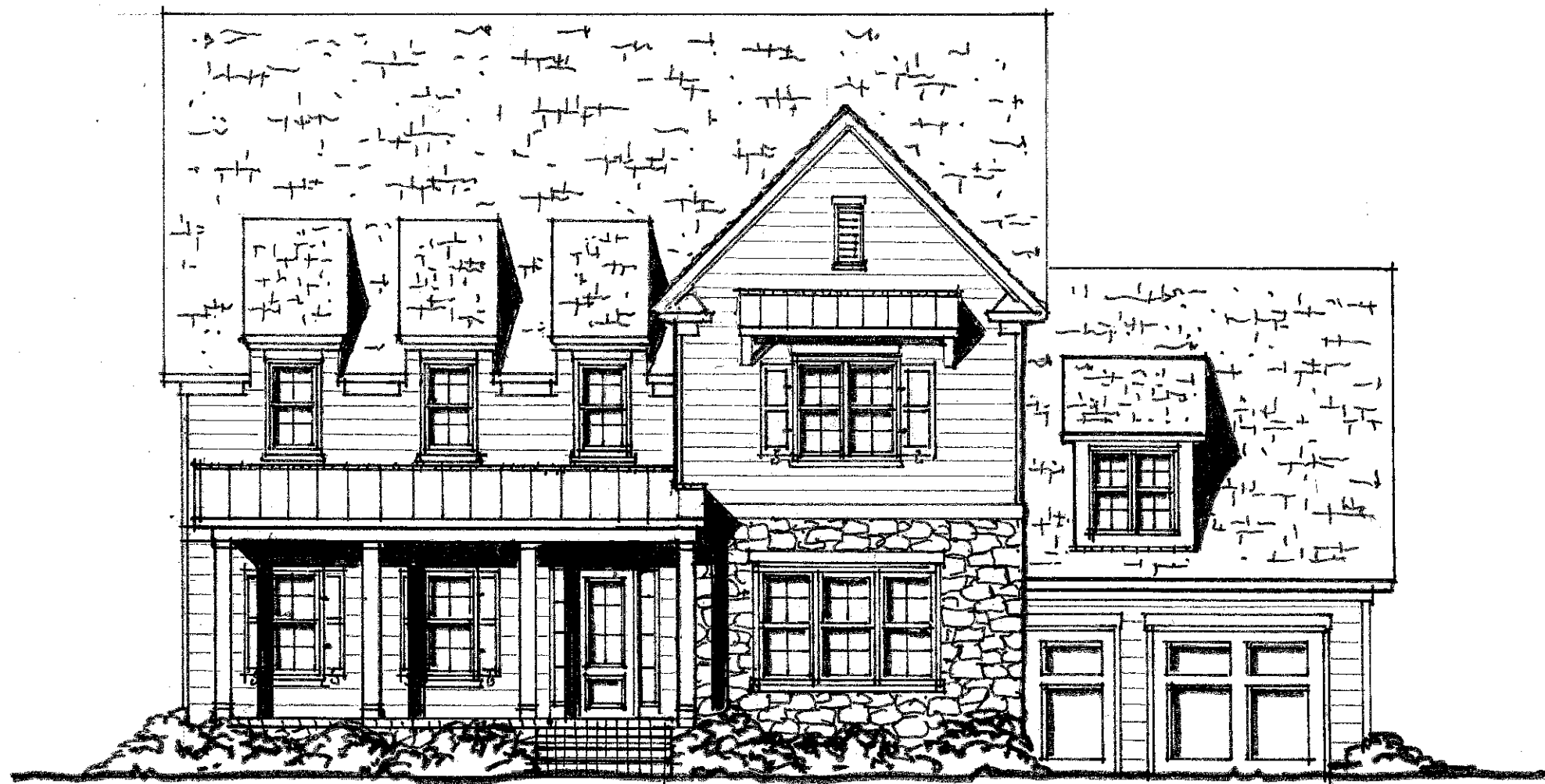
3/21/16



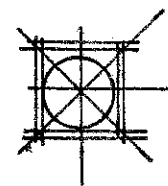
HATTERAS ALTERNATE ELEVATION

SCALE:

1/8"=1'-0"



© ARTHUR RUTENBERG HOMES INC.



HATTERAS ALTERNATE OPT: "A" ELEVATION

SCALE:

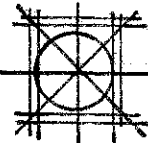
1/8" = 1'-0"

3/28/16



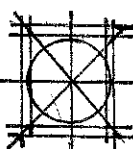
© ARTHUR RUTENBERG HOMES INC.

3/21/16

 LAFAYETTE ALTERNATE ELEVATION
S C A L E: $\frac{1}{8}" = 1'-0"$



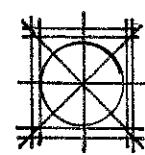
© ARTHUR RUTENBERG HOMES INC.


 LAFAYETTE ALTERNATE OPT: "A" ELEVATION
 SCALE:

1/8" = 1'-0" 3/20/16



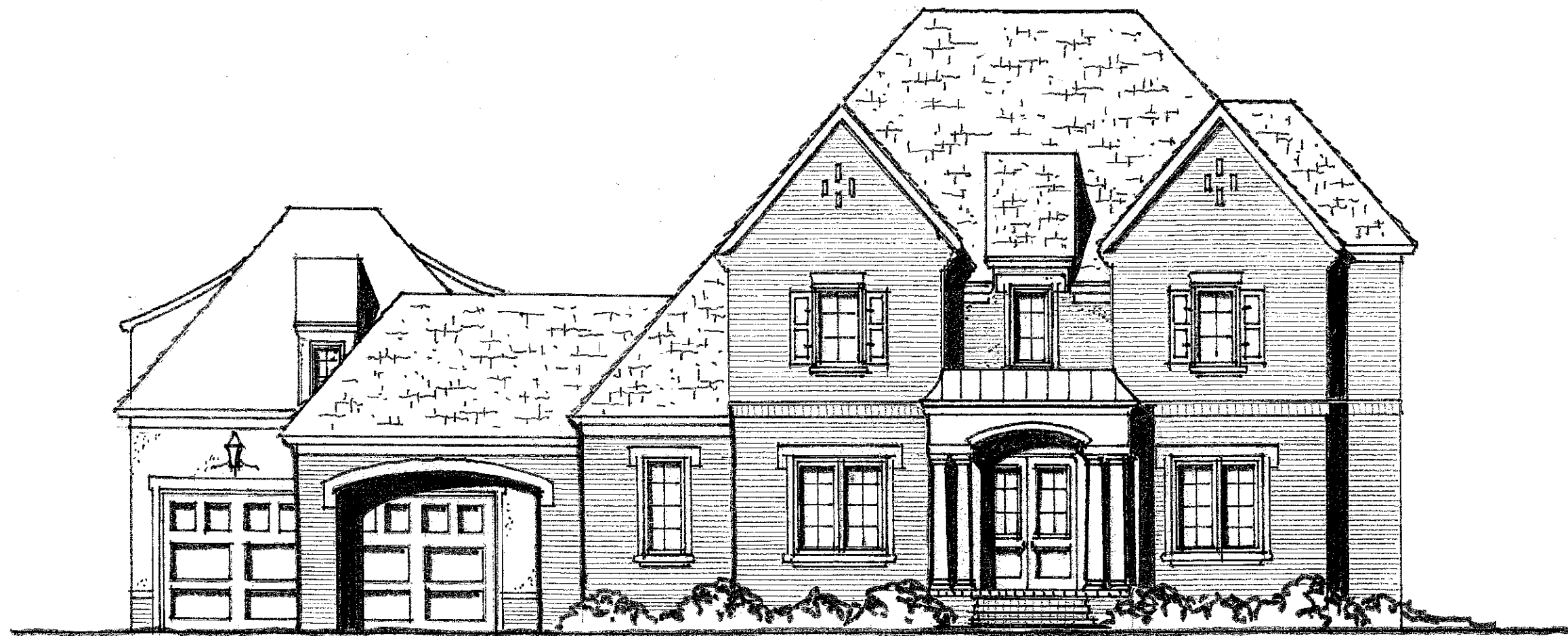
© ARTHUR RUTENBERG HOMES, INC.



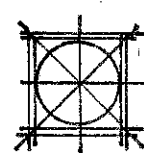
SOUTHPORT ALTERNATE ELEVATION - OPT. "A"

S C A L E:

$\frac{1}{8}" = 1'-0"$



© ARTHUR RUTENBERG HOMES INC. 3/30/16
REV. 1 4/1/16



SOUTHPORT ALTERNATE ELEVATION
S C A L E: 1/8" = 1'-0"

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: Aycock Property ReZoning Request for DT-LW with 7 units

Contact Name: Elvin Aycock

Telephone: 678-297-2565

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.

No comments

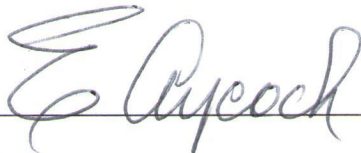
Method by which these individuals were contacted. Please mark all that apply. *Please provide samples of any and all written communications used to provide notification.*

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

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

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

Signature of Authorized Agent: _____



Date: _____

7-19-16

Print Form

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

Aycokc/Thompson St/DT-LW
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: Elvin Aycokc

Telephone: 678-297-2565

Address: 3295 River Exchange Drive

Suite: 211

City: Peachtree Corners

State: GA

Zip: 30090

Fax: None

Mobile Tel: 770-316-1720

Email: ela@atlantaeng.com

Subject Property Information:

Address: Thompson Street - Vacant Lot

Current Zoning: O-P

District: 1

Section: 2

Land Lot: 748

Parcel ID: 12-270307480404 and 12-270307480511

Proposed Zoning: _____

Current Use: Proposed Zoning is DT-LW Downtown Residential. Current Use is Vacant Lot

This Application For (Check All That Apply):

☐ Conditional Use

☐ Master Plan Amendment

☒ Rezoning

☐ Master Plan Review

☐ Variance

☐ Public Hearing

☐ Comprehensive Plan Amendment

☐ Other (Specify): DT-LW Downtown Residential with 7 Units.

6/20/16

Z-16-05/V-16-21
Aycokc/Thompson St/DT-LW

**Elvin Aycock
3295 River Exchange Drive
Suite 211
Peachtree Corners, GA 30092**

June 16, 2016

Alpharetta Planning Commission and
Alpharetta City Council
2 Park Plaza
Alpharetta, GA 30009

Re: Rezoning Request, Z-16-05, Thompson Street / DT-LW
Application to rezone 0.93-acre parcel of land located on
Thompson Street.

Gentlemen,

I have filed an application to the City of Alpharetta to re-zone my property to Downtown Residential, Live-Work (DT-LW). It is presently zoned OP. The property contains 0.93 acres and is located on Thompson Street, west and north of North Fulton Chiropractor office. Our plans call for 7 single family homes and will be very similar in design, size and construction as the homes Hedgewood Properties will be building. Hedgewood's project, "The Voysey Project," has recently been re-zoned and they have obtained a Land Disturbance permit from the City.

Our properties adjoin and our west property line is their east property line. We have been working with Mr. Don Donnelly and are in agreement that access to our property will be through their driveway. They access "The Voysey Project" from Thompson Street. We will connect to their driveway at our west property line.

Also, Mr. Donnelly has received approval for a natural crushed stone driveway and therefore we have applied for a variance to allow for a continuation of the same type of natural crushed stone driveway surface. Our plans are for the two developments have the look and feel of one community. Both communities will belong to the same Homeowners Association.

Finally, we will connect to and continue the 12-foot Multiuse Path which is shown on "The Voysey Project." We will construct the path from our west property line to our east property line.

Thank you for your consideration to this matter.

Sincerely,

Elvin Aycock
Property Owner

6/20/16

Aycokc/Thompson St/DT-LW

APPLICANT REQUEST AND INTENT

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

To subdivide into 7 lots and to construction 7cottage residential units.

Applicant's Request (Please itemize the proposal):

For the rezoning of the 0.93 acres to DT-LW Downtown Residential for 7 Single Family Residential units.

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

Construction of 7 Single Family Residential Units.

6/20/16

Aycokc/Thompson St/DT-LW

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: Elvin Aycokc

Subject Public Hearing Case: Re-Zoning to DT-LW

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: None

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: November 18, 2015

6/20/16

Aycokc/Thompson St/DT-LW

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

This re-zoning will allow for construction of single family homes of similar design, style, size and construction as The Voysey Project adjoining us to the west. The property west of this property is owned by Don Donnelly, Hedgewood Homes. The two communities will blend with each other and homeowners will belong to the same Homeowners Association.

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

It will enhance the property on Thompson Street and fit in with the City's intended use of property which is located close to downtown. The development will be developed to appeal to homeowners that want to live and work in a downtown environment.

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

Not at this time. It is currently zoned O-P which allows for Professional Office Space. This area is conducive to residents that want to live near downtown for shopping, dining and working. A 12-foot Multi-Use Path will be constructed to the rear of this development and along the Buffers of the Waters of the State.

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

The seven units would yield approximately 14 persons.

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

This rezoning use would target young professional, both single and couple. This would have minimum impact on the schools and utilities.

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

It is consistent with the Alpharetta Comprehensive Plan and the Future Land Use map. This development will enhance the live-work and plan concept which the City of Alpharetta is promoting.

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

The property immediately west of the property has been re-zoned by Don Donnelly for homes of similar design, style, size and construction. This development will complement "The Voysey Project" by Hedgewood Properties.

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.

6/20/16

Aycokc/Thompson S/DI-LW

PROPERTY OWNER AUTHORIZATION**Property Owner Information:**

Contact Name: Elvin Aycokc

Telephone: 678-297-2565

Address: 3295 River Exchange Drive

Suite: 211

City Peachtree Corners

State: GA

Zip: 30092

Authorization:

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

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

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

Identify Authorized Applicant:

Name of Authorized Applicant: Elvin Aycokc

Telephone: 678-297-2565

Address: 3295 River Exchange Drive

Suite: 211

City Peachtree Corners

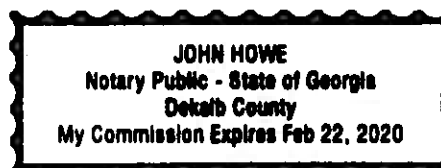
State: GA

Zip: 30092

So Sworn and Attested:Owner Signature: E Aycokc

Date: 04/01/2016

Notary:

Notary Signature: [Signature]Date: 4-1-2016

6/20/1

BOARD OF ZONING APPEALS REVIEW CRITERIA

Z 16-05/V 16-21

Rocky Thompson St/DT-LW

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 zoning classification DT-LW Downtown Residential allows for 7 units per acre with an approved conditional use. The variance request is for the surface of the drive that serves the property be constructed of grave/stone. This provides continuity with The Voysey Project being developed by Don Donnerly.

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

No. This variance only changes the type of pavement surface for the drive.

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

None

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 variance does not impair the purpose and the intent of the Zoning Code.

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.

6/20/16

Aycock/Thompson St/DT-LW

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: Aycock Property ReZoning Request for DT-LW with 7 units

Contact Name: Elvin Aycock

Telephone: 678-297-2565

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.

See Attached List

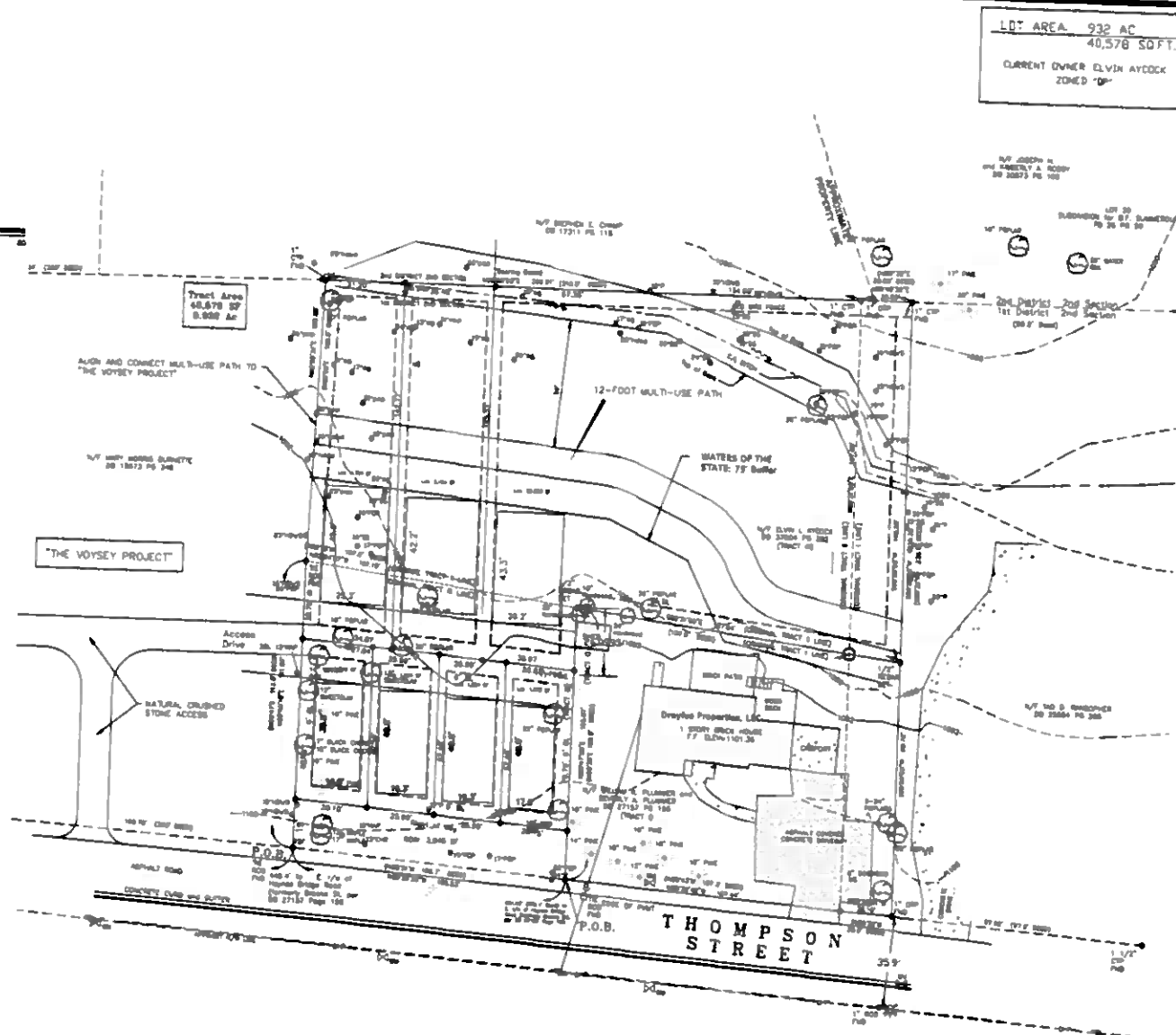
Method by which these individuals will be contacted. Please mark all that apply. If you select "Other," please provide a description of the method of contact that will be used.

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

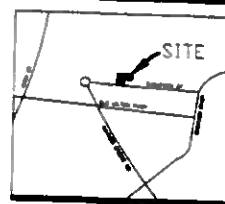
Please describe the method(s) by which these individuals will have the opportunity to respond or contact the applicant with questions or concerns about the proposal.

I will provide my telephone number and I will be available to answer any questions.

6/20/16



LOT AREA 932 AC
40,578 SQ. FT.
CURRENT OWNER ELVIN AYCOCK
ZONED "D"



VICINITY MAP

- [illegible]

**Re-Zoning Plat
DT-LW Downtown Residential
Cottage Court**

PREPARED FOR:

SITE PLAN FOR REZONING TO DT-1W

SHEET
1 of 1

Atlanta Engineering Services, Inc.
1205 River Exchange Drive
Peachtree Corners, Georgia 30092
Phone: 678-257-1905
www.aesllc.com

CURRENT ZONING	ADT	SAT	AM Peak Hour			PM Peak Hour			Sat. Peak Hour		
			In	Out	Total	In	Out	Total	In	Out	Total
210: Single Family Detached Housing											
1 Number of Units	15	14	3	7	10	1	1	2	6	6	12
Total Trips (Current Zoning)	15	14	3	7	10	1	1	2	6	6	12
PROPOSED ZONING											
210: Single Family Detached Housing											
7 Number of Units	90	86	4	10	14	6	4	10	9	8	17
Total Trips (Proposed Zoning)	90	86	4	10	14	6	4	10	9	8	17
NET TRIPS INCREASE (DECREASE)	75	73	1	3	4	5	3	8	3	2	5

* Trip Generation, 7th Edition (ITE)



City Council Meeting and Public Hearing

STAFF REPORT

Submitting Department: Public Works
Submitted By: Jill Bazinet, Pete Sewczwicz
Meeting Date: August 22, 2016

I. AGENDA ITEM TITLE: STORM PIPE CLEANING RFP NO. 15-106

II. RECOMMENDATION:

Please approve funding in the amount of \$100,000.00 to Southern Hydro Vac. Inc., to perform stormwater pipe cleaning and stormceptor maintenance services for the City and authorize the Mayor to execute all necessary documents.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: YES

FISCAL IMPACT: YES

INCLUDED IN CURRENT FY CPTL BUDGET: YES INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST: \$100,000.00

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
302-41100-5411430-C1308	\$100,000.00

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
N/A	\$0.00

IV. REPORT IN BRIEF:

The City has a continued need for a reliable and responsive stormwater pipe cleaning contractor. Stormwater pipe cleaning services are needed to supplement City resources in providing quick, proactive storm pipe flushing to prevent flooding and possible damage to property in the event of a clogged storm pipe during storm events. The storm pipe cleaning contractor will be available on an as needed basis.

The Department of Public Works with guidance from the Department of Finance prepared a Request For Proposal (RFP) and advertised for proposals in August of 2014. The City received three proposals on September 22, 2014 from Southern Hydro Vac, Inc., Chase Plumbing and Mechanical, and Pipe Logistics. Staff from the Department of Public Works reviewed and scored the proposals. The Evaluation Committee met October 1, 2014 to tabulate the overall scores. Each proposal was evaluated base on related experience (30 points), average response time (30 points), and cost (40 points).

The high scoring firm, Southern Hydro Vac, Inc., was awarded the contract and has currently been performing all storm pipe cleaning and stormceptor maintenance for the City under the current contract. The City entered into a two (2) year agreement with an option for 3 additional 1-year interval renewals. We are currently entering into the first one year renewal under the contract with Southern Hydro Vac. Inc.

Approximately 50 storm lines equal to 5280 linear feet (1mile) is anticipated to be completed with FY17 funding for storm pipe cleaning services if approved. The maintenance and cleaning of 15 stormceptors required annually will also be completed with the funding awarded. The first task order for Southern Hydro Vac once funding is awarded will be inside of Berkshire Manor Subdivision where several work orders have been created for storm pipe unclogging.

V. ALTERNATIVES:

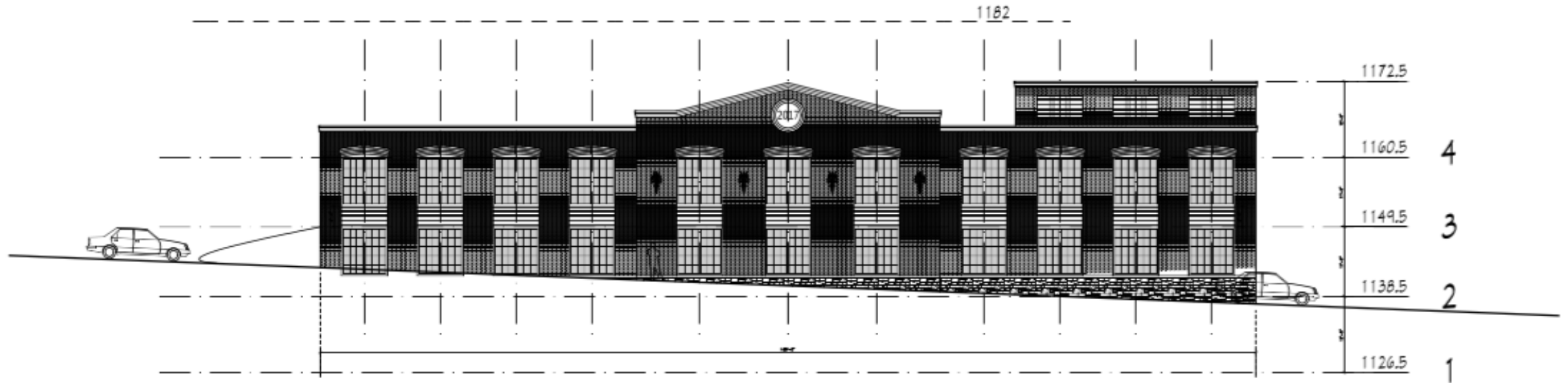
VI. ATTACHMENTS:



Downtown Alpharetta Parking Deck Introduction

AUGUST 22, 2016

Building Elevations and Sightlines



South View from Old Roswell Street

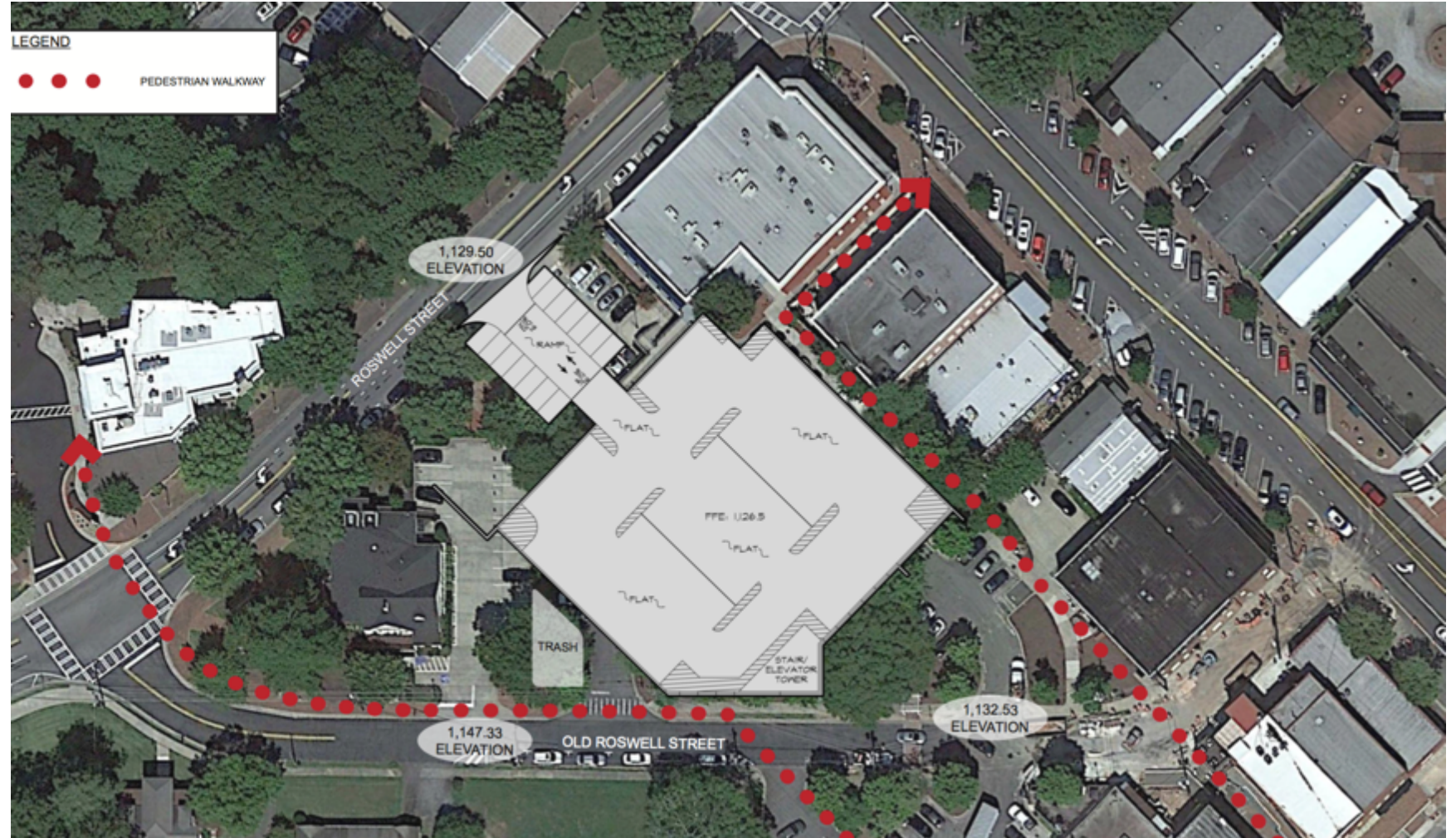
Building Elevations and Sightlines



West View from Roswell Street

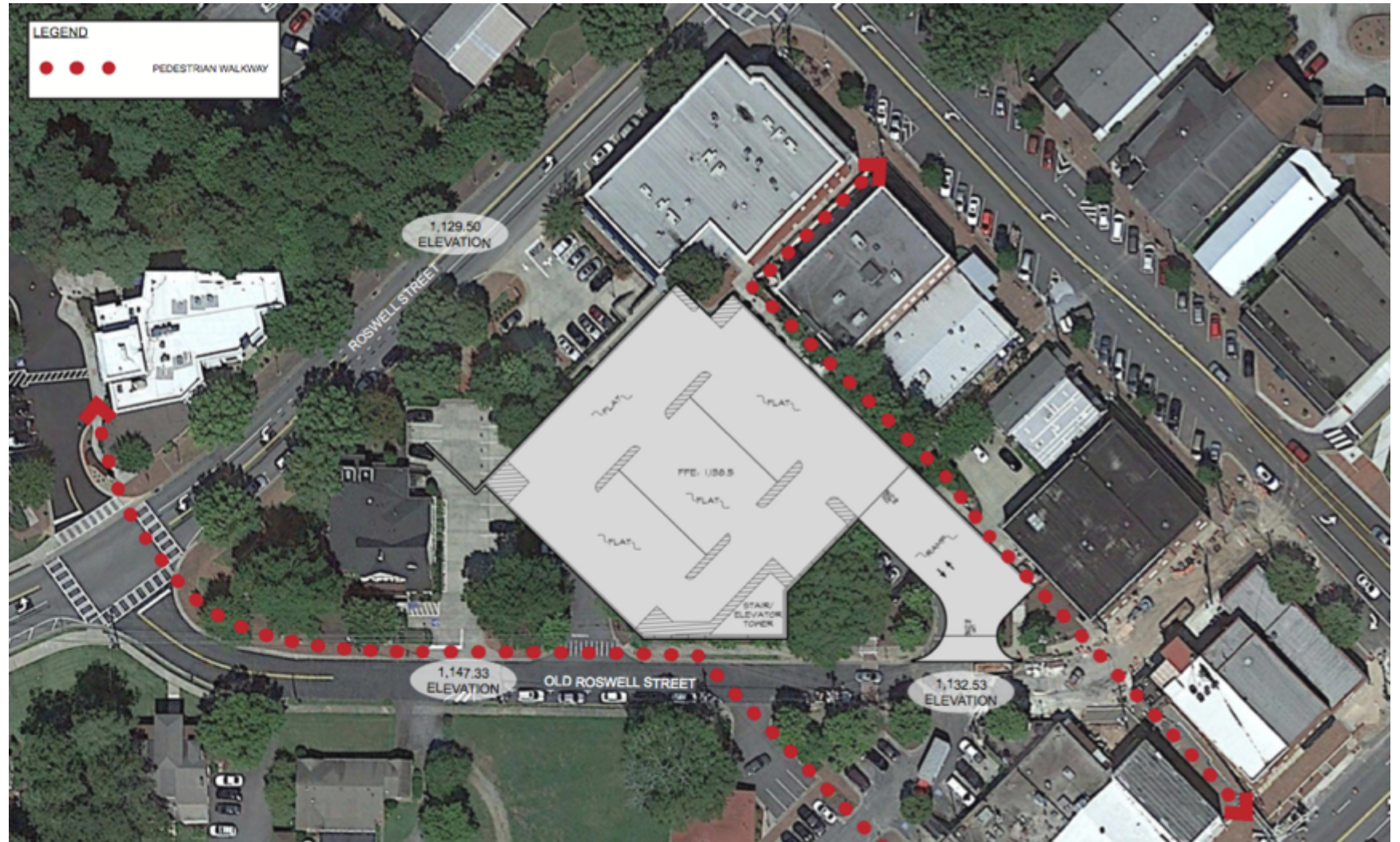
Preferred Parking Deck Location Aerial

Parking Deck Level 1



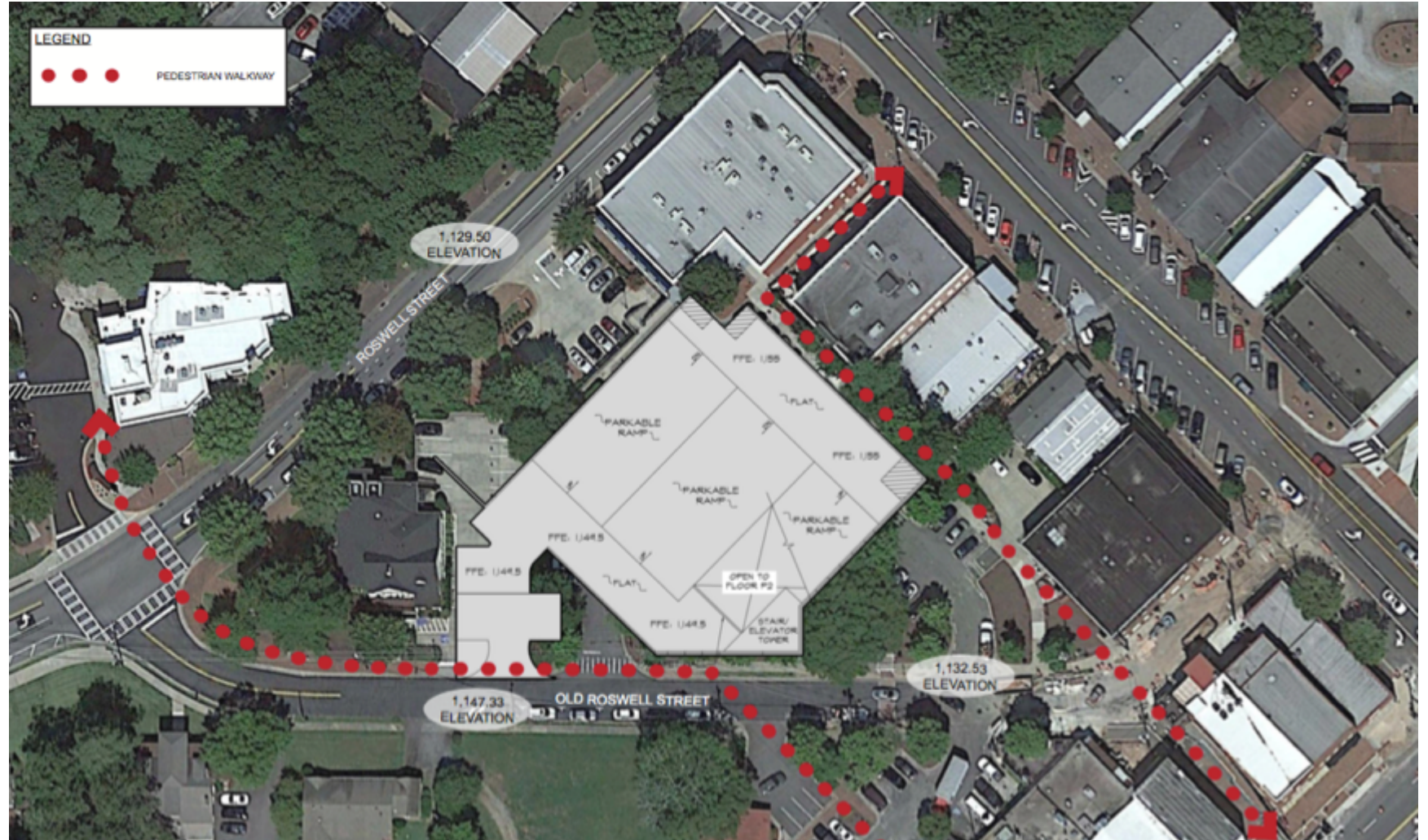
Preferred Parking Deck Location Aerial

Parking Deck
Level 2



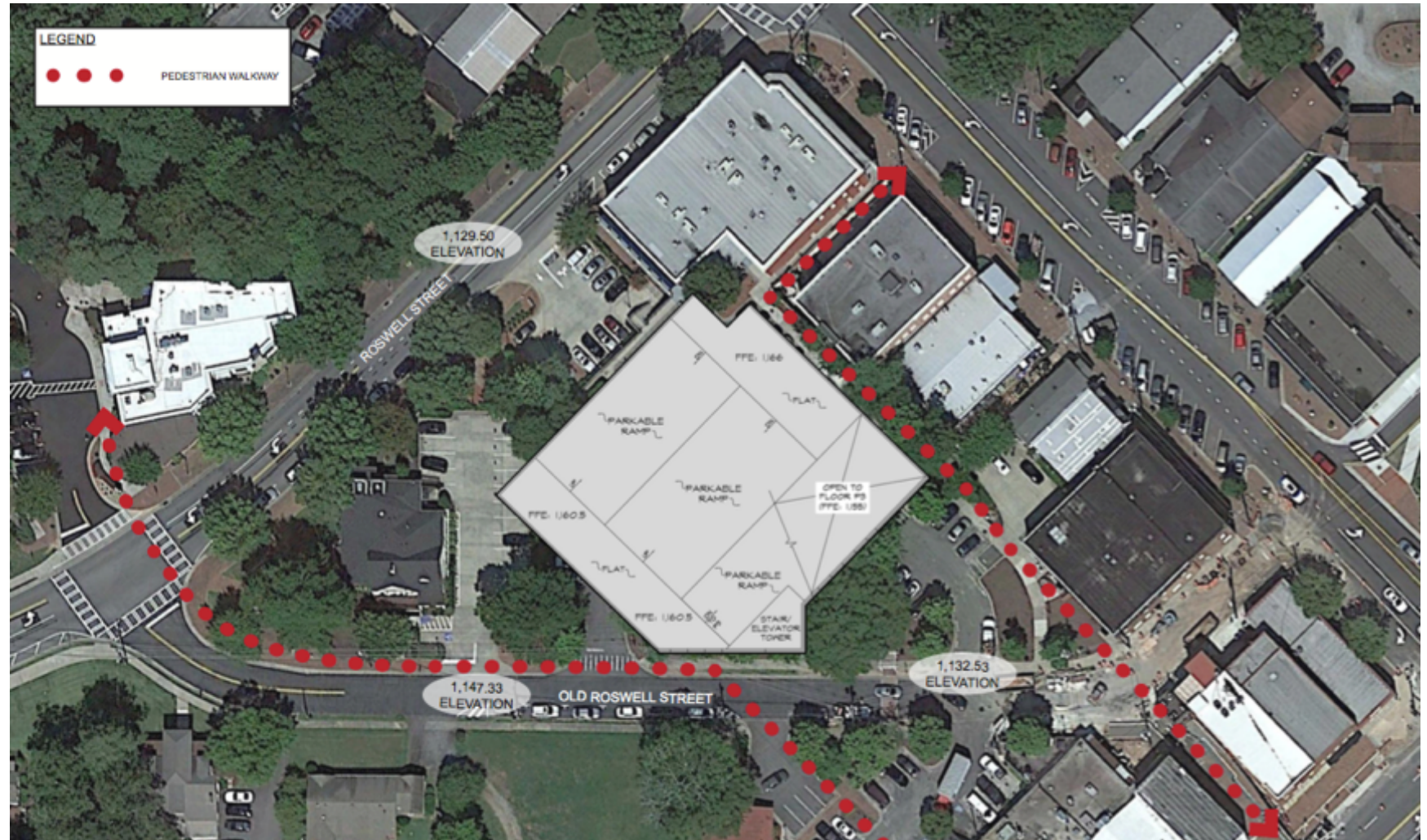
Preferred Parking Deck Location Aerial

Parking Deck Level 3

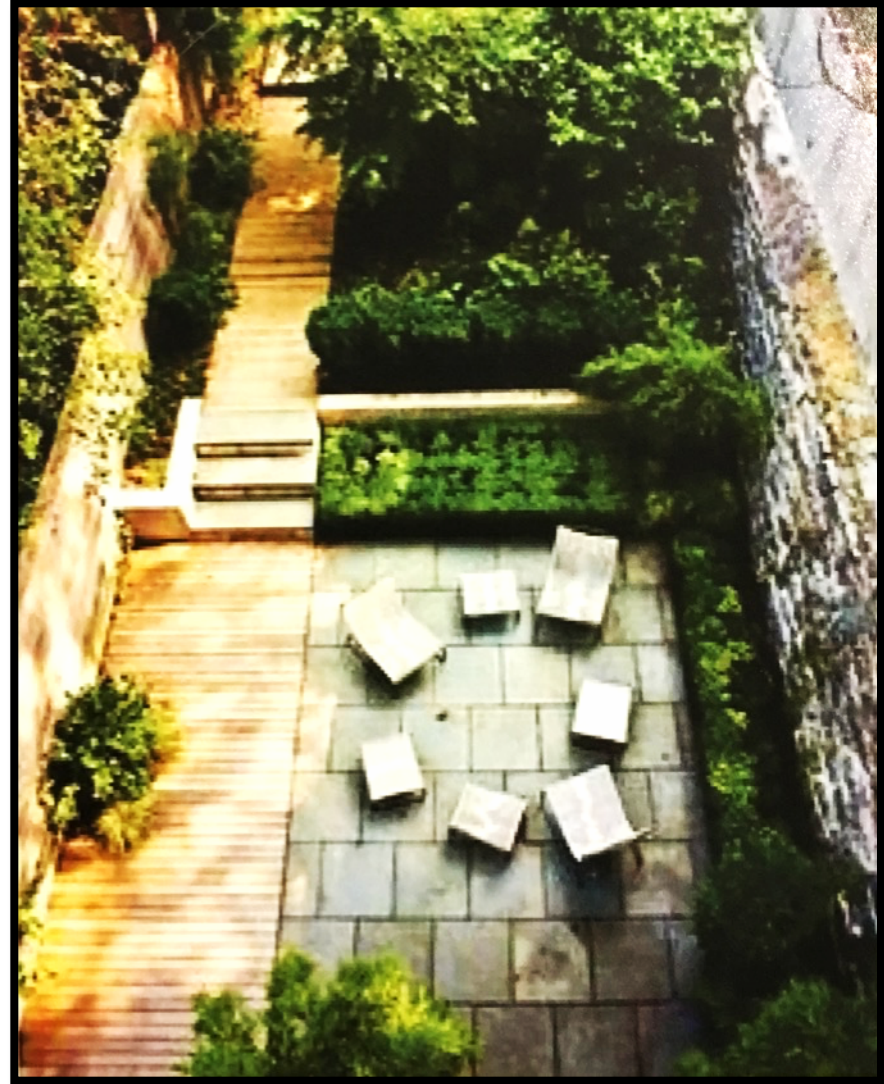


Preferred Parking Deck Location Aerial

Parking Deck Level 4

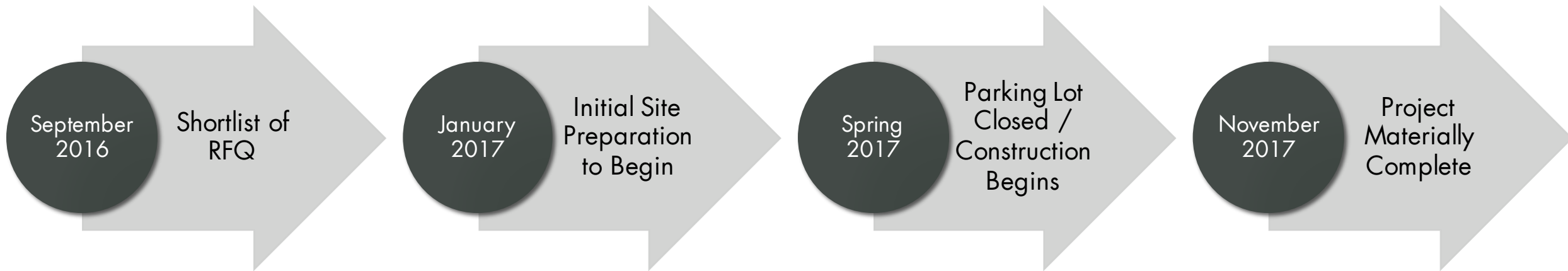


Sample Pedestrian Connections





Tentative Timeline



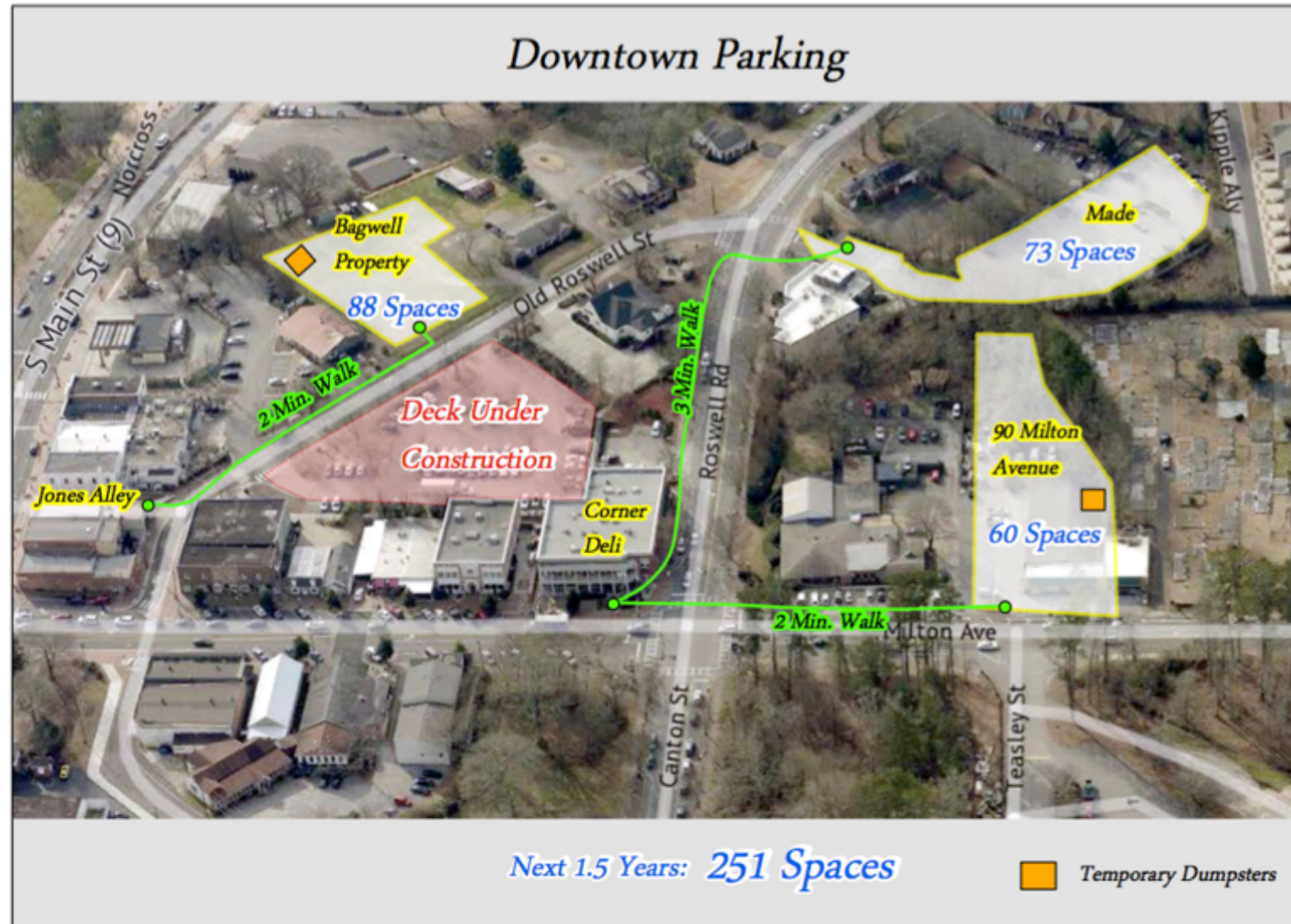
Preferred Parking Deck Location Aerial

Current



Preferred Parking Deck Location Aerial

New Spaces



Preferred Parking Deck Location Aerial

New Spaces





Parking Deck Next Steps

1. Finalize Location

2. Select Parking
Deck Builder

3. Regular Meeting of
Downtown Businesses
to Update Progress

Impact

- Interim Parking
- Deliveries & Pickup
- Pedestrian Access
- Hours of Construction
- Temporary Wayfinding Signage
- Special Events