



PLANNING COMMISSION MEETING NOVEMBER 3, 2016

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

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MEETING MINUTES
- IV. ITEMS FROM BOARD MEMBERS
- V. ITEMS FROM STAFF
- VI. PUBLIC HEARING
 - a. MP-16-13/Z-16-11/CU-16-19/V-16-25 TPA Fuqua Development/Peridot
Consideration of a request to amend the Peridot (A.K.A. MetLife) Master Plan to allow 430 'For-Rent' residential units, 70 'For-Sale' townhome units, 51,200 square feet of retail/restaurant use, 664,400 square feet of office use, and up to a 200-room hotel. The master plan amendment also includes changes to previous conditions of zoning. A rezoning is requested on 15.51 acres from O-I (Office-Institutional) to MU (Mixed-Use) and conditional uses to allow 'Dwelling, 'For-Rent' use and a bank or savings and loan use. A variance is requested to eliminate the requirement for retail under 'For-Rent' residential use on 2 sides of each 'For-Rent' building. The property is located on the west side of Haynes Bridge Road south of Lakeview Parkway and is legally described as Land Lots 744, 745, 752, and 753, 1st District, 2nd Section, Fulton County, Georgia.
 - b. Z-16-13/CU-16-20/V-16-27 Perling/13 South Main Street/DT-MU
This item has been deferred by the Applicant. It will not be heard on November 3, 2016.
Consideration of a request to rezone 12.913 acres from C-2 (General Commercial) to DT-MU (Downtown Mixed-Use) in order to develop 36,000 square feet of retail/restaurant use 60,500 square feet of brewery, 30,000 square feet of office use, 64 'For-Sale' townhome units, 50 'For-Sale' condominium units and 200 'For-Rent' residential units. A conditional use is requested to allow 'For-Rent' residential use and to allow a residential density of 24.317 dwelling units per acre. A variance is requested from UDC Section 2.7.0(b) to delete the requirement for an on-site neighborhood grocery, as well as variances from UDC Appendix A, Alpharetta Downtown Code to increase the allowable height, allow a different architectural style, increase the maximum building setback, and increase the maximum façade length. The property is located at 13 South Main Street and is legally described as Land Lots 693, 694, 695, and 696, 1st District, 2nd Section, Fulton County, Georgia.
 - c. MP-16-12/CLUP-16-08 Cousins Westside PODF
Consideration of a request to amend the Cousins Westside Master Plan Pod F to add 'Dwelling, 'For-Sale' Detached' and 'Dwelling, 'For-Sale' Attached' to the list of permitted uses in order to develop 31 single-family detached homes, 33 townhomes, and 10 manor homes. A Comprehensive Land Use Plan amendment is requested from 'Corporate Campus Office' to 'High Density Residential'. The property is located between Westside Parkway and Encore Parkway, just west of Maxwell Road and is legally described as Land Lots 651, 652, 689, and 690, 1st District, 2nd Section, Fulton County, Georgia.
 - d. PH-16-12 Tree and Landscape Ordinance Amendments
Consideration of text amendments to the UDC to consolidate landscape and tree requirements into one location within the UDC, clarify and simplify certain requirements to provide for ease of use and implementation, and provide incentives and options to save trees during land development.

VII. ADJOURNMENT