



PLANNING COMMISSION MEETING DECEMBER 1, 2016

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

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MEETING MINUTES

- a. November 3, 2016 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

This item has been deferred by the Applicant. It will not be heard on December 1, 2016.

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

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-16-14/Z-16-15 Notting Hill Old Milton Holdings MU

Consideration of a request to rezone approximately 2.9 acres from R-12 (Dwelling, 'For-Sale' Residential) and DT-LW (Downtown Live-Work) to MU (Mixed-Use) in order to develop 48 'For-Sale' condominium units and 36,000 square foot office building. A master plan amendment is requested to the Old Milton Holdings Master Plan to change previous conditions of zoning and add property to the master plan. The property is located at the southwest corner of Thompson Street and Park Street and is legally described as being located in Land Lot 749, 1st District, 2nd Section, Fulton County, Georgia

d. CU-16-22/PH-16-17/V-16-32 SABRI GUVEN

Consideration of a request to change previous conditions of zoning to allow for the expansion of the existing retail center and a freestanding office building. A request for a conditional use permit to allow a dress shop within 25% of an office building in the O-I (Office-Institutional) zoning district. A variance is requested to reduce the front and side setbacks in the O-I zoning district. The property is located at 2225, 2245 and 2255 Old Milton Parkway and is legally described as Land Lot 748, 1st District, 2nd Section, Fulton County, Georgia.

e. PH-16-18 UDC CHANGES - SMART STORMWATER CODE

Consideration of text amendments to the Unified Development Code to implement smart stormwater strategies.

VII. ADJOURNMENT