



City Council Meeting & Public Hearing

AUGUST 1, 2022

Office of the City Clerk

ALPHARETTA CITY HALL

COUNCIL CHAMBERS | 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 video recording of said meeting is a matter of public record and are available to be viewed online at <https://www.youtube.com/user/alpharettagov> or by visiting the City of Alpharetta's Clerk's office during normal business hours.

I. CALL TO ORDER

- Mayor Gilvin called the meeting to order at 6:30 p.m.

II. ROLL CALL

• Council Members

- Mayor Jim Gilvin
- Mayor Pro Tem Dan Merkel
- Donald F. Mitchell
- Douglas J. DeRito
- Brian Will
- John Hipes
- Jason Binder

• Staff

- Bob Regus, City Administrator
- Molly Esswein, City Attorney with Jarrard & Davis
- James Drinkard, Asst. City Administrator
- Lauren Shapiro, City Clerk
- Brooke Lappin, Director of Courts
- Cris Randall, Director of Human Resources
- John Robison, Director of Public Safety
- Kathi Cook, Director of Community and Economic Development
- Morgan Rodgers, Director of Recreation, Parks, and Cultural Services
- Pete Sewczwicz, Director of Public Works
- Randy Bundy, Director of Information Technology

- Tom Harris, Director of Finance
- Michael Woodman, Planning & Development Services Manager
- Kim Zane Manning, Cultural Services Manager

III. PLEDGE TO THE FLAG

IV. PRESENTATIONS & PROCLAMATIONS

A. A Resolution Presented to City Administrator, Bob Regus, by State Representative, Chuck Martin

- State Representative Chuck Martin presented a resolution to Bob Regus and shared kind remarks.

B. A Proclamation Celebrating the Retirement of City Administrator, Bob Regus

- Mayor and City Council presented a proclamation to Bob Regus and shared kind remarks.

V. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 7/25/2022)

B. Approval of Alpharetta's Outdoor Art Exhibit: MEDLEY

1. Sculpture: Ribbon Arch by Jim Gallucci
 2. Sculpture: Tree by Gus and Lina Ocamposilva
 3. Sculpture: Liquid Sunshine by Michael Alfano
 4. Sculpture: Allura by Nathan Pierce
 5. Sculpture: Hill Climb by Jim Collins
- Council Member DeRito asked for the July 25, 2022 City Council minutes to be removed from the Consent Agenda.
 - ❖ Council Member Mitchell offered a motion to approve the Consent Agenda, consisting only of the Approval of Alpharetta's Outdoor Art Exhibit: MEDLEY.
 - Council Member DeRito seconded the motion.
 - The motion was approved unanimously (7-0).
 - ❖ Council Member Hipes offered a motion to approve the July 25, 2022 Council Meeting minutes.
 - Council Member Mitchell seconded the motion.
 - The motion was approved (6-0-1; with Council Member DeRito in abstention since he was not present during the July 25, 2022 City Council meeting).

VI. PUBLIC HEARING

A. Z-22-08 / V-22-12 / South of Wills Park

Consideration of a rezoning and variance to allow for 55 'For-Sale' townhome units on 5.5 acres in the Downtown Overlay. A rezoning is requested from C-1 (Neighborhood

Commercial) and L-I (Light-Industrial) to DT-MU (Downtown Mixed-Use) and variances are requested to allow townhomes to be accessed from a street and not an alley, reduce driveway length, reduce undisturbed buffers and allow encroachments on undisturbed buffers, reduce subdivision monument sign setback, reduce landscape strips, and allow the subdivision to be gated. The property is located at 0 State Highway 9 and is legally described as being located in Land Lot 645, 1st District, 2nd Section, Fulton County, Georgia.

- ❖ Planning & Development Services Manager, Michael Woodman, came forward to present this item.
- ❖ This item was considered at the 6/9/2022 Planning Commission meeting. Staff recommended approval subject to 24 conditions. There were no public comments. After discussion, Planning Commission recommended approval subject to staff's recommended conditions (6-0). After the Planning Commission meeting, the applicant updated the site plan and removed the variance request to allow up to 17 townhome units to have driveways less than the minimum eighteen-foot (18') length.
- ❖ Staff is recommending that Mayor and Council approve Z-22-08/V-22-12 South of Wills Park, subject to the following conditions:
 1. Architecture and materials shall be developed substantially similar to the submitted renderings, dated 5/5/22, except for modifications required to comply with the Downtown Consultant's comments and in compliance with the Alpharetta Downtown Code, subject to final approval by DRB. Townhomes shall have 4-sided architecture, materials and details.
 2. Density shall not exceed 9.93 dwelling units per acre.
 3. Building heights shall not exceed 4 stories and 50'.
 4. Townhomes shall have direct vehicular access from a street or alley, as depicted on the site plan prepared by Pond, dated 7/13/22.
 5. Courtyards may encroach into landscape strips, subject to meeting the minimum landscape material requirements, as approved by Staff.
 6. Developer shall improve the Wills Road streetscape as follows: minimum 6' planter planted with street trees, 6' sidewalk, and decorative pedestrian lighting, with final approval by Staff and City of Roswell. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs.
 7. Streets and alleys shall be developed as depicted on the site plan prepared by Pond, dated 7/13/22, with final approval by Staff. Decorative pedestrian lighting shall be required throughout the development. Internal streets and alleys shall be private and maintained by the HOA.
 8. Landscape strips shall be required as depicted on the site plan prepared by Pond, dated 7/13/22, not including alleys. Landscape strips shall be exclusive of utilities and easements, except that if Fulton County requires an unencumbered easement shrubs shall replace tree requirements on one side of the street.
 9. Landscape strips along South Main Street and Wills Road shall be planted with shade trees as a continuation of what has been planted or designed in the

Downtown and outside of utility easements and overhead utilities, as approved by Staff. Subdivision decorative fencing and columns may be placed within the landscape strip along South Main Street, as approved by Staff.

10. Developer shall provide an enhanced pedestrian crossing at South Main Street and Wills Road, which shall include color pavement markings and signage, as approved by GDOT and Staff. Enhanced pedestrian crossing shall be eligible for impact fee credits, as approved by Staff.
11. Undisturbed buffers, replanted where sparse, shall be provided as depicted on the site plan prepared by Pond, dated 7/13/22. Evergreen trees and shrubs shall be planted along the south and east property lines and along the property line north of Units 6-13, as approved by Staff.
12. Property owner acknowledges that redevelopment of the properties to the north, east and south with non-residential uses shall not require a buffer adjacent to the subject property.
13. Project entrance may be gated and shall include a decorative paver apron, landscaping, brick wall and fencing with columns substantially similar to the submitted renderings, dated 5/5/22.
14. Subdivision sign shall be substantially similar to the submitted renderings, dated 5/5/22, and shall have a 0' setback along Wills Road, as approved by Staff.
15. Open space shall be developed substantially similar to the site plan prepared by Pond, dated 7/13/22, except that the optional bicycle path in the civic space shall be removed and stairs shall accommodate a bicycle wheel path, as approved by Staff. Open space shall be developed with a park-like setting with decorative landscape, hardscape and seating. Landscape shall include plant selections promoting the historic Downtown.
16. Creeping vines shall be planted to cover retaining and low walls, as approved by Staff.
17. Developer shall save trees as depicted on the site plan prepared by Pond, dated 7/13/22. Tree saves shall be limited to trees in fair to good condition and with CRZ impacts of no more than 30% which may be subject to tree care, as approved by Staff. Developer shall make reasonable efforts to save additional trees of quality and/or tree groupings, as approved by Staff.
18. Fences and walls visible from the public right-of-way shall be decorative, as approved by Staff. Unfinished wood fences and decks shall not be visible from the street.
19. HVAC and similar equipment shall not be visible from the public right-of-way.
20. Fire access shall meet IFC 2018 Appendix D and Fire Hydrants.
21. Stormwater may be placed underground within the private street as depicted on the site plan prepared by Pond, dated 7/13/22, with final approval by Staff. Stormwater facilities shall be indicated on the recorded final plat, clearly describing the underground facilities, their function, purpose, ownership, and granting access for inspection, maintenance and repair rights to the HOA and the City of Alpharetta. Maintenance responsibilities shall also be included in the

recorded covenants with all costs to be borne by the HOA and homeowners of the development.

22. Garbage pickup shall be from within the development.

23. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.

- The submitted request, if approved, would allow for the construction of 55 'For-Sale' townhomes on 5.54 acres in the Downtown. The proposed density is 9.93 dwelling units per acre. The applicant proposes a rezoning from C-1 (Neighborhood Commercial) and LI (Light Industrial) to DT-MU (Downtown Mixed-Use) and variances are requested to allow up to fifteen (15) townhome units to be front loaded, allow encroachments into the undisturbed buffers, allow a 0' setback for a subdivision sign, and reduce landscape strips along new private streets. The subject property is located at 0 State Highway near the southeast corner of Highway 9 (South Main Street) and Wills Road.
- The undeveloped property is wooded. Surrounding properties are zoned C-1 and DT-MU to the north, and C-2 (General Commercial) to the west and east. Xavier and Sons Auto Body & Paint is located to the north and west, City of Roswell to the west, Public Storage to the east, Georgia Power (City of Roswell) to the south and Atlanta Saddlery, Autobrite Car Wash and The Porch on South Main are located to the north. The comprehensive land use plan designation of the property is 'Mixed Use', which allows the proposed townhomes and density.
- The property is situated between three (3) commercial properties, has multiple road frontages and has significant topography. In addition, the Wills Road right-of-way is setback approximately 60' from the existing curb line of the road.
- The submitted site plan depicts 55, three (3) and four (4) story 'For-Sale' townhomes with gated access from a new driveway off Wills Road.
- Five (5) townhome units will be 24' wide and the remaining units will be 26' wide. Townhomes are setback approximately twenty feet (20') on Wills Road and approximately 60' on South Main Street. A minimum ten-foot (10') setback is provided along private streets. Minimum building setbacks meet or exceed the DT-MU development standards.
- Each townhome unit will have two (2) side-by-side parking spaces within a garage and a Code-compliant driveway accommodating two (2) additional cars. 24 on-street, guest parking spaces are provided within the development. The Downtown Code requires 138 parking spaces for the proposed subdivision (2.5 parking spaces/unit), of which 244 parking spaces are provided on the site plan.
- The site plan depicts 1.19 acres, or 21.5% of open space within the proposed development. Amenity space is proposed to include a clubhouse and pool near the entrance to the development and a central green with sidewalks. Civic space is depicted along South Main Street and includes an optional bicycle path, bicycle rack and stairs. The DT-MU district requires a minimum 10% amenity space and 10% civic space.
- Twelve (12) trees are depicted to be saved on the site plan, of which all are hardwoods.

- A site plan depicts an underground stormwater management facility under an amenity space and private street, as well as a bioswale in the southeast corner of the site. The underground stormwater system located in the street would not obstruct access to townhomes as there are no driveways on that street section and there are alternative routes of access within the development.
- The applicant submitted renderings depicting the townhomes along Wills Road and South Main Street. The submitted renderings depict three (3) and four (4) story townhome buildings with rooftop decks designed in the Federal and Greek Revival styles. Units will range in size from approximately 2,600 to 4,000 square feet and will be three (3) and four (4) bedrooms. Façade materials will combine brick, stone, and stucco. The applicant's letter of intent indicates that price points will be between \$850,000 to \$1,000,000.
- The applicant provided a trip generation report, which estimates that the proposed 55 townhome units would generate 24 AM Peak Hour trips and 29 PM Peak Hour trips.
- The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.
- CZIM was held on May 11, 2022. There were public comments with concerns over traffic, guest parking, GDOT project impacts, and safety issues with pedestrians crossing at South Main Street over to Wills Park.
- Kathy Zickert (Attorney with Smith, Gambrell, & Russell) came forward to speak on behalf of the applicant.
 - Ms. Zickert shared that the applicant was amenable to all conditions except for Condition # 7 regarding the Impact Fee Credits for improvements along Will Road.

City Council Discussion:

- Council Member Mitchell shared that he would like to know additional information about the exterior finishes (stone, brick, stucco) and the access points of the underground stormwater system.
 - Ms. Zickert shared that the stormwater system has not yet been designed, and in terms of architecture, the exterior sides are brick, and stucco will be used as an accent material.
- Mayor Pro Tem Merkel asked if the City is authorized to give impact fee credits for land that is actually in Roswell, if a private development agreement was created between the City and the Developer.
 - Director Cook shared that this was discussed with the City Attorney, and there is an option for impact fees to be provided to a developer through a private development agreement.
 - City Attorney, Molly Esswein, shared that the area of Wills Road that would be improved by the developer is not on the Capital Improvement Element project

list (since the land is not in the City of Alpharetta) and would not be automatically eligible for impact fee credits. However, impact fees for this item do not need to be discussed as a condition, because by the Code, the developer may seek impact fee credits through the Community Development department's impact fee coordinator, which would later come before City Council for approval. Condition #7 can remain as was originally proposed by Staff. The Developer can come back before City Council to justify the need for an impact fee credit, rather than guaranteeing any impact fee credit eligibility as a zoning condition.

- Kathy Zickert (for the applicant) based on City Attorney Esswein's justification, shared that the applicant no longer objects to Condition #7.

Public Comments:

- There were no public comments.
 - Mayor Pro Tem Merkel offered a motion to approve Z-22-08/V-22-12 South of Wills Park, subject to the following conditions:
 1. Approximately 5.5 acres shall be zoned DT-MU and developed substantially similar to site plan prepared by Pond, dated 7/13/22, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
 2. Architecture and materials shall be developed substantially similar to the submitted renderings, dated 5/5/22, except for modifications required to comply with the Downtown Consultant's comments and in compliance with the Alpharetta Downtown Code, subject to final approval by DRB. Townhomes shall have 4-sided architecture, materials and details.
 3. Density shall not exceed 9.93 dwelling units per acre.
 4. Building heights shall not exceed 4 stories and 50'.
 5. Townhomes shall have direct vehicular access from a street or alley, as depicted on the site plan prepared by Pond, dated 7/13/22.
 6. Courtyards may encroach into landscape strips, subject to meeting the minimum landscape material requirements, as approved by Staff.
 7. Developer shall improve the Wills Road streetscape as follows: minimum 6' planter planted with street trees, 6' sidewalk, and decorative pedestrian lighting, with final approval by Staff and City of Roswell. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs. Impact fee credits shall be considered as part of a private development agreement.
 8. Streets and alleys shall be developed as depicted on the site plan prepared by Pond, dated 7/13/22, with final approval by Staff. Decorative pedestrian lighting shall be required throughout the development. Internal streets and alleys shall be private and maintained by the HOA.

9. Landscape strips shall be required as depicted on the site plan prepared by Pond, dated 7/13/22, not including alleys. Landscape strips shall be exclusive of utilities and easements, except that if Fulton County requires an unencumbered easement shrubs shall replace tree requirements on one side of the street.
10. Landscape strips along South Main Street and Wills Road shall be planted with shade trees as a continuation of what has been planted or designed in the Downtown and outside of utility easements and overhead utilities, as approved by Staff. Subdivision decorative fencing and columns may be placed within the landscape strip along South Main Street, as approved by Staff.
11. Developer shall provide an enhanced pedestrian crossing at South Main Street and Wills Road, which shall include color pavement markings and signage, as approved by GDOT and Staff. Enhanced pedestrian crossing shall be eligible for impact fee credits, as approved by Staff.
12. Undisturbed buffers, replanted where sparse, shall be provided as depicted on the site plan prepared by Pond, dated 7/13/22. Evergreen trees and shrubs shall be planted along the south and east property lines and along the property line north of Units 6-13, as approved by Staff.
13. Property owner acknowledges that redevelopment of the properties to the north, east and south with non-residential uses shall not require a buffer adjacent to the subject property.
14. Project entrance may be gated and shall include a decorative paver apron, landscaping, brick wall and fencing with columns substantially similar to the submitted renderings, dated 5/5/22.
15. Subdivision sign shall be substantially similar to the submitted renderings, dated 5/5/22, and shall have a 0' setback along Wills Road, as approved by Staff.
16. Open space shall be developed substantially similar to the site plan prepared by Pond, dated 7/13/22, except that the optional bicycle path in the civic space shall be removed and stairs shall accommodate a bicycle wheel path, as approved by Staff. Open space shall be developed with a park-like setting with decorative landscape, hardscape and seating. Landscape shall include plant selections promoting the historic Downtown.
17. Creeping vines shall be planted to cover retaining and low walls, as approved by Staff.
18. Developer shall save trees as depicted on the site plan prepared by Pond, dated 7/13/22. Tree saves shall be limited to trees in fair to good condition and with CRZ impacts of no more than 30% which may be subject to tree care, as approved by Staff. Developer shall make reasonable efforts to save additional trees of quality and/or tree groupings, as approved by Staff.
19. Fences and walls visible from the public right-of-way shall be decorative, as approved by Staff. Unfinished wood fences and decks shall not be visible from the street.

20. HVAC and similar equipment shall not be visible from the public right-of-way.
21. Fire access shall meet IFC 2018 Appendix D and Fire Hydrants.
22. Stormwater may be placed underground within the private street as depicted on the site plan prepared by Pond, dated 7/13/22, with final approval by Staff. Stormwater facilities shall be indicated on the recorded final plat, clearly describing the underground facilities, their function, purpose, ownership, and granting access for inspection, maintenance and repair rights to the HOA and the City of Alpharetta. Maintenance responsibilities shall also be included in the recorded covenants with all costs to be borne by the HOA and homeowners of the development.
23. Garbage pickup shall be from within the development.
24. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.
- Council Member Mitchell offered a friendly amendment to the motion to add the following language to Condition #24: Developer must add permanent access to underground detention in more than one (1) access point.
 - Mayor Pro Tem Merkel accepted the friendly amendment.
 - Council Member Mitchell seconded the motion.
 - Council Member Hipes offered a friendly amendment to the motion to change the language in Condition #7 from "shall be considered" to "may be considered."
 - Mayor Pro Tem Merkel accepts the friendly amendment.
 - Council Member Mitchell accepts the friendly amendment.
 - The motion was approved unanimously (7-0).
 - There was the following discussion during the motion:
 - Council Member Binder asked City Attorney Esswein whether or not the additional language in Condition #7 is accurate for what the Mayor and Council are wanting to accomplish.
 - City Attorney Esswein shared that Section 24-48 of the Code states that nothing in this article prohibits the voluntary mutual approval of private contractual agreements concerning the construction or installation of system improvements and providing credits for reimbursement.

B. CU-22-05 / Off Leash / 142 South Main Street

Consideration of a conditional use to allow 'Recreational Facilities, Indoor and Outdoor' for Off Leash. Off Leash is a full-service restaurant and indoor and outdoor dog park. The property is located at 142 South Main Street and 125 Norcross Street and is legally described as being located in Land Lot 695, 1st District, 2nd Section, Fulton County, Georgia.

- ❖ Planning & Development Services Manager, Michael Woodman, came forward to present this item.
- ❖ This item was considered at the 7/14/2022 Planning Commission meeting. Staff recommended approval subject to 16 conditions. There were no public comments. After discussion, Planning Commission recommended approval subject to staff's recommended conditions and accepting the applicant's changes to conditions #1 and 8 (5-0).
- ❖ Staff is recommending that Mayor and Council approve CU-22-05 / Off Leash / 142 South Main Street, subject to the following conditions:
 1. 'Recreational Facilities, Indoor and Outdoor' shall be added as a conditional use at 142 South Main Street and 125 Norcross Street and limited to no more than 3,600 square feet covered dog area and 0.73-acre outdoor dog park.
 2. Conditional use approval shall be limited to Off Leash; no additional 'Recreational Facilities, Indoor and Outdoor' use or subleasing shall be permitted on the subject property.
 3. 'Recreational Facilities, Indoor and Outdoor' shall be limited to an indoor and outdoor dog park with restaurant.
 4. Hours of operation shall be limited to Sunday – Thursday 8:00 AM to 9:00 PM and Friday – Saturday 8:00 AM to 10:00 PM.
 5. Site shall be developed substantially as depicted on the site plan prepared by Gaskins + Lecraw, dated 6/14/2022.
 6. Building architecture and materials shall be developed in compliance with the Alpharetta Downtown Code and Downtown Consultant, subject to final approval by DRB. Building shall be 75% brick, as determined by the DRB.
 7. Outdoor furniture (dining area and dog park) and play equipment with primary or bright colors shall be screened from the public right-of-way and shall require final approval by DRB.
 8. Corner of South Main Street and Old Milton Parkway currently includes a 2,500 square foot open space with focal point feature archway and minimal landscaping. Applicant shall remove the existing archway and install a new focal point feature/sculpture, with final approval by the Cultural Arts Commission. The budget for the focal point feature/sculpture shall not exceed \$15,000. Applicant shall also install decorative landscaping in the open space. Property owner shall be responsible to maintain the corner open space and all improvements.
 9. Landscape strip material shall be planted in front of any proposed fencing. Fencing visible from the public right-of-way shall be decorative black, metal fencing no more than 5' in height, with final approval by DRB.
 10. Developer shall improve Old Milton Parkway streetscape with a minimum 4' planter planted with street trees (subject to approval by GDOT), minimum 8' sidewalk and decorative pedestrian lighting, as approved by Staff.
 11. Developer shall improve Norcross Street streetscape with a minimum 4' planter planted with street trees, minimum 5' sidewalk and decorative pedestrian lighting, as approved by Staff.

12. Project entrance on South Main Street shall be landscaped with ornamental plantings, as approved by DRB.
 13. Trees shall be saved as depicted on the tree protection plan prepared by Gaskins + Lecraw, dated 6/24/2022.
 14. Dumpster enclosure shall consist of materials similar to those used on the building and gate shall be metal and opaque, as approved by DRB.
 15. Buildings shall connect to the public sidewalk system.
 16. Old Milton Parkway curb cut shall be removed prior to the issuance of a Certificate of Occupancy.
- The submitted request, if approved, would allow for the redevelopment of the former Rite Aid site with a 'Recreational Facilities, Indoor and Outdoor' and 'Restaurant' for Off Leash on approximately 2.3 acres in the Downtown Overlay. A conditional use is requested to allow 'Recreational Facilities, Indoor and Outdoor'. Off Leash is a new concept which includes a one (1) story, 5,400 square foot restaurant, 3,000 square foot covered dog area and approximately 0.73-acre outdoor dog park. The subject property is located at 142 South Main Street and 125 Norcross Street at the southeast corner of Old Milton Parkway and South Main Street.
 - The property was previously developed and used for an 11,500 square foot Rite Aid pharmacy, which has been vacant for a few years. Current zoning of the property is C-2 (General Commercial), which allows 'Restaurant' by-right and 'Recreational Facilities, Indoor and Outdoor' with the approval of a conditional use. Surrounding properties are zoned C-2. Taco Bell and Salt Factory are located to the north, Publix, Chase Bank and a gas station are located to the east, Park Plaza office building and Mammoth Car Wash are located to the south and Crust is located to the west.
 - According to the applicant, Off Leash is a state-of-the-art dog park facility and restaurant featuring outdoor and indoor spaces for patrons and their dogs. The dog park will operate on a membership model with guest and day passes available. Hours of operation are proposed to be Sunday – Thursday from 8:00 AM to 9:00 PM and Friday – Saturday from 8:00 AM to 10:00 PM. In addition to restaurant employees, the dog park will include park rangers (screen guests and supervise dog play), experience coordinator (plan and activate experiences throughout the park) and grounds keeper (maintain cleanliness). The applicant anticipates eight (8) to twelve (12) employees.
 - 27 surface parking spaces are depicted at the rear of the building and five (5) on-street, parallel parking spaces are depicted on Norcross Street for a total of 32 spaces. The Unified Development Code (UDC) requires one (1) parking space per 500 square feet for the applicant's proposed use, or 22 spaces. According to a note on the site plan, redevelopment of the property will result in a loss of approximately 14,700 square feet of impervious area. The applicant provided a landscape plan, which depicts a mix of evergreen (Cedars) and deciduous (Maple) trees in the landscape strips along Old Milton Parkway and South Main Street. Evergreen trees are typically reserved for buffers (not in landscape strips); however, the applicant is attempting to screen the outdoor areas from the public right-of-way.

- The applicant submitted a trip generation memorandum (see table below), which estimates that the proposed restaurant with dog park will generate approximately six (6) AM Peak Hour trips and 78 PM Peak Hour trips.
- The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.
- The CZIM was held on May 11, 2022. There were a few public comments with questions and concerns over whether the business will have an alcohol license, safety for dogs given the busy intersection, and proximity to Fetch Dog Park on Maxwell Road.
- Julie Sellers (Attorney with Dillard & Sellers Attorneys at Law) came forward to speak on behalf of the applicant.
- Wendy Newman (with Cooper Holdings, Inc.) came forward to speak on behalf of the applicant.

City Council Discussion:

- Council Member Hipes shared that he is concerned with the safety of dogs at one of the busiest intersections in the City of Alpharetta. Further, he asked (in terms of Condition #9) whether a five (5) foot fence is a sufficient height for dogs within a dog park.
 - Manager Woodman shared that the part of Condition #9 that limits the fence to no more than five (5) feet in height was added by the Planning Commission. Further, Manager Woodman shared that he visited the City's Waggy World Dog Park, and the fencing there is a horse-style fence that is about five (5) feet tall. Additionally, Fetch Dog Park in Alpharetta has six (6) and eight (8) foot wooden privacy fencing around the perimeter, but only a four (4) foot fence between the parking lot and sports courts. Staff wanted to specify what the fencing would look like and the height size, in terms of visibility from Old Milton Parkway. The applicant did agree to Condition #9 at Planning Commission.
 - Wendy Newman shared that there is no magic number for the fence height, and most fences for dog parks are between five (5) and eight (8) feet tall.
- Mayor Gilvin asked about Condition #8 and the \$15,000 limit for the sculpture at the corner of Old Milton Parkway and South Main Street.
 - Manager Woodman shared that this condition was one of the applicant's requested condition changes and Planning Commission agreed to this condition. Since the applicant is paying for this public art feature, the applicant wanted to have some sort of cost limitation in place.
- Council Member Will shared that he is interested to know if this establishment will sell alcohol and asked the applicant about the number of dogs that will visit the dog park.
 - Wendy Newman says that their membership is only one part of their revenue model, and she hopes to have 1,000 memberships in the first year of business.

Off Leash will have technology to determine who is at the park at any moment, and they will also have a full alcohol license.

- Council Member Mitchell asked about the aesthetics of the exterior of the facility.
 - Wendy Newman shared that this location is the flagship location for Off Leash. She also shared that they can change the exterior of the location with what fits in with the style of Downtown Alpharetta (with cost limitations) and would be amenable to working with the Design Review Board.
- Council Member DeRito asked if dogs will be allowed in the restaurant.
 - Wendy Newman shared that dogs will not be allowed inside. There are three (3) activations at Off Leash. Guests can be in the dog park playing with their dog, sitting on the covered patio with their dog on a leash, or sitting inside the restaurant. Further, a membership is not required to visit. A membership is only required if you are going to bring your dog into the dog park area. Day passes are also available in lieu of a membership.
- Council Member DeRito asked the applicant why they believe this is a great location for this type of use.
 - Julie Sellers shared that the access to this area is not great, and the space has been undeveloped for some time. Bringing a park setting to the downtown core compliments the remainder of the downtown area.
- Mayor Gilvin asked if guests will be allowed to throw objects within the dog park while playing with their dog.
 - Julie Sellers shared that there not be toys or balls in the dog park.
- Council Member Mitchell asked about how Off Leash will handle aggressive dogs.
 - Wendy Newman shared that they have hired a company to train their staff on how to handle dogs, there will be a one-strike policy for poorly behaved dogs, they will have training videos on their website detailing how children should interact with dogs in the parks, they will require veterinarian records for each dog, and they have worked with an attorney who specializes in how to mitigate these types of situations on the front end when establishing this type of business.

Public Comments:

- Jessica Plette (11262 Musette Circle, Alpharetta, GA 30009) came forward to speak in opposition of this application.
 - Mayor Pro Tem Merkel offered a motion approve CU-22-05 / Off Leash / 142 South Main Street, subject to the following conditions:
 1. 'Recreational Facilities, Indoor and Outdoor' shall be added as a conditional use at 142 South Main Street and 125 Norcross Street and limited to no more than 3,600 square feet covered dog area and 0.73-acre outdoor dog park.

2. Conditional use approval shall be limited to Off Leash; no additional 'Recreational Facilities, Indoor and Outdoor' use or subleasing shall be permitted on the subject property.
3. 'Recreational Facilities, Indoor and Outdoor' shall be limited to an indoor and outdoor dog park with restaurant.
4. Hours of operation shall be limited to Sunday – Thursday 8:00 AM to 9:00 PM and Friday – Saturday 8:00 AM to 10:00 PM.
5. Site shall be developed substantially as depicted on the site plan prepared by Gaskins + Lecraw, dated 6/14/2022.
6. Building architecture and materials shall be developed in compliance with the Alpharetta Downtown Code and Downtown Consultant, subject to final approval by DRB. Building shall be 75% brick, as determined by the DRB.
7. Outdoor furniture (dining area and dog park) and play equipment with primary or bright colors shall be screened from the public right-of-way and shall require final approval by DRB.
8. Corner of South Main Street and Old Milton Parkway currently includes a 2,500 square foot open space with focal point feature archway and minimal landscaping. Applicant shall remove the existing archway and install a new focal point feature/sculpture, with final approval by the Cultural Arts Commission. The budget for the focal point feature/sculpture shall not exceed \$15,000. Applicant shall also install decorative landscaping in the open space. Property owner shall be responsible to maintain the corner open space and all improvements.
9. Landscape strip material shall be planted in front of any proposed fencing. Fencing visible from the public right-of-way shall be decorative black, metal fencing no more than 5' in height, with final approval by DRB.
10. Developer shall improve Old Milton Parkway streetscape with a minimum 4' planter planted with street trees (subject to approval by GDOT), minimum 8' sidewalk and decorative pedestrian lighting, as approved by Staff.
11. Developer shall improve Norcross Street streetscape with a minimum 4' planter planted with street trees, minimum 5' sidewalk and decorative pedestrian lighting, as approved by Staff.
12. Project entrance on South Main Street shall be landscaped with ornamental plantings, as approved by DRB.
13. Trees shall be saved as depicted on the tree protection plan prepared by Gaskins + Lecraw, dated 6/24/2022.
14. Dumpster enclosure shall consist of materials similar to those used on the building and gate shall be metal and opaque, as approved by DRB.
15. Buildings shall connect to the public sidewalk system.
16. Old Milton Parkway curb cut shall be removed prior to the issuance of a Certificate of Occupancy.
 - o Council Member Binder seconded the motion.

- Council Member Hipes offered a friendly amendment to the motion to change the language in Condition #9 from "metal fencing no more than 5' in height, with final approval by DRB." to "metal fencing no more than 6' in height, completely screened, with final approval by DRB."
 - Mayor Pro Tem Merkel accepted the friendly amendment but struck the addition of the language "completely screened."
- The motion was approved (5-2, with Council Members Mitchell and Will in opposition).
 - There was discussion during the motion about the following:
 - Julie Sellers (for the applicant) shared that the small dog park is for dogs that are thirty (30) pounds or less. Further, the applicant would be amenable to changing Condition #9 to a six (6) foot fence.
 - Mayor Pro Tem Merkel shared that the fire marshall will determine the capacity for guests. if a dog were to get out of the fenced areas, ultimately, this business is responsible for whatever happens.
 - Council Member Will shared that he cannot support this application because he does not believe it is safe or aesthetically pleasing.
 - Council Member Mitchell shared that he cannot support a 6-foot fence on Old Milton Parkway.
 - Council Member DeRito shared that he originally struggled with this application because of the safety factors but believes that this will be a good use for the City.
 - Mayor Gilvin shared that there is no perfect way to make sure that a dog does not escape a fenced area. This application will remove asphalt and activate the green space.

C. PH-22-08 / UDC (Unified Development Code) Text Amendment – Residential Overlay District

Consideration of adding a Building Height definition within Unified Development Code Section 1.4 Definitions. An overlay for residential development located within the Meadowbrook Hills, Milton Estates and Stone Gate Manor subdivisions will also be considered as an addition to the Unified Development Code that includes regulations regarding replanting, streetscape requirements, and front façade requirements. These properties are legally described as being located in Land Lots 1178, 1179, 1180, 1197, 1198, 1199, 1250, 1251 & 1252, 2nd District, 2nd Section, Fulton County, Georgia.

- Director of Community and Economic Development, Kathi Cook, came forward to present this item.

- This item was considered at the 7/14/2022 Planning Commission meeting. There were 3 public comments with concerns over tree removal and ensuring that the City hears the resident's concerns. After discussion, Planning Commission recommended approval (5-0).
- Staff is recommending approval of text amendments to Unified Development Code (UDC) Section 1.4 Definitions to amend the definition of 'Building Height' and creating a new section Appendix B: Residential Overlay District to add regulations specific to the Meadow Brook Hills, Milton Estates and Stone Gate Manor subdivisions as it relates to lot and building standards and tree preservation.
- City Staff was contacted in early 2022 by residents of the Meadow Brook Hills, Milton Estates and Stone Gate Manor neighborhoods regarding negative impacts from the redevelopment of homes in their neighborhoods.
- In response, Staff hosted two (2) meetings on January 26th and February 8th to listen to the resident's concerns which were primarily centered around stormwater, flooding, tree removal and incompatible development (building height, architecture, massing, etc.). Staff prepared regulations addressing these concerns and presented them at a meeting on May 17th.
- After the public comment period, the regulations were further revised. The resulting text amendments include a new definition for 'Building Height', as well as Residential Overlay District regulations addressing lot and building standards (design standards, stormwater design requirements, land disturbance) and tree preservation.
- The proposed text amendments are attached hereto as "Exhibit A."

City Council Discussion:

- Council Member DeRito asked what impact these text amendments have on stormwater management for the City.
 - Director Cook shared that we did not previously require infiltration testing, so we have added additional requirements for new developments. This was added after the neighborhood meetings that took place earlier this year.
- Council Member DeRito asked if these amendments affect the property values?
 - Director Cook shared that staff believes that it enhances property values in that area because it is putting together what the streetscape would look like and protecting the streetscape.
- Mayor Pro Tem Merkel shared that only one developer in seven years has come forward and asked for a variance to the 20-foot driveway setback.

Public Comments:

- Michael Buchanan (135 Pebble Trail, Alpharetta, GA 30009) came forward to speak on creating additional protections for tree canopy and limiting clear-cutting of trees.
- Kenneth Kaplan (150 Pebble Trail, Alpharetta, GA 30009) came forward to speak on examples of trees that have been cut down in his neighborhood.
- John Norton (155 Shady Grove Lane, Alpharetta, GA 30009)

- Elaine Morgan (245 Meadow Drive, Alpharetta, GA 30009) came forward to speak on the elevation of lots adjacent to her property and drainage/runoff.
- Derek Gant (100 Shady Grove Lane, Alpharetta, GA 30009) came forward to speak about the loss of shade in his neighborhood and the tree ordinance and development.
- Jayden Richey (120 Shady Grove Lane, Alpharetta, GA 30009) came forward to speak on the lack of replanting.
- Jennifer Sheppard (Pebble Trail, Alpharetta, GA 30009) came forward to speak on the change in the streetscape.
- City Attorney, Molly Esswein, read the ordinance aloud.
- ❖ Mayor Pro Tem Merkel offered a motion to approve PH-22-08 / UDC (Unified Development Code) Text Amendment – Residential Overlay.
 - Council Member Hipes seconded the motion.
 - The motion was approved unanimously (7-0).
- Mayor Gilvin called for a brief recess at 9:57 p.m.
- Mayor Gilvin reconvened the City Council meeting at 10:05 p.m.

VII. NEW BUSINESS

A. Alpha Loop, RFP 22-123

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- Staff is recommending that Mayor and Council approve the award RFP 22-123 to Integrated Construction and Nobility, Inc. for the construction of the Alpha Loop Extension Project in an amount not to exceed \$14,031,710.66, allocate funds in the amount of \$100,000.00 for utility relocations, allocate funds in the amount of \$575,000.00 for right-of-way/easement acquisitions, and approve Atkins North America, Inc.'s proposal for construction management, engineering, and inspections services in an amount not to exceed of \$530,877.08, and authorize the Mayor to execute all necessary documents.
- (RFP) 22-123 is for the construction of the Alpha Loop from its current end south of Old Milton Parkway and the Chelsea Walk Subdivision to Northwinds Parkway and the portion of Alpha Loop running through the Northwinds Summit development.
- The project will add approximately 4,920 feet (0.93 miles) of trail including an approximately 360' long bridge, an approximately 144' long tunnel under Westside Parkway, and connections to The Atley Subdivision, Westside Parkway, and Northwinds Parkway.
- ICAN is an experienced contractor that has worked on several projects with similar elements in Georgia for multiple government agencies, including Cherokee County, Clayton County, City of Dunwoody, and City of Roswell. Additionally, ICAN was awarded one of two contracts with the City of Alpharetta for On Call Park Trail Construction Services on June 3, 2019 and successfully completed the Big Creek Greenway extension from

Marconi Drive to Union Hill Park in May 2021. ICAN anticipates being able to mobilize and begin construction in September 2022.

- Right-of-way/easement acquisition costs in an estimated amount totaling \$575,000.
- On January 18, 2022, Atkins North America, Inc. was awarded a contract to provide the City project management services, including construction management and construction inspection services. At staff's direction, Atkins prepared a proposal for providing construction project management, inspection, and engineering services for the Big Creek Greenway Extension project. The proposed fee for these services is \$530,877.08, which is based on an estimated number of hours to be worked over an 18-month time frame (15 months for construction, 3 months for project punch list and closeout).

Public Comments:

- There were no public comments.
- ❖ Council Member Hipes offered a motion to approve the award RFP 22-123 to Integrated Construction and Nobility, Inc. for the construction of the Alpha Loop Extension Project in an amount not to exceed \$14,031,710.66, allocate funds in the amount of \$100,000.00 for utility relocations, allocate funds in the amount of \$575,000.00 for right-of-way/easement acquisitions, and approve Atkins North America, Inc.'s proposal for construction management, engineering, and inspections services in an amount not to exceed of \$530,877.08, and authorize the Mayor to execute all necessary documents.
 - Council Member DeRito seconded the motion.
 - The motion was approved unanimously (7-0).

B. Public Works Fleet Replacement – Bucket Truck

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- Staff is recommending that Mayor and Council approve the purchase of a 2022 Ram 5500 equipped with an ALTEC Model AT40-G telescopic articulating aerial device with ISO-Boom utilizing Sourcewell Contract #110421-ALT from ALTEC, Inc. in an amount not to exceed \$141,908.
- The Public Works Department budgeted for a bucket truck to replace a 2003 F-550 standard cab bucket truck. This truck is used to assist with facilities, right of way, and traffic related issues.
- Unit #350 (2003 model year F-550 standard cab bucket truck) with 73,265 miles is currently out of service due to safety issues. Multiple hydraulic air hoses have dry rotted and need replacement. The versalift equipment that is currently on this bucket truck is difficult to maintain (limited parts availability and few qualified service technicians). Due to the age and wear and tear on the vehicle, this vehicle is scheduled for replacement.
- Approximate delivery time for this unit is April 2024, due to the current market situation and availability of materials.

City Council Discussion:

- Mayor Pro Tem Merkel shared that Public Works may want to consider purchasing a pre-owned vehicle to get the City by until the new vehicle is ready in April 2024.
- Mayor Gilvin shared that Public Works may want to consider leasing and/or purchasing a newer model than 2022 if we cannot get the vehicle until 2024.

Public Comments:

- There were no public comments.
- ❖ Council Member DeRito offered a motion to approve the purchase of a new Ram 5500 equipped with an ALTEC Model AT40-G telescopic articulating aerial device with ISO-Boom utilizing Sourcewell Contract #110421-ALT from ALTEC, Inc. in an amount not to exceed \$141,908.
 - Mayor Pro Tem Merkel seconded the motion.
 - Council Member Will offered a friendly amendment to include language that would also allow for an option of purchasing a used truck now instead of waiting until 2024.
 - Council Member DeRito did not accept the friendly amendment.
 - The motion was approved (6-1, with Council Member Will in opposition).

VIII. WORKSHOP ITEMS

A. Performance Permit in Downtown Pocket Parks

- Cultural Arts Commissioners, Melody Cookson and Michael Barsky, came forward to present this item.
- The Cultural Arts Commission is recommending a six-month beta program for a Performance Permit in Downtown Pocket Parks throughout the City.
- This program would also allow local students and emerging artists (cirque, painters, chalk artists – not just musicians) to display their work in the City. This program would make use of the existing pocket parks that are underutilized and create parameters for the quality and the performance times for people wanting to show their artistry in Alpharetta.
- This program would allow artists to perform in four (4) locations within City Parks (Fountain Park near Nest Café, Milton Avenue by the Hamilton Hotel, the Park with the big tree where Food Truck Alley takes place, and the Fountain by La Casa Italian). This program also establishes a vetting and permitting process, restricts the hours for performances by requiring artists to select a time slot on sign-up genius, ensures performance dates do not conflict with other special events, and eliminates panhandling by using venmo or digital payment platforms.

City Council Discussion:

- Council Member Hipes asked how this program would enhance or detriment the City of Alpharetta.

- The Commissioners shared that this will help utilize some of our smaller parks and gives new opportunities for local artists. The only downside to this program is if it were to fail, but if it did fail, it would be because we did not do a good job in promoting it.
- Mayor Pro Tem Merkel shared that he has concerns of who is going to inspect whether the artists performing are permitted because there is a shortage of downtown law enforcement officers.
- Council Member Binder shared that he has been impressed with Recreation and Parks events but suggested that if we do allow this program as a six-month beta program, someone associated with this program should come back to City Council with an update after the first three months.
- Council Member Mitchell thanked the Commission for their work on this and shared that he is supportive of this program.

IX. BOARDS & COMMISSIONS APPOINTMENTS

A. Recreation Commission – Nomination of Derek Kaighin by Mayor Pro Tem Merkel

- Mayor Pro Tem Merkel announced his nomination of Derek Kaighin to serve on the Recreation Commission.
- Mayor Gilvin accepted Mayor Pro Tem Merkel's nomination and appointed Derek Kaighin to serve on the Recreation Commission.

X. PUBLIC COMMENT

- There were no public comments.

XI. REPORTS

- There were no reports.

XII. RECESS TO EXECUTIVE SESSION

A. Executive Session

- ❖ Council Member Binder offered a motion to recess to executive session.
 - Council Member Hipes seconded the motion.
 - The motion was approved unanimously (7-0).
- Mayor Gilvin recessed the meeting at 10:40p.m.

XIII. RECONVENE CITY COUNCIL MEETING

- ❖ Mayor Pro Tem Merkel offered a motion to reconvene the meeting.
 - Council Member Binder seconded the motion.
 - The motion was approved unanimously (7-0).
- Mayor Gilvin reconvened the meeting at 10:49 p.m.

XIV. ADJOURNMENT

- ❖ Council Member Mitchell offered a motion to adjourn the meeting.
 - Council Member Will seconded the motion.

- The motion was approved unanimously (7-0).
- With there being no further items to consider or discuss, Mayor Gilvin adjourned the meeting at 10:50 p.m.

Respectfully submitted,

A handwritten signature in blue ink that reads "Lauren Shapiro". The signature is written in a cursive, flowing style.

Lauren Shapiro, City Clerk

EXHIBIT A

1.4.2 Defined terms.

~~Building Height. The vertical distance to the highest point of the roof surface of a flat roof, the deck line of a mansard roof, and to the mean height level between eaves and ridge of a gable, hip or gambrel roof, as measured from the average finished grade across the building frontage.~~

~~Building Height. The vertical distance between the "ground" and the level of the highest point of the roof surface of a flat roof, the deck line of a mansard roof, and to the mean height level between eaves and ridge of a gable, hip or gambrel roof, For the purpose of measuring building height, the "ground" level is the highest of the following three levels: curb level; established or mean street grade if no curb exists; or the average existing ground level adjoining the building if the building is setback more than 10 feet from the street line.~~

APPENDIX B. RESIDENTIAL OVERLAY DISTRICT – MEADOWBROOK HILLS, MILTON ESTATES, AND STONE GATE MANOR

Purpose

The purpose of the Residential Overlay District is to establish criteria to regulate “new development” defined as construction on vacant, underutilized, or reused parcels of land generally served by utilities and surrounded by existing development, including single-family homes including additions as defined in this section under “new development”.

The intent of the Residential Overlay District is to:

1. Maintain streetscape character while accommodating new residential development.
2. Address and mitigate the impacts of new development on stormwater management and loss of tree canopy within established residential areas and provide tree save incentives.
3. Provide options for parking on lots under construction in order to limit roadway parking.

Applicability

The provisions of this article are intended to regulate development within single-family residential areas and shall apply to all parcels designated “Residential Overlay District” on the official zoning map currently restricted to Stonegate Manor, Meadowbrook and Milton Estates. All development, including construction of new homes and/or applicable additions to homes as defined by this overlay, shall be in accordance with the provisions of the zoning ordinance and land development regulations, as well as this article. In the event of a conflict or inconsistency between the provisions of this article and any other provision of the Unified Development Code, this article shall govern the development of the property within the boundaries of the overlay.

The overlay applies to all New Development that includes one or more of the following:

1. Any development on vacant or unused lots
2. Redevelopment of more than one-third (1/3) of the existing or preexisting building footprint
3. An addition or accessory dwelling exceeding the lesser of 600 square feet or 20% of existing building footprint

Lot and Building Standards

- A. *Design Standards for New Development, as defined on the previous page.*
 1. Where a garage faces a street the garage must be recessed a minimum distance of 20 feet behind the front building façade.
 2. Architectural Variety. Proposed residences within an established neighborhood must incorporate architectural variety to their front facade, ensuring housing style diversity.

Duplicative front facade elevations adjacent to each other are prohibited. Simple reverse configurations of the same facade elevation on adjacent lots are not sufficient to meet this requirement. In order to ensure architectural variety, three or more design elements per infill residence must be utilized:

- a. Different window opening locations and designs;
- b. Different roof line configurations;
- c. Different entry/porch designs;
- d. Different exterior materials and finishes;
- e. Different garage location, configuration, and design.

B. Stormwater design requirements (Previously adopted March 2022)

- 1. Soils infiltration testing prior to issuing any development permit required to install an infiltration practice for all development that adds between 1,000 SF and 5,000 SF of new impervious area. The soils infiltration testing will include:
 - a. infiltration rates
 - b. depth to water table
 - c. depth to bedrock.
- 2. Certification that the green infrastructure measure was installed as designed at the end of construction shall be required as well as a maintenance covenant be recorded with the property records office for all future homeowners.
- 3. Development that adds or replaces 5,000 SF of more of impervious area shall complete:
 - a. a full stormwater management study
 - b. soil testing
 - c. measure certification
 - d. recording of a maintenance covenant.

C. Land Disturbance

- 1. Silt Fencing shall be permitted to be set back from the existing roadway by up to 20' from the edge of pavement for the purpose of creating a gravel area to assist with sub parking as well as material drop off. This area shall be maintained to avoid tracking into the roadways.

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Tree Preservation

To maintain and promote the public health, safety, and welfare, the city has established city-wide regulations governing the conservation, planting, and replacement of trees. Trees contribute to the community's quality of life, improve the visual quality of the city, assist with rainwater interception and infiltration, and increase property values. These overlay guidelines will apply above and beyond the City's Land Development Ordinance to address the specific challenges and conditions of tree preservation within the overlay's boundaries and provide additional incentives for saving existing trees.

A. Deviations from Unified Development Code.

- 1. Minimum Tree Density. Within the overlay district boundaries, all 'For-Sale' residential lots shall maintain a minimum tree density as described in section 3.2.7 of the Tree Ordinance by making reasonable efforts to incorporate existing trees on the property, especially within

-
- the streetscape. (Reasonable efforts shall include, but not be limited to, alternate building design, building and driveway location, stormwater BMP locations).
2. Rear Landscape Strip. Within the overlay district boundaries, all 'For-Sale' residential lots shall include a 10' undisturbed or replanted landscape strip along the rear property line.
 - a. If property includes stream buffers, floodplain, or other zoning buffers, this rear buffer location and width maybe shifted, removed or altered as approved by the city Arborist to accommodate alternate layouts.
 3. Additional Tree Credits. The City Arborist may authorize additional tree credits for trees preserved with an approved alternate design.
 - a. Specimen trees may receive a density credit of three times the inches as long as the encroachment into the critical root zone is below 20%. Trees of Quality and Tree Groupings may reduce recompense plantings. The reduction shall be calculated considering two times the inches of the Trees of Quality or Tree Groupings that are preserved as long as the encroachment into the critical root zone is below 20%.
 4. Tree Replanting. Replanted trees shall be native and ecologically compatible with the local environment and uptake or intercept stormwater.
 - a. It is desirable to plant at least 20% medium or large evergreens as specified in the tree list in the Guidance Document to enhance the interception of rainfall year-round.
 - b. Trees selected for minimum tree density plantings shall be water loving species, such as Red maple, Weeping willow, Black gum, River Birch, Bald Cypress, American Sycamore, Atlantic White Cedar, Alder, Sweetbay Magnolia or similar as approved by the City Arborist.,
 - c. Streetscape/Landscape strip trees shall be planted in the front yard along the road frontage within the 10' landscape strip. Alternative designs and locations may be considered where existing utilities conflict with these requirements.
 - d. Spacing and number of trees shall be calculated based upon the average canopy spread of the species selected, as outlined in the Arborist Guidance document, in relation to the linear length of property road frontage.
 - e. When tree spacing exceeds 30' OC, at least one ornamental tree shall be incorporated into the design and planted in the front yard.
 - f. In order to create/maintain street character shade trees selected for the streetscape shall be overstory canopy trees of the Quercus (oak), Acer (maple), Ulmus (elm), and Platanus (sycamore) genus or as approved by the City Arborist.