



PLANNING COMMISSION MEETING MARCH 2, 2017

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-16-26
TPA/FUQUA DEVELOPMENT/PERIDOT(Deferred by Planning Commission)
Consideration of a request to amend the Peridot (A.K.A. MetLife) Master Plan and previous conditions of zoning to allow 320 'For-Rent' residential units, 167 'For-Sale' Attached units, 55,500 square feet of retail/restaurant use, 664,400 square feet of office use, and a 200-room hotel. A rezoning is requested on 15.51 acres from O-I (Office-Institutional) to MU (Mixed-Use) and a conditional use is requested to allow 'Dwelling, 'For-Rent' and 'Bank, Savings and Loan' uses. A variance is requested to allow first floor 'For-Rent' dwellings on three building sides and to allow first floor 'For-Rent' dwellings on a Storefront Street. 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. CLUP-15-01/MP-15-01/Z-15-01/V-15-01 KB400 Master Plan/1699 Land CO. LLC
This item has been deferred by Staff until Wednesday, April 12, 2017.
Consideration of an amendment to the KB400 Master Plan to add 'Dwelling, 'For-Sale' Attached and Detached' as permitted uses in order to allow for 25 'For-Sale' townhome units and 57 single-family detached lots in a gated community on 12.46 acres. The applicant also requests a rezoning of the property from O-I (Office-Institutional) to CUP (Community Unit Plan), as well as a change to the Comprehensive Land Use Plan from 'Corporate Campus Office' to 'High Density Residential'. A variance is requested to reduce the minimum 100-acre lot size in the CUP district.
 - c. Z-17-01 Tribble/285 Karen Drive/DT-R
Consideration of a request to rezone 0.817 acre from R-12 (Dwelling, 'For-Sale' Residential) to DT-R (Downtown Residential) to allow for the construction of 3 'For-Sale' Detached homes. The property is located at 285 Karen Drive and is legally described as being located in Land Lot 696, 1st District, 2nd Section, Fulton County, Georgia.
 - d. PH-17-02 Historic Preservation Incentive Zoning – UDC Text Amendments
Consideration of amendments to the Historic Preservation Incentive Zoning Ordinance to remove and add historic properties to Appendix A: Historic Resources Inventory, as well as miscellaneous text amendments.
- VII. ADJOURNMENT