



## DESIGN REVIEW BOARD MARCH 17, 2017

ALPHARETTA CITY HALL  
COUNCIL CHAMBERS  
2 PARK PLAZA  
8:30 AM

**I. WORKSHOP**

**II. CALL TO ORDER**

**III. ROLL CALL**

**IV. PLEDGE TO THE FLAG**

**V. ITEMS FROM STAFF**

**VI. ITEMS FROM BOARD MEMBERS**

**1. DRB Meeting Minutes of**

1. January 20, 2017

2. February 17, 2017

**VII. PUBLIC HEARING**

**1. 09:00 - 09:15 Staff updates**

**2. 09:15 - 09:45 DRB170005 Zyka 3800 Brookside Pkwy**  
review landscape and additional details on other plans

**3. 09:45 - 10:00 DRB170004 Penn Hodge Properties 4915 Windward Pkwy**  
review canopy changes and furniture.

**4. 10:00 - 10:30 DRB170008 Thrive (Ramon Gonzalez) 44 Milton Ave**  
review exterior elevation change, landscape, outdoor furniture

**5. 10:30 - 11:00 DRB170006 Schlotzky's 3345 Old Milton Pkwy**  
review exterior changes to material and color, signage

**6. 11:00 - 11:20 DRB170007 Smokejack 29 South Main**  
review rear patio cover

**7. 11:20 - 11:45 DRB 160081 Courtyard by Marriott 11700 Amberpark Dr**  
review corner feature and landscape

**VIII. ADJOURNMENT**



## DESIGN REVIEW BOARD JANUARY 20, 2017

ALPHARETTA CITY HALL  
COUNCIL CHAMBERS  
2 PARK PLAZA  
9:00 AM

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### I. WORKSHOP

### II. CALL TO ORDER

### III. ROLL CALL

- Design Review Board Members Present
  - Richard Kramer, Chairman
  - Roger Brown, Vice- Chairman
  - Pat Corkill
  - Dick Debban
  - Scott Doll
  - Thomas LeCain
  - Kim Matherly
- Design Review Board Members Absent
  - Frank Schwing

### IV. PLEDGE TO THE FLAG

### V. ITEMS FROM STAFF

### VI. ITEMS FROM BOARD MEMBERS



## VII. Elections of Officers for 2017

❖ Board Member Brown offered a motion to nominate Richard Kramer as Chairman.

- Mr. Kramer accepted the nomination
- The motion received a second from Board Member Corkill
- The motion was approved by a vote (6-0-1) (Kramer)

❖ Board Member Corkill offered a motion to keep Roger Brown as Vice- Chairman.

- Mr. Brown accepted the nomination
- The motion received a second from Board Member Le Cain
- The motion was approved by a vote (6-0-1) (Brown)

### 1. DRB Meeting Minutes of :

a. November 18, 2016 

- ❖ Board Member Doll offered a motion to approve
- The motion received a second from Board Member Matherly
- The motion was approved by a vote (7-0)

b. December 16, 2016 

- ❖ Board Member Corkill offered a motion to approve as discussed
- The motion received a second from Board Member Matherly
- The motion was approved by a vote (7-0)

## VII. PUBLIC HEARING

1. Staff updates 

2. **DRB170003 Creative Studios** 160 North Main St 

Applicant presented revisions to previously approved elevations.

There was discussion of:

1. Red & Mahogany Wood
2. Door – previously approved
3. Shutter look on windows n back on South Elevation

4. No changes to garage door openings, light fixtures, arbors, building footprint, landscaping
5. Present elevations natural line of brick
6. Shutters and Arbor color match trim color (Charcoal) (on drawing A3 there was an error in color.)
7. Enclosed HVAC equip
8. Proposed Brick paint color –
  - Siding – Zircon and Knitting Needles
  - Showed Sample of Door color
9. Depth difference between 2 buildings 30-40'
10. 8" hardi- plank windows
11. Facades on front
12. Color of aluminum

❖ Board Member Corkill offered a motion to approve as submitted today in the revised elevations noting that the colors are per discussion especially the shutter color which is to be charcoal not red mahogany.

- The motion received a second from Board Member Brown
- The motion was approved by a vote (6-0)

### 3. **DRB 160078 East Village Corner Feature**

Steve Rowe presented:

- A raised platform , stone finish same as buildings.
- Landscape – wrapped backside with Holly edge
- 30" "leaning" wall
- Symmetrical landscape

There was discussion on:

- Cast concrete “ top” of Plaza
- Stamped pavers instead of big slab of concrete
- Ornamental Lighting
- Maintenance of Bell
- Size and Materials of Flag poles
- Wall is not a true seat wall so as not to get lost in Landscaping
- Benches
- Discussion of previous submittals ( Perspective 1)
- Staff read Council Condition
- Bell space seems stark, cramped space, needs softening
- Distance from pedestal to leaning wall approximately 9'
- Existing Utility constraints
- Reasons for heights of pedestal feature and wall
- Move GA Flagpole to the left towards sidewalk towards Old Milton Pky
- Location of ATM machine at bank
- Species for planting pots
- Enclosure of space from street
- Irrigation in the ROW

❖ Board Member Corkill offered a motion to approve the feature with the following conditions:

1. That the pedestal base diameter is shrunk to allow a curbed planter about 18' in width the curb about 6" to be placed at the base

2. That you add planter pots in between the benches in the Plaza space
  3. The cap of the pedestal shall have a matching paver material
  4. The Georgia flag pole is moved per discussion
  5. The City allow irrigation as necessary inside the right of way to promote new plant growth
- The motion received a second from Board Member Brown
  - The motion was approved by a vote (5-1) (Debban)

#### 4. **DRB 160075 City Center**

Applicant presented revisions of “buildings” that were required to return based on previous comments from DRB and Staff as well as presentation of the parking deck.

Applicant presented:

- Façade in front of City Hall( Street View 9)
  - Facades J, K, H
    - Adding a level of brick and changes to window as well as more detail
    - How to treat entrance to parking garage so that it does not look unfinished
    - Façade H – Brick, Cornice and Window Detail/Materials
    - Façade K now 3 stories of brick
  - Façade M addition of Heavier Cornice, Changed paneling in between windows, added detail at top windows, presented typical wall vents.
  - Parking Garage Gate( slopes down approximately 4’)
  - Parking Garage details – Brick pilasters on both sides, brick wainscoat arc
- ❖ Board Member Brown offered a motion to approve Building #5 application with the changes made from the last meeting as submitted today.
- The motion received a second from Board Member Le Cain
  - The motion was approved by a vote (6-0)

Applicant presented:

- Façade R and W with addition of awnings and stronger cornices and change exposures above and below of siding, as well as additional trim between 3<sup>rd</sup> and 4<sup>th</sup> floor.
  - Before and After Renderings and Elevations
  - Close up of details of Siding, Cornices
  - Changing Exposure of Windows on Façade W as well as addition of deeper cornice
  - Typical Dryer Vents
  - Knee Wall at Leasing Office
- ❖ Board Member Brown offered a motion to approve Building #6 as submitted which incorporated our comments from the last meeting
- The motion received a second from Board Member Doll
  - The motion was approved by a vote (6-0)

There was discussion that Applicant will continue to work with Staff on what underside of balconies look like from the Street level.

There was discussion that Applicant will bring back lighting to DRB per Council Condition. Staff read Council Condition #15.

Jim Chamberlain presented the Parking deck as an independent structure on Parcel 6.

- Overall Site Plan
- Existing Parking Deck Street Views
- Proposed Views
- New entrance on west side the same expression as first deck
- Motor Court in front of Office Building
- Aerial View
- West and North Elevation brick and precast to match existing parking deck
- Driveway connection through existing deck
- Circulation Patterns
- Levels of deck

❖ Board Member Brown offered a motion to approve Parking deck as presented today.

- The motion received a second from Board Member Corkill
- The motion was approved by a vote (6-0)

#### **5. DRB160082 Cafe Intermezzo 100 Avalon Blvd**

Brian Wilson presented for Applicant.

Board Member Corkill offered a motion to approve the mural as submitted today.

- The motion received a second from Board Member Doll
  - The motion was approved by a vote (6-0)

#### **6. DRB 160083 Party City 7011 North Point Pkwy**

Chris Bryant presented for the Applicant.

- Existing graphic coverage of 67%
- Part of National Branding – Applicant showed other locations
- Proposed layout – instead of entire front building and south side of the building being covered in graphics; add 7 purple dot and keep 3 graphics on left and right of the entrance.
- Graphics are single-sided hanging

- Serve to hide pegboard and columns inside store
- Showed examples of exposed pegboard
- Blackout film will cause windows to absorb heat which may cause breakage

After discussion that what was presented was not acceptable to DRB.

❖ Board Member Brown offered a motion to defer the application as presented today.

- The motion received a second from Board Member Le Cain
- The motion was approved by a vote (6-0)

## 7. **DRB 160072 Truck & Tap** 30 Milton Ave

Applicant presented Elevations, Site Plan, Site Line, , Signage

Scott Doll left the meeting at 11:56 p.m.

There was discussion of:

- Demolishing sloped roof
- Brick to replace vinyl siding
- “Whitewash” brick to give it age & blend brick
- Add timber construction above gable
- Create a covered area
- Windows function as overhead door
- African Mahogany door
- Roof Materials
- Dark Walnut fencing
- Border Colors
- Height of awning being 10’
- Columns- timber expression to match door
- Gabled roofs lining up -Buildings are not in the same plane
- Parapet height
- Face of new patio will be brick
- Back of building – addition of stair and awning
- Navigation of food truck
- Extended awning off of dining room
- Steel Stairs
- Preference would be not to have a landscape wall. DRB requested that it not be a timber wall.
- Site line
- Alley beautification and access
- Easement agreement
- Signage
  - Wall Sign – halo lit
  - Blade Sign – unlit, hung with chain
  - DRB preferred wooden sign similar to nearby businesses
- To come back to DRB:
  - Furniture(German Beer Garden tables) will need to be submitted to DRB
  - Painted posts to match steel roof
  - Umbrellas

❖ Board Member Brown offered a motion to approve materials, colors, exterior as presented and discussed in

today's packet and that we defer signage to a later date.

- The motion received a second from Board Member Corkill
- The motion was approved by a vote (5-0)

There was discussion that rear wall (preference of brick), rear patio, awnings, size of posts, furniture, umbrellas, posts, awnings be submitted to Staff. Staff will review and bring back to DRB if needed.

8. Lunch Break 

Chairman Kramer called a lunch recess at 12:31 p.m.

Chairman Kramer called the meeting back to order at 12:59 p.m.

9. **DRB160084 Twisted Taco** 1495 Alpharetta Hwy 

Applicant presented Landscape, elevations, materials, furnishings and signage.

- ❖ Board Member Corkill offered a motion to defer landscape until it can be thoroughly reviewed and Staff looks at it as well.
- The motion received a second from Board Member Brown
- The motion was approved by a vote (5-0)

There was discussion during the motion on species of trees that may be desired by Arborist. Staff will go over with Arborist. It may not need to come back based on comments from Corkill and Arborist.

- ❖ Board Member Brown offered a motion to approve elevations, material changes and colors as presented today as the samples have been handed out to us today.
- The motion received a second from Board Member Le Cain
- The motion was approved by a vote (5-0)
- ❖ Board Member Corkill offered a motion to approve furnishings and signage as submitted
- The motion received a second from Board Member Matherly
- The motion was approved by a vote (5-0)

10. **DRB160081 Courtyard by Marriott** Amberpark Dr. 

Steve Smith presented for the Applicant.

- Walk through of materials on each elevation
- South Elevation – back of building
- East and West Elevations – sides of building
- Perspectives of buildings
- Lighting Concept
  - Illumination of top floor, Uplighting in Center Bay accentuating pileasters,
  - Illumination of overhangs and canopies on lower floors
- Presented samples of
  - Brick
  - vertical, metal siding
- Variety of Windows
- Site Lines
- Pedestrian View
  - Left side of North Elevation
  - Not one long, monotonous façade
  - Pool broken up into 2 bays for depth
  - Large overhang to the right with windows stepped back for additional depth
  - Pool exit formalized with canopy, can put lights in it, gives more of a public, pedestrian friendly feel
  - The other side is an Engineering room
- Roof Plan
- Trash Enclosure

There was discussion from the Board:

- Illumination of uplighting on 6<sup>th</sup> floor – “dimnable” accent lighting. DRB does not want a beacon. Applicant stated it would illuminate the first few feet. It is intended to be accent lighting. Applicant stated they could get a photometric of it. Staff recommended a condition for review of lighting once installed.
- Staff reiterated Council Condition that Lower North Elevation look “street frontish”, that it look like different storefronts to add appeal to pedestrian level.
- Applicant discussed sidewalk is up against the building on the North Elevation:
  - Foundation planting has been moved away from the building, which gives the illusion of more depth to the landscaping, as well as lend more to a pedestrian feel.
  - There is a lot of glass and façade is broken up, entrances are grouped.
  - Applicant does not want it to look faux retail.
  - There was discussion of grid with vine arbor as a façade element on both ends of building .which may replace foundation planting.
  - There is no parking between road and building.
  - Large Amount of pervious pavement.(pavers)
- DRB and Staff discussed where” pedestrian feel condition" came from and ways to address it through hardscape and glass
- Staff asked if mullion patterns might be used to address it.
- DRB stated they felt they were not concerned about the Condition with what is presented today.
- Jeff Dyer addressed the use of porous pavers in the drives and porte-cochere. Pavement was brought up to the building. Intent is to use street tolerant plant material. Material for the sidewalk will be textured, banded concrete with a complimentary color.
- Applicant discussed two small retaining walls veneered with same brick as building.
- Decorative pad off of Amber Park Dr. may not be porous
- Stormwater and water quality
- Parking spaces
- Location of transformer and generator

- ❖ Board Member Brown offered a motion to approve the following: photometrics, site line, elevations, and materials, lighting subject to a final review of the uplighting on the upper story of the building, site plan.
- The motion received a second from Board Member Le Cain
- The motion was approved by a vote (4-0)

Dick Debban left the meeting at 1:45 p.m.

There was discussion that Landscape and signage will return.

#### **VIII. ADJOURNMENT**

Chairman Kramer adjourned the meeting at 2:30 p.m.





## REVIEW BOARD FEBRUARY 17, 2017

ALPHARETTA CITY HALL

COUNCIL CHAMBERS  
2 PARK PLAZA  
8:30 AM

### I. WORKSHOP

### II. CALL TO ORDER

### III. ROLL CALL

- Design Review Board Members Present
  - Roger Brown, Chairman
  - Pat Corkill
  - Dick Debban
  - Kim Matherly
  - Frank Schwing
- Design Review Board Members Absent
  - Richard Kramer
  - Scott Doll
  - Thomas Le Cain

### IV. PLEDGE TO THE FLAG

### V. ITEMS FROM STAFF

### VI. ITEMS FROM BOARD MEMBERS

#### 1. January 6, 2017 Meeting Minutes

- ❖ Board Member Schwing offered a motion to approve with a correction
  - The motion received a second from Board Member Matherly
  - The motion was approved by a vote (5-0)

There was not a quorum for January 20, 2017 Minutes. No Action was taken.

## VII. PUBLIC HEARING

### 1. Staff Updates

### 2. **DRB160065 Angela Krause Lincoln** 1575 Mansell Rd

Board Member Corkill left the meeting at 10:55, as he was not eligible to vote.

Applicant presented Zen garden, elevations, lighting and signage based on DRB comments from September 2016.

- ❖ Board Member Schwing offered a motion to approve the elevations, zen garden and signs as submitted with the following conditions; on the signage that the word Lincoln and the emblem will be lit, Angela Krause will not be lit and that Applicant will work with Staff on specifics to meet the code size requirements.
  - The motion received a second from Board Member Matherly
  - The motion was approved by a vote (4-0)

There was discussion during the motion that “lit” means internally lit. “Lincoln” letters are white and “Angela Krause” is brushed aluminum.

Board Member Corkill returned to the meeting.

### 3. **DRB170004 Penn Hodge Properties** 4915 Windward Pkwy Ron Hadaway presented review of awning and patio area.

- 400sf patio
- Concrete Permeable pavers
- Same design materials, awning fabric as Mambo’s
- Intent is to maintain impervious area as well as existing trees
- Alter shape of area to save existing trees or relocate within the island
- Will maintain 200sf of landscape area even if they have to reduce the size of proposed hard surface area
- No parking space will be affected
- New Hardscape area will be on same elevation as sidewalk area and increase the hard surface area
- Canopy dimensions will be based on what is required in the island
- Awning
- 4 “Steel columns cased out to 8” square painted to match building trim
- Brickwork at base of columns ( up to 36”, 16” square) would match existing brick on building (burgundy)
- Stone cap
- Awning is a shed canopy that will go from 12.5’ to 10’

There was discussion from the Board:

- Size of Patio – 20 x 20 including existing paved area. 400 sf proposed.
- Width of existing concrete approximately 7.5’. Applicant proposes adding another 12’.
- Discussion of fence or screening with evergreens due to serving alcohol. Staff stated a fence would be required by code.

- Permeable concrete to match existing
  - Runoff
  - Awning – frame, is not enclosed on the sides
  - 3 existing canopies being removed or increase slope of proposed canopy to go up to that level
  - Canopy will be above the glass line just under 14'
  - Frame height 10'
  - Limited Lighting
  - Tree Island – Staff stated this is a code issue and will be addressed by Staff.
  - Staff suggested incorporating tree in the patio design
  - Ultimately size/depth of awning will need to be decreased
  - Suggestion of covering only sidewalk, not having an awning over the patio, surround patio with trees, use table with umbrellas. Awning is fighting patio space and trees around it. Applicant will need to adjust and bring back to DRB for approval. Applicant stated they have considered using the side/end of the building but intent is to keep away from back of building due to residential development behind the shopping center but it may be an option.
- ❖ Board Member Schwing offered a motion to defer so that Applicant can consider comments from today and come back with a revised plan in light of those comments.
- The motion received a second from Board Member Corkill
  - The motion was approved by a vote (4-0)

#### 4. **DRB17005 Zyka** 3800 Brookside Pkwy

Applicant presented review of new construction for Building in Brookside Master Plan.

- Site Plan
- Dumpster Area
- Photometrics
- Light Poles
- Elevations
  - Patterns in Interior Screening
  - Brick Stitching Transmitting from one color to another

- Presented samples of bricks
  - White grout
  - Cedar Wood with clear coat
  - Covered Entry to the edge
- Landscape
    - Not showing a lot around the building before DRB comments
    - Pete Bilson presented Landscaping
    - Trees meet Site density requirements, no specimen trees on existing site according to survey
    - Saving 19 pine trees
    - Working with City Arborist
    - Site distance triangle – 12 trees
    - Trees in ROW
    - Perimeter Landscape strips
    - Rows of shrubs
    - Will work with Arborist
  - Patio
    - Metal fence around two sides of patio
    - Metal furniture
    - Umbrellas.
    - Not Covered
    - Sidewalk in front is a concrete paver
    - Planting Areas
    - Patio could be textured paver
  - Lighting

**There was discussion from Board:**

- A300 Side elevation – sidewall, walk in cooler aluminum facing the northeast. Staff suggested it be painted to match white brick.
- Landscaping and Patio Elevation will have to be brought back to DRB
- East Elevation left side entry – entry canopy
- Paint colors
- Doors Painted Burgundy
- Windows Brushed Aluminum Clear Anodized
- Metal, Columns will be painted to match prefinished metal
- Color – Dark Gray

- Goal is to be neutral
  - Posts holding entrance canopy need to be larger with a base.
  - Uplighting will have to come back to DRB
  - Canopy – Sunbrella dark gray with painted black frame
  - Landscape
    - Staff Comments –
      - There can be no trees in Site line
      - Read Arborist Comments to Applicant
      - Parking lot Islands every 72'
      - Specimen trees to be saved and designed around
      - 2/1 Slope planting
      - Planting around the building
      - Red Maples not allowed in the parking lot
      - Site Plan changes may be needed
      - Reason for one way drive aisle
      - No drive thru
- ❖ Board Member Schwing offered a motion to approve the Site Plan as submitted with the condition that the Applicant make adjustments as required by Staff to meet the Parking Requirements as discussed today.
- The motion received a second from Board Member Corkill
  - The motion was approved by a vote (4-0)
- ❖ Board Member Schwing offered a motion to approve Elevations and Materials as submitted today with the following conditions; Applicant paint the cooler to match the white brick, add 36" tall bases to the columns.
- The motion received a second from Board Member Corkill
  - The motion was approved by a vote (4-0)
- There was discussion during the motion that the bases should be brick. The columns should be "beefier" in dimension, probably square vs. round.
- ❖ Board Member Corkill offered a motion to defer pending more information: signage, lighting, landscape, hardscape, and the site furnishings until the next meeting.
- The motion received a second from Board Member Schwing
  - The motion was approved by a vote (4-0)

Applicant clarified the pronunciation of the name of the business and that it means "The Taste"

## VIII. ADJOURNMENT

Chairman Brown adjourned the meeting at 11:14 a.m.



H:\Cadd\Civil\15-239 Zyka at Brookside and Old Milton\Alpharetta\5010 Drawings\15-239 Civil.dwg, 3/1/2017 7:51:36 AM, cadman

| SITE ANALYSIS    |                 |           |
|------------------|-----------------|-----------|
| NAME             | AREA            | PARKING   |
| RESTAURANT       | 6,571 S.F.      | 83 SPACES |
| PARKING PROVIDED |                 | 83 SPACES |
| PARKING REQUIRED |                 | 50 SPACES |
| PARKING RATIO    | 12.6 SP/1000 SF |           |
| TOTAL SITE AREA  | 2.35 ACRES      |           |

INFORMATION SHOWN HAS BEEN BASED UPON AN AS-BUILT SURVEY BY LAND ENGINEERING & SURVEYING, INC. DATED 12-25-2015.

SITE IS ZONED C-2.

#### KEY LEGEND

|   |                      |                                   |
|---|----------------------|-----------------------------------|
| 1 | 119<br>C600          | H.C. PARKING<br>SIGN W/ BOLLARD   |
| 2 | 110<br>C600          | 90° & H.C.<br>PARKING TYP.        |
| 3 | 134 136<br>C600 C600 | STOP BAR,<br>PAVEMENT MARKINGS    |
| 4 | 100<br>C600          | 24" CONC.<br>C&G. TYP.            |
| 5 | 112<br>C600          | SAWCUT AT EX.<br>EOP (TYP.)       |
| 6 | 112A<br>C600         | NORMAL DUTY<br>ASPHALT PAVEMENT   |
| 7 | 703<br>C602          | SEE CITY ENV. NOTE<br>#3 ON C101. |
| 8 | 138<br>C600          | CROSSWALK                         |

UNIFIED DEVELOPMENT CODE: CITY OF ALPHARETTA, GEORGIA  
ADOPTED MAY 21, 2001  
REVISED JANUARY 27, 2005

ZONING: C-2 (C.O.A. CERTIFICATION OF ZONING, 5/12/15)  
PERMITTED USE: RESTAURANT (UDC 2.2.15-A.2.NN)

2.2 - PERMITTED USE DISTRICTS & REGULATIONS  
MINIMUM SETBACKS  
FRONT YARD - CONDITIONAL (BASED ON PREVAILING  
DEVELOPMENT PATTERNS)  
SIDE YARD -CONDITIONAL (BASED ON PREVAILING  
DEVELOPMENT PATTERNS)  
REAR YARD - 10 FEET.

2.5 - PARKING & LOADING  
NOT LESS THAN 80% OF THE PARKING  
SPACES REQUIRED BY THIS ORDINANCE SHALL BE STANDARD  
PARKING SPACES (9 FEET BY 19 FEET). 2.5.5-A  
AISLE WIDTH - 22', 1 OR 2-WAY (TABLE 2.3)

UP TO 20% OF THE PARKING SPACES REQUIRED BY THIS  
ORDINANCE MAY BE COMPACT CAR PARKING SPACES (8 FEET BY 16  
FEET). COMPACT SPACES SHALL BE LOCATED ON THE  
PERIPHERY OF THE PARKING LOT WHEREVER POSSIBLE. (2.5.5-B)

THE MINIMUM WIDTH FOR 90 DEGREE PARKING BAYS SHALL BE  
60 FEET FOR STANDARD SPACES AND 54 FEET FOR COMPACT  
SPACES. (2.5.5-C)

PUBLIC STREET ACCESS  
IN GENERAL, CURB CUTS SHALL BE SPACED 300 FEET APART AND BE  
LOCATED AT LEAST 300 FEET AWAY FROM A STREET INTERSECTION.  
(2.5.6-B)

IN ALL DISTRICTS NO FENCE, WALL, SHRUBBERY OR OTHER  
OBSTRUCTION TO VISION BETWEEN THE HEIGHTS OF 2½ FEET AND 10  
FEET ABOVE THE FINISHED GRADE OF STREETS SHALL BE ERECTED,  
PERMITTED OR MAINTAINED WITHIN 20 FEET OF THE INTERSECTION OF THE  
RIGHT-OF-WAY LINES OF STREETS. (2.5.6-C)

#### CITY OF ALPHARETTA GENERAL NOTES

- OFF STREET PARKING SHALL BE PROVIDED AND MAINTAINED  
THROUGHOUT CONSTRUCTION.
- ALL REVISIONS TO THESE PLANS MUST BE SUBMITTED TO THE CITY OF  
ALPHARETTA COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO  
CONTINUING CONSTRUCTION.
- ALL ROOFTOP APPURTENANCES, SATELLITE DISHES AND / OR OTHER  
COMMUNICATION DEVICES WILL BE SCREENED FROM ALL PUBLIC RIGHTS  
OF WAY.
- ALL TEMPORARY AND PERMANENT SIGNS TO BE PERMITTED  
SEPARATELY.
- CONTACT THE FOLLOWING DEPARTMENTS FOR APPROVAL OF THE  
PERMANENT CERTIFICATE OF OCCUPANCY: COMMUNITY DEVELOPMENT,  
ENGINEERING, ARBORIST, TRAFFIC, FIRE, AND ENVIRONMENTAL SERVICES.  
ALLOW A MINIMUM OF 3 DAYS NOTICE FOR A SITE INSPECTION  
APPOINTMENT.
- BURY PITS ARE NOT ALLOWED.
- AN APPROVED EXEMPTION PLAT WILL BE REQUIRED PRIOR TO THE  
ISSUANCE OF A CO.
- IRRIGATION NOTES:  
A. IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT OF  
WAY. (SYSTEMS WILL BE ALLOWED INSIDE MEDIANS IF AN INDEMNIFICATION  
LETTER IS PROVIDED ABSOLVING THE CITY OF ALPHARETTA OF ANY  
RESPONSIBILITY FOR DAMAGES.)  
B. IRRIGATION SPRAY ONTO PUBLIC ROADWAYS IS NOT ALLOWED.  
C. IRRIGATION SYSTEMS MUST BE SHUT OFF OR OPERATED MANUALLY  
DURING WINTER MONTHS TO PREVENT UNNECESSARY ICE ON ROADS.
- NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED OR EXIST ON SITE.

#### MULCH STORAGE REQUIREMENTS

MULCH STORAGE MUST COMPLY WITH THE FOLLOWING SECTION OF THE  
STANDARD FIRE PREVENTION CODE.  
SECTION 502.3.1

NO PERSON SHALL STORE IN ANY BUILDING OR UPON ANY PREMISES IN  
EXCESS OF 2,500 CU FT GROSS VOLUME OF COMBUSTIBLE EMPTY  
PACKING CASES, BOXES, BARRELS OR SIMILAR CONTAINERS, RUBBER  
TIRES, RUBBER OR CORK OR OTHER SIMILARLY COMBUSTIBLE MATERIALS  
WITHOUT A PERMIT.

TIE TO  
FULTON  
COUNTY  
MONUMENT  
STATION 481

N 71°22'09" W  
1136.26'

BRU&STER'S

**TIRE PLUS**  
TOTAL CAR CARE

**Arby's**

OLD MILTON PARKWAY  
(GA S.R. 120)  
VARIABLE RIGHT-OF-WAY

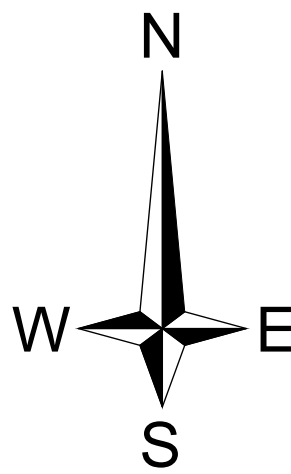
NOTES

BROOKSIDE PARKWAY  
80' RIGHT-OF-WAY

POSTED SPEED = 35 MPH

site plan

SCALE: 1 INCH = 30 FEET



CHECK PLOT  
NOT FOR CONSTRUCTION

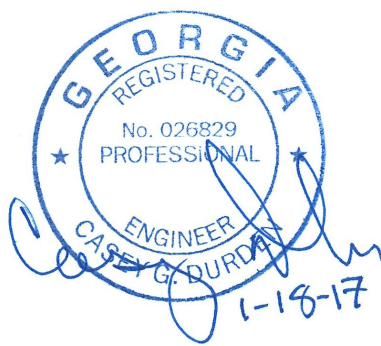
**FR**  
HILFOLLEYROSSI  
& ASSOCIATES

ARCHITECTURE  
ENGINEERING

3680 Pleasant Hill Road  
Suite 200  
Duluth, Georgia 30096  
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sealed:



GSWCC LEVEL II #1242, EXP. 3/11/18

Zyka Restaurant  
3800 Brookside Parkway @ Old Milton Parkway  
Alpharetta, GA

For: Zyka Restaurant  
455 Golden Meadows Lane  
Suwanee, GA 30024 678-372-3262

| 2  | 03.1.17  | DRB COMMENTS |  |
|----|----------|--------------|--|
| 1  | 01.18.17 | OWNER REVIEW |  |
| mk | date     | issue        |  |

site plan

C100

HFR 15.239



SURVEY NOTE

DISCREPANCIES WERE FOUND IN THE SURVEY FOR THIS SITE. MOST STORM PIPE SYSTEMS FOUND WITHIN SUBJECT SITE AREA DURING CONSTRUCTION ARE TO BE REMOVED FOR THE INSTALLATION OF THE PROPOSED STORM PIPE NETWORK AS SHOWN. SEE SURVEY BY LAND ENGINEERING & SURVEYING, INC. DATED 12-25-15.

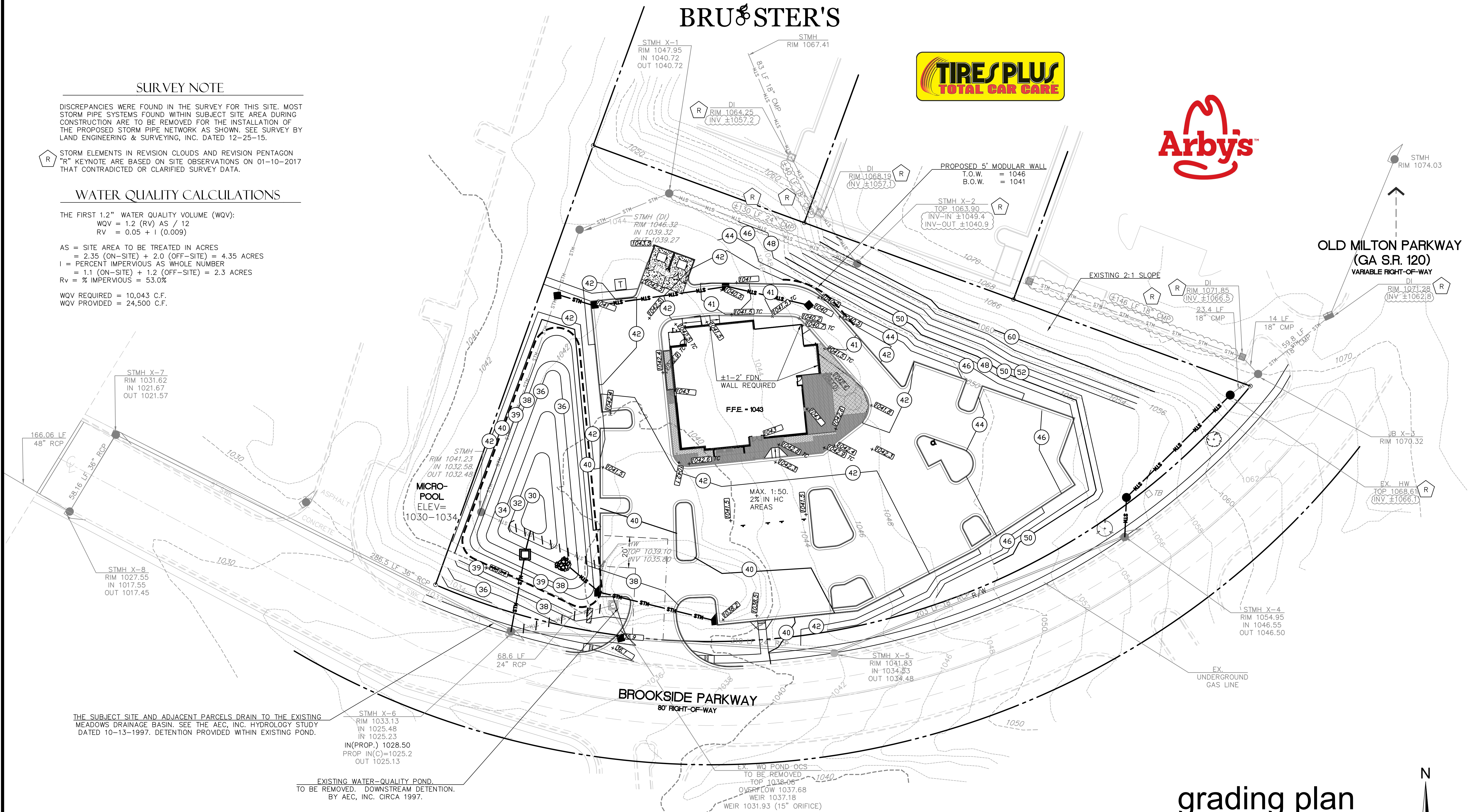
"R" KEYNOTE ARE BASED ON SITE OBSERVATIONS ON 01-10-2017 THAT CONTRADICTED OR CLARIFIED SURVEY DATA.

WATER QUALITY CALCULATIONS

THE FIRST 1.2" WATER QUALITY VOLUME (WQV):  
WQV = 1.2 (RV) AS / 12  
RV = 0.05 + 1 (0.009)

AS = SITE AREA TO BE TREATED IN ACRES  
= 2.35 (ON-SITE) + 2.0 (OFF-SITE) = 4.35 ACRES  
I = PERCENT IMPERVIOUS AS WHOLE NUMBER  
= 1.1 (ON-SITE) + 1.2 (OFF-SITE) = 2.3 ACRES  
RV = % IMPERVIOUS = 53.0%

WQV REQUIRED = 10,043 C.F.  
WQV PROVIDED = 24,500 C.F.



THE SUBJECT SITE AND ADJACENT PARCELS DRAIN TO THE EXISTING MEADOWS DRAINAGE BASIN. SEE THE AEC, INC. HYDROLOGY STUDY DATED 10-13-1997. DETENTION PROVIDED WITHIN EXISTING POND.

STMH X-6  
RIM 1033.13  
IN 1025.48  
IN 1025.23  
IN(PROP.) 1028.50  
PROP IN(C)=1025.2  
OUT 1025.13

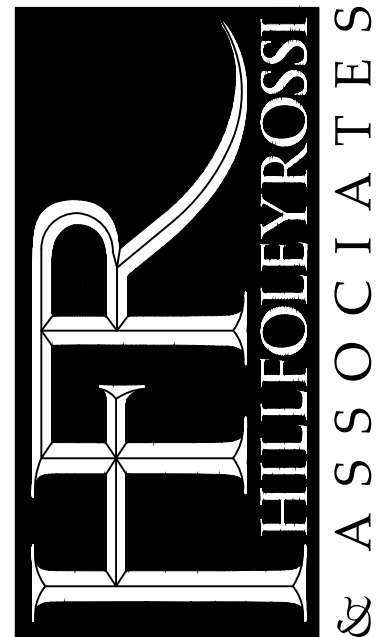
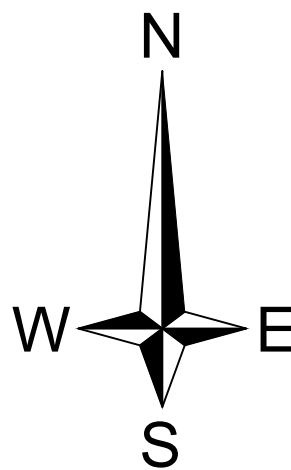
EXISTING WATER-QUALITY POND.  
TO BE REMOVED. DOWNSTREAM DETENTION.  
BY AEC, INC. CIRCA 1997.

EX. WQ POND-OCS  
TO BE REMOVED  
TOP 1038.08  
OVERFLOW 1037.68  
WEIR 1037.18  
WEIR 1031.93 (15" ORIFICE)

CHECK PLOT  
NOT FOR CONSTRUCTION

grading plan

SCALE: 1 INCH = 30 FEET



ARCHITECTURE  
ENGINEERING

3680 Pleasant Hill Road  
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f 770.622.9535  
www.hillfoleyrossi.com

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sealed:



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Zyka Restaurant  
3800 Brookside Parkway @ Old Milton Parkway  
Alpharetta, GA

For: Zyka Restaurant  
455 Golden Meadows Lane  
Suwanee, GA 30024 678-372-3262

|    |          |              |
|----|----------|--------------|
| 2  | 03.1.17  | DRB COMMENTS |
| 1  | 01.18.17 | OWNER REVIEW |
| mk | date     | issue        |

grading plan

C200

HFR 15.239



FIRE FLOW DATA

STATIC PRESSURE = 105 PSI  
RESIDUAL PRESSURE = 80 PSI  
FLOW = 2815 GPM  
CALC. FLOW @20 PSI = 5451 PSI  
FULTON COUNTY [PUBLIC WORKS]  
R.P. & R.M. 2-23-2016

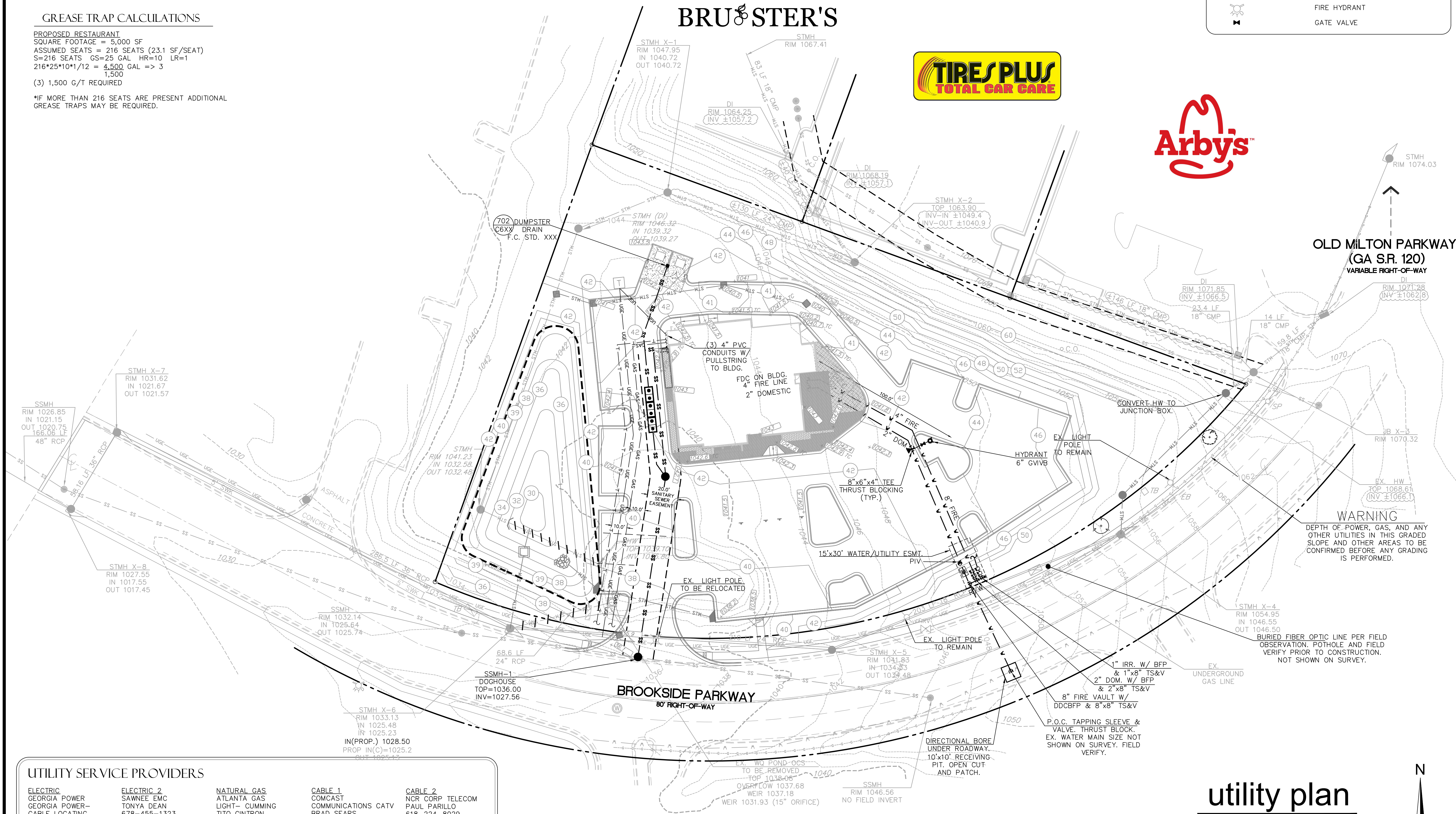
GREASE TRAP CALCULATIONS

PROPOSED RESTAURANT  
SQUARE FOOTAGE = 5,000 SF  
ASSUMED SEATS = 216 SEATS (23.1 SF/SEAT)  
S=216 SEATS GS=25 GAL HR=10 LR=1  
216\*25\*10\*1/12 = 4,500 GAL => 3  
1,500  
(3) 1,500 G/T REQUIRED

\*IF MORE THAN 216 SEATS ARE PRESENT ADDITIONAL  
GREASE TRAPS MAY BE REQUIRED.

UTILITY SYMBOLS LEGEND

- S.S. PROPOSED SAN. SEWER
- SS EX. SANITARY SEWER (TO REMAIN)
- W PROPOSED WATER
- V EX. WATER (TO REMAIN)
- SSMH SANITARY SEWER MANHOLE
- CO CLEAN OUT
- FIRE HYDRANT
- GATE VALVE



UTILITY SERVICE PROVIDERS

|                                                                               |                                                                 |                                                                              |                                                                         |                                                                             |
|-------------------------------------------------------------------------------|-----------------------------------------------------------------|------------------------------------------------------------------------------|-------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| ELECTRIC<br>GEORGIA POWER<br>GEORGIA POWER-<br>CABLE LOCATING<br>404-506-6539 | ELECTRIC-2<br>SAWNEE EMC<br>TONYA DEAN<br>678-455-1323          | NATURAL GAS<br>ATLANTA GAS<br>LIGHT- CUMMING<br>TITO CINTRON<br>470-218-5996 | CABLE 1<br>COMCAST<br>COMMUNICATIONS CATV<br>BRAD SEARS<br>770-559-6052 | CABLE 2<br>NCR CORP. TELECOM<br>PAUL PARILLO<br>618-224-8029                |
| WATER<br>FULTON COUNTY<br>WATER<br>ARMONDOE JOHNSON<br>770-640-3040           | SEWER<br>FULTON COUNTY<br>SEWER<br>KEITH BREWER<br>404-612-9411 | TELEPHONE<br>ATT/D TELECOM<br>ANGELO HINES<br>770-784-3972                   | TRAFFIC<br>CITY OF ALPHARETTA<br>TRAFFIC<br>RANDY HYDE<br>678-297-6240  | CABLE 3<br>ZAYO FIBER<br>SOLUTIONS TELECOM<br>RUSTY PERDIEU<br>574-540-1288 |

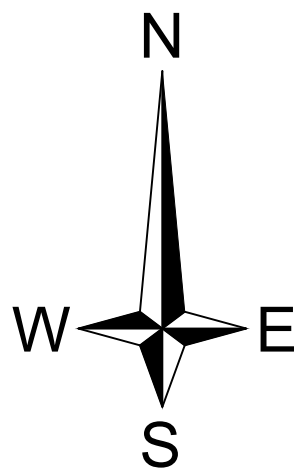
VERIFY TELECOM SELECTION PROVIDER WITH OWNER'S REPRESENTATIVE.

CHECK PLOT  
NOT FOR CONSTRUCTION

utility plan

SCALE: 1 INCH = 30 FEET

GRAPHIC SCALE



ARCHITECTURE  
ENGINEERING

3680 Pleasant Hill Road  
Suite 200  
Duluth, Georgia 30096  
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sealed:



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|    |          |              |
|----|----------|--------------|
| 2  | 03.1.17  | DRB COMMENTS |
| 1  | 01.18.17 | OWNER REVIEW |
| mk | date     | issue        |

utility plan

C300

HFR 15.239





**COMMUNITY DEVELOPMENT NOTES:**

1. AN 18 MONTH PERFORMANCE
2. PARKING LOT LIGHTS WILL BE LOCATED OUTSIDE OF LANDSCAPE ISLANDS. SITE LIGHTING MUST BE APPROVED BY THE ZONING DEPARTMENT PRIOR TO THE ISSUANCE OF ELECTRICAL PERMIT.
3. THE OWNER IS RESPONSIBLE FOR ANNUAL REPORTING OF THE WASTE GENERATION FOR THIS PROJECT ON AN ONGOING BASIS. THE WASTE GENERATION ANALYSIS MUST DEMONSTRATE A 25% REDUCTION IN WASTE GENERATION.
4. OFF STREET PARKING SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.
5. ALL REVISIONS TO THESE PLANS MUST BE SUBMITTED TO THE CITY OF ALPHARETTA COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO CONTINUING CONSTRUCTION.
6. ROOFTOP AIRPURIFICATION UNITS AND/OR OTHER COMMUNICATION SYSTEMS WILL BE SCREENED FROM ALL PUBLIC RIGHTS OF WAY.
7. ALL TEMPORARY AND PERMANENT SIGNS TO BE PERMITTED SEPARATELY.
8. CONSTRUCTION SHALL BE MONITORED BY THE CITY OF ALPHARETTA COMMUNITY DEVELOPMENT DEPARTMENT. A PROFESSIONAL CERTIFICATE OF OCCUPANCY: COMMUNITY DEVELOPMENT, ARBORIST, TRAFFIC ENGINEERING, AND FIRE MARSHAL. ALLOW A MINIMUM OF A 3-DAY NOTICE FOR A SITE INSPECTION APPOINTMENT.
9. ON-SITE BURIAL IS NOT ALLOWED.
10. AN ENCLOSED CERTIFICATION WILL BE REQUIRED FOR ALL RETAINING WALLS PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. ALL RETAINING WALLS GREATER THAN 4-FEET IN HEIGHT MUST OBTAIN A BUILDING PERMIT.
11. IRRIGATION NOTES:
  - a. IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT OF WAY. (SYSTEMS WILL BE ALLOWED INSIDE MEDIANS IF AN INDEMNIFICATION LETTER IS PROVIDED ABSOLVING THE CITY OF ALPHARETTA OF ANY RESPONSIBILITY FOR DAMAGES.
  - b. IRRIGATION SPRAY ON PUBLIC ROADS IS NOT ALLOWED.
  - c. IRRIGATION SYSTEMS MUST BE SHUT OFF OR OPERATED MANUALLY DURING WINTER MONTHS TO PREVENT UNNECESSARY ICE ON ROADS.

## TREE REPLACEMENT CALCULATIONS

TOTAL SITE AREA: 2.35 AC  
DETENTION POND: 0.16 AC  
NET SITE AREA: 2.19 AC  
SDF= 20 UNITS PER ACRE  
SDF=  $20 \times 2.19 = 43.8$  UNITS  
EDF = 19-6" PINES = 3.8 UNITS  
RDF =  $43.8 - 3.8 = 40.0$  UNITS  
40.3 UNITS PROVIDED

NO SPECIMEN TREES WERE FOUND  
ON THIS PROPERTY.

BROOKSIDE PKWY L.S. STRIP  
10' LANDSCAPE STRIP  
584.07 LF - 30 LF +/- WITHIN  
PROPOSED DRIVEWAY  
584.07 - 30 = 554.04  
554.07/25 = 22.16 TREES REQ'D  
23 TREES SHOWN

PARKING LOT SCREENING

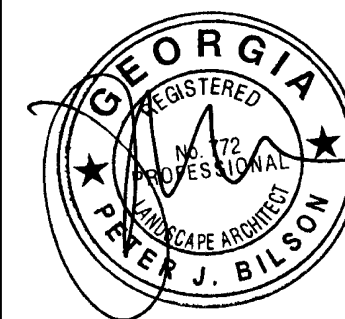
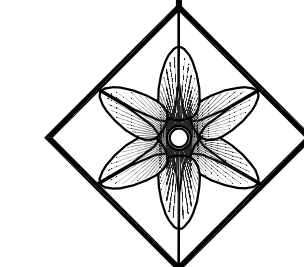
---

10 SHRUBS PER 35 LF REQ'D  
554.07/35 = 15.8  
15.8 X 10 = 158 SHRUBS REQ'D  
174 SHRUBS SHOWN

|                             |
|-----------------------------|
| PERIMETER L.S. STRIP - WEST |
| 5' LANDSCAPE STRIP          |
| 302.9 LF/50 = 6 TREES REQ'D |
| 6 TREES SHOWN               |

|                              |
|------------------------------|
| PERIMETER L.S. STRIP - NORTH |
| 5' LANDSCAPE STRIP           |
| 454.18 LF/50 = 9 TREES REQ'D |
| 10 EXISTING TREES TO REMAIN  |

**Dikson & Associates**  
**LANDSCAPE ARCHITECTS & LAND PLANNERS**  
40 POWDER SPRINGS ST. MARIETTA, GA 30064  
PHONE: 770-419-0006 FAX: 770-419-3604



**TREE REPLACEMENT/LANDSCAPE PLAN**  
**ZYKA RESTAURANT**  
**BROOKSIDE PARKWAY & OLD MILTON PARKWAY**  
**ALPHARETTA, GEORGIA**  
**PREPARED FOR**  
**ZYKA RESTAURANT**

|                |
|----------------|
| <b>DRAWN</b>   |
| PB             |
| <b>CHECKED</b> |
| <b>DATE</b>    |
| 01-25-17       |
| <b>SCALE</b>   |
| 1" = 30'       |
| <b>JOB No.</b> |
| 17-104         |
| <b>SHEET</b>   |

**LS.01**

**OF 1 SHEETS**





| LUMINAIRE SCHEDULE |        |     |                                         |                                                                                                |       |        |      |       |
|--------------------|--------|-----|-----------------------------------------|------------------------------------------------------------------------------------------------|-------|--------|------|-------|
| Sym. of            | La. of | Qty | Catalog Num. or                         | Description                                                                                    | Lamp  | Lumens | LLF  | Watts |
|                    | A      | 0   | S: 0 LE: 20C 530<br>40' - 2M M. CL.     | S: 0 LE: with 20 LE: s<br>@530 mA, 4000', Type 5<br>Medium Opti. s                             | LE: 1 | 4734   | 0.76 | 70    |
|                    | B      | 13  | S: 0 LE: 20C 530<br>40' - 4M M. CL.     | S: 0 LE: with 20 LE: s<br>@530 mA, 4000', Type 4<br>Medium Opti. s with<br>HO: SE-S: IE SHIELD | LE: 1 | 3488   | 0.76 | 35    |
|                    | C      | 0   | S: W1 LE: 10C<br>530 40' - 2M<br>M. CL. | S: W1 LE: W: H: 1: 10<br>LE: LIGHT ENGINES,<br>TYPE 2M OPTI. C, 4000',<br>@ 530mA.             | LE: 1 | 2102   | 0.76 | 19.1  |

| SITE SIZES      |         |     |     |     |          |        |
|-----------------|---------|-----|-----|-----|----------|--------|
| Description     | Sym. of | A   | Max | Min | Max./Min | A./Min |
| Parkin./Lot     | +       | 0.5 | 1.4 | 0.0 | N/A      | N/A    |
| Entire Property | +       | 0.3 | 1.4 | 0.0 | N/A      | N/A    |

PROD. EC:

## ZYKA - ALPHARETTA

3670 Brookside Parkway  
Alpharetta, GA  
30022

OWNER

**Zyka**  
1677 S. Ott Blvd., Atlanta, GA  
30033

ARCHITECT:

**NO ARCHITECTURE**  
N. 489 Edgewood Ave.  
Atlanta, Georgia 30312  
404.202.2183  
tim@no-arch.com

MEP ENGINEER

**PINNACLE ENGINEERS, PC**  
10800 Alpharetta Hwy., Suite 208-482  
Roswell, Georgia 30076  
404.514.1025  
martha.ardner@pinnacle-engineers.com

S. P. C. - P. A. L. ENGINEER

## NOT FOR CONSTRUCTION

SEAL

REV. NO. DESCRIPTION DATE  
01 PRELIMINARY DESIGN 01.27.2017

PROD. EC. NO.  
SHEET NUMBER

## ELECTRICAL SITE LIGHTING PLAN

On half drawn in 30' x 42' - 0 not to scale this drawing.

SHEET NUMBER

## E-100

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#### KEY NOTES

- FLUSH BRICK PATTERN WITH BK-1, BK-2, & BK-3 AS INDICATED.
- ROTATED BRICK DETAIL
- BRICK SOLDIER COURSE
- HARDI BO SCREEN WITH PTD STEEL POSTS
- FENCE/GATE, CEDAR WOOD FENCE, SHIPLAP WITH NO GAPS, WD-3, ON PAINTED STEEL POSTS
- 6" RND OVERFLOW DRAIN, J.R. SMITH, DOWNSPOUT NOZZLE, NICKLE BRONZE
- STEEL AND WOOD AWNING WITH STEEL STRUCTURE COLUMNS ON BRICK BASE, MT-2 STANDING BEAM ROOF, MT-3 STEEL STRUCTURE, WD-2 CLADDING, BK-1 BASE W/ CNC-3 CAP
- PAINTED METAL WALK-IN COOLER/FREEZER PANEL W/ TPO ROOF
- INTERNAL ROOF DRAIN, SEE PLUMBING AND CIVIL
- FABRIC AWNING WITH STEEL FRAME, MT-2, FB-1
- WOOD BENCH
- PAINTED STEEL GUARDRAIL AT PATIO
- 
- 

#### MATERIAL NOTES (SEE FINISH SCHEDULE FOR DETAIL)

- BK-1** BRICK, NORTH GA BRICK, CAROLINA CERAMICS, INDIGO BLACK, MODULAR SIZE (2"x4") W/ COOSA IVORY BUFF MORTAR
- BK-2** BRICK, NORTH GA BRICK, GENERAL SHALE, DIAMOND WHITE VELOUR, MODULAR SIZE (2"x4") W/ COOSA IVORY BUFF MORTAR
- MT-1** MATTE BLACK, KYMAR 500 FINISH ON ALUMINUM
- MT-2** PREFINISHED METAL, TO MATCH MT-1
- MT-3** PAINTED STEEL, SW TRICORN BLACK
- WD-2** HARDI-BOARD, 1" THICKNESS, SMOOTH, ARCTIC WHITE, 3.5" x 5.5" WIDE
- WD-3** HARDI-PLANK SIDING, 3/4" THICKNESS, SMOOTH, TRON GRAY, 3.25" WIDE
- WD-5** WESTERN RED CEDAR, CLEAR V.G. HEART, SMOOTH FACE
- FR-1** SUNBRELLA FABRIC, BLACK
- GL-1** ALL GLASS, 1" INSULATED, LOW-E COATING
- CNC-1** SMOOTH FINISH CONCRETE
- CNC-2** BROOM FINISHED CONCRETE
- CNC-3** PRECAST CONCRETE CAP
- CP-1** CONCRETE PAVER
- PT-1** EXTERIOR PAINT, ALUMINUM WALK-IN COOLER WALLS, SHERWIN WILLIAMS, 7008 ALABASTER WHITE, SEMI-GLOSS
- PT-5** ALL DOORS AND FRAMES, SHERWIN WILLIAMS, 7585 SUNDRIED TOMATO (DK RED), SEMI-GLOSS

#### PROJECT

### ZYKA - ALPHARETTA

3670 Brookside Parkway  
Alpharetta, GA  
30002

#### OWNER

**Zyka**  
1677 Scott Blvd Decatur, GA  
30033

#### ARCHITECT

**NO ARCHITECTURE**  
Nichols Office of Architecture Inc.  
489 Edgewood Ave.  
Atlanta, Georgia 30312  
404.202.2183  
tim@no-arch.com

#### MEP ENGINEER

**PINACLE ENGINEERING**  
10800 Alpharetta Hwy  
Suite 208-482  
Roswell, GA 30076  
404.514.1025  
marthagardner@pinacleengineer.com

#### STRUCTURAL ENGINEER

**STABILITY ENGINEERING**  
431 W. PONCE DE LEON AVE  
SUITE 41  
DECATUR, GA 30030  
404.377.8016  
CMURPHY@STABILITYENGINEERING.COM

### NOT FOR CONSTRUCTION

SEAL

| REV. | NO.              | ISSUE DESCRIPTION | DATE |
|------|------------------|-------------------|------|
| 01   | SCHEMATIC DESIGN | 06.24.2016        |      |
| 02   | DESIGN DEV       | 08.25.2016        |      |
| 03   | DD PRICING       | 10.10.16          |      |
| 04   | DRB REVIEW       | 02.01.17          |      |
| 05   | DRB REVIEW_2     | 03.01.17          |      |

PROJECT NO. 16003

SHEET NAME

#### EXTERIOR ELEVATIONS

Original Drawing is 30" x 42". Do not scale this drawing.

SHEET NUMBER

### A-300

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FRONT VIEW





PATIO TABLE AND CHAIRS



PATIO UMBRELLA



ENTRANCE BENCH

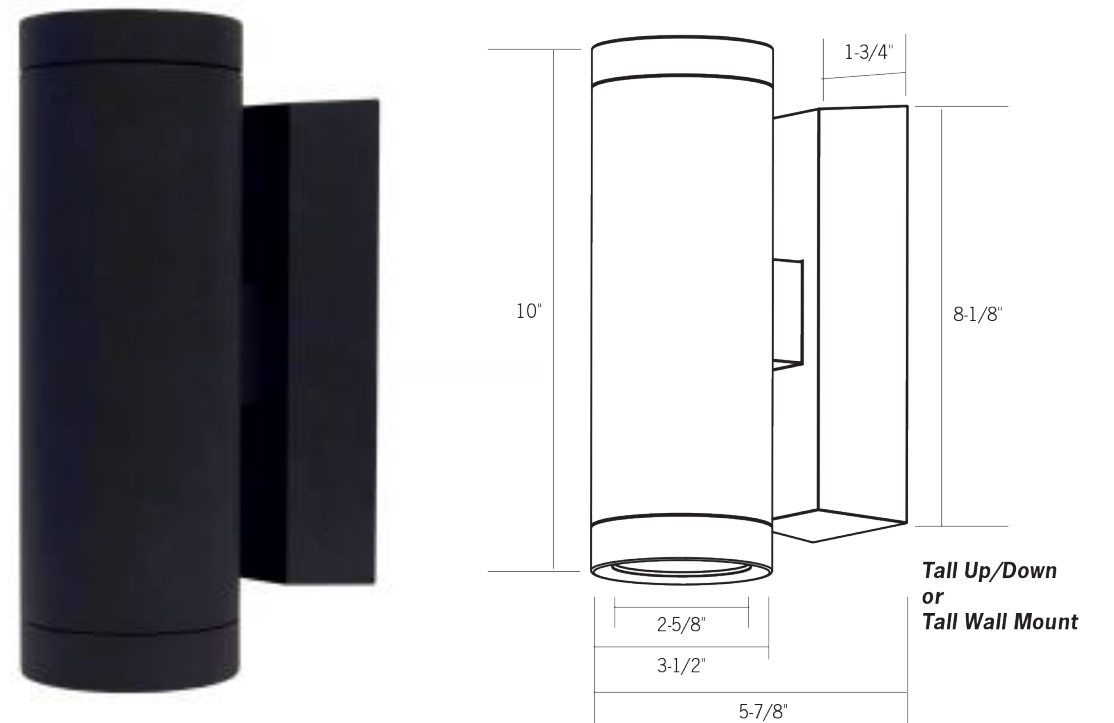
GROUND MOUNTED FLOORD LIGHTS, BK DELTA SERIES



POLE MOUNTED SITE LIGHT, LITHONIA D-SERIES, 20' METAL POLE



SIDE ENTRANCE SCONCE, CONTECH CY3, BLACK



















1. Work area | Overview | Island



2. Existing | Building Elevation



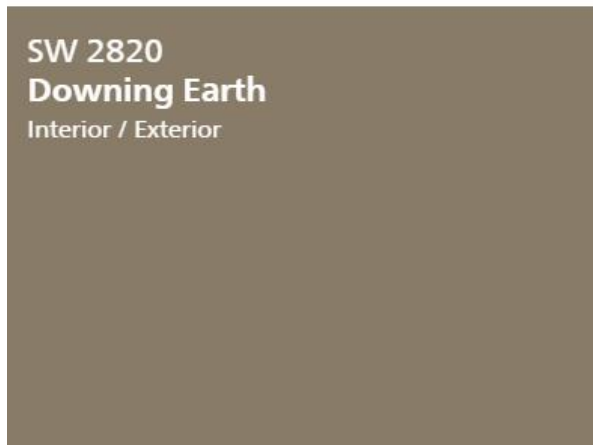
3. ADA | HC Parking | No alteration

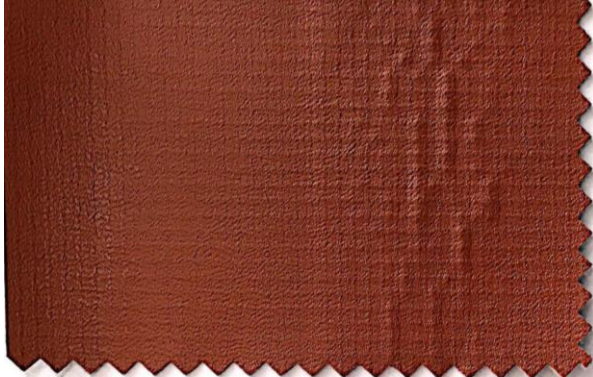


4. Existing sidewalk | No alteration









NEW AWNING FABRIC "TERRA COTTA" BY WEBLON  
FABRICS TO MATCH EXISTING BUILDING AWNINGS

---





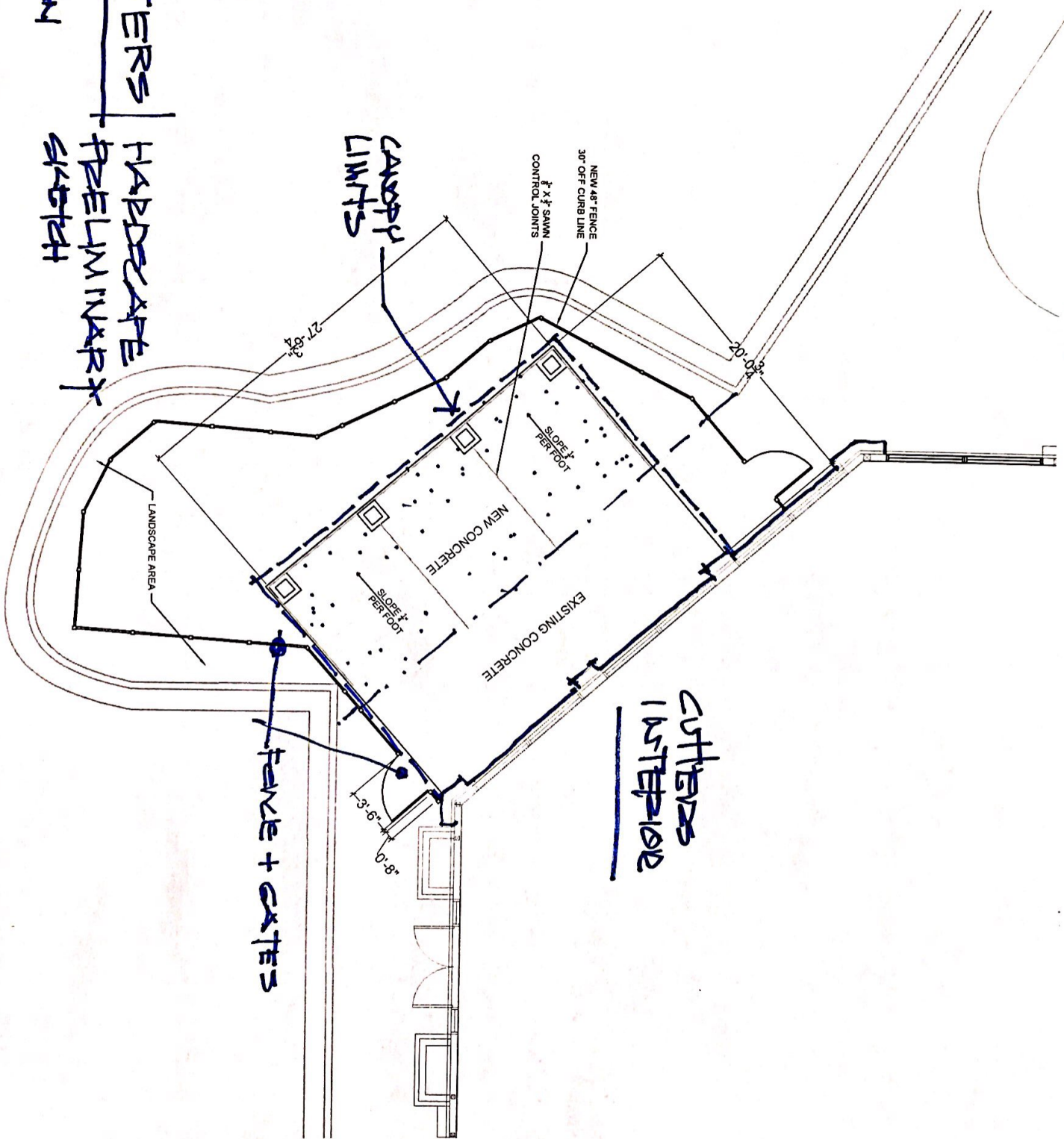
030717.0

NHS  
CASH

CUTTERS

HABITAT

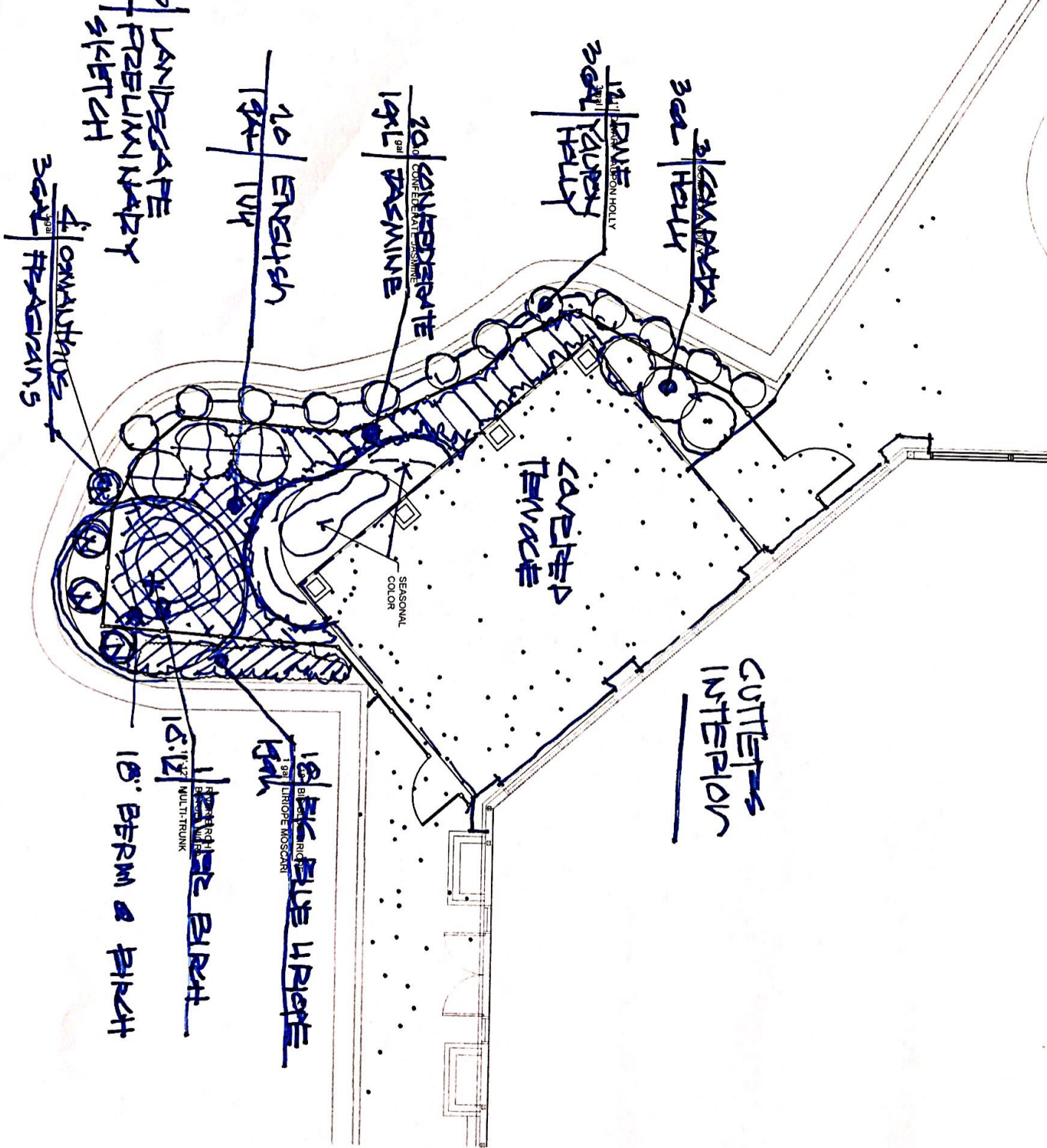
PELUMINAR  
SOUTH



CUTTERS  
INTERIOR

1

0320717.0



CUTTERS LANDSCAPE  
FIRELAKEN  
SKETCH

4' ORNAMENTAL  
3' CAL HELL

18' 1/2' BLUE LILY  
18' 1/2' BLUE LILY

18' 1/2' BLUE LILY  
18' 1/2' BLUE LILY

20' CONFEDERATE  
19' 1/2' JASMINE

12' 1/2' WHITE LANTERN HOLLY  
3' CAL HELL

3' CAL HELL  
12' 1/2' WHITE LANTERN HOLLY

CUTTERS  
INTERIOR

CUTTED  
TERRACE

SEASONAL  
COLOR



2 PARK PLAZA  
ALPHARETTA, GA 30009  
PHONE: 678.297.6000  
WWW.ALPHARETTA.GA.US

# CITY COUNCIL AGENDA ACTION SUMMARY

**Public Hearing Date: February 27, 2017**

## **MP-17-03/CU-17-02 Cutter's Cigar Emporium**

Consideration of a request for a conditional use permit and master plan amendment to add 'Smoke Shop and Tobacco Store' as a conditional use in Pod A of the Fulton Greens Master Plan to allow a cigar store in a 3,258 square foot suite located at 4915 Windward Parkway, Suite 100 (Sydney Center on Windward).

**Motion:** Approve with Conditions, Kennedy  
**Second:** Owens  
**Approve:** 7-0

❖ Council Member Kennedy offered a motion to approve MP1703 / CU1702: Cutter's Cigar Emporium subject to the staff conditions with a few modifications:



- o Condition #3 – Hours of operation shall be limited to Monday – Thursday 10:00 AM – 11:00 PM, Friday – Saturday 10:00 AM – 12:00 AM and Sunday 12:30 PM – 8:00 PM
- o Delete Condition #5 and replace with, “The applicant shall plant an evergreen buffer from the dumpster enclosure to the building as approved by staff.”
- o Delete Condition #9
- The motion received a second from Council Member Owens
- The motion was approved 7-0

Final Conditions:

1. ‘Smoke Shop and Tobacco Store’ shall be added as a conditional use in the Fulton Greens Master Plan, Pod A at 4915 Windward Parkway, Suite 100.
2. Conditional use approval shall be limited to the Cutter's Cigar Emporium; no additional smoke shop and tobacco store businesses or subleasing shall be permitted within the approved space.
3. Hours of operation shall be limited to Monday – Thursday 10:00 AM – 11:00 PM, Friday – Saturday 10:00 AM – 12:00 AM and Sunday 12:30 PM – 8:00 PM.
4. Outdoor patio shall be limited to no more than 490 SF and developed substantially similar to plans submitted by the applicant. Outdoor patio and associated furniture shall require approval by the Design Review Board. Outdoor patio area shall be defined with landscaping and all outdoor smoking shall be confined to this area. Outdoor speakers shall not be permitted. Pedestrian access shall be maintained on the sidewalk adjacent to the Sydney Center building.
5. The applicant shall plant an evergreen buffer from the dumpster enclosure to the building as approved by staff
6. All music entertainment shall be conducted within the interior of the space located at 4915 Windward Parkway, Suite 100.
7. The business shall be required to provide a ventilation system that exceeds the ventilation requirements of the International Mechanical Code 2012 to prevent impacts to adjacent businesses.
8. The business shall not sell any vaping products or drug-related paraphernalia.

## Arborist Comments DRB170004

- Riverbirch is not recommended as a tree near a dining area. These are messy trees and will be problematic. Why can't the existing tree stay? Any tree to be planted needs to be a single stem standard and meet the definition of a shade tree from our new ordinance. Verify that the open soil surface is 200 sq ft.
- Shrubs along edges should create a solid hedge. Osmanthus up front is okay.
- 3 gal plant material is way too small.
- I am not sure English ivy is a good idea. It has been proven to be good rodent habitat.
- Not everything is labelled.
- Replace lost tree with 2 shade trees over parking and I need to know where they are going.



# **City of Alpharetta Design Review Board**

## **Submittal Package**

44 Milton Ave, Alpharetta, GA 30009





# DESIGN REVIEW BOARD HEARING APPLICATION AND FILING PROCEDURES

*UPDATED December 05, 2016*

DEPARTMENT OF COMMUNITY DEVELOPMENT

2 PARK PLAZA  
ALPHARETTA, GA 30009  
[WWW.ALPHARETTA.GA.US](http://WWW.ALPHARETTA.GA.US)

TEL: 678.297.6070  
FAX: 678.297.6071

# INSTRUCTIONS AND REQUIRED MATERIALS

The City of Alpharetta Design Review Board Hearing Application has been designed to allow you the ease of completing the form electronically and printing the completed form for submittal. Please note, however, that the form cannot be saved so as to include the information that you input.

## Required Materials:

In order to allow the Design Review Board to adequately and effectively understand and consider the nature of your request it is required that certain materials be included with your submittal. These required items are described below along with the type(s) of review for which they would be needed. Submittals not including the appropriate materials, as indicated below, will not be accepted for review.

### Site Plan Review

- ☐ Legal description of the property
- ☐ Site plan(s) showing locations of all site features, including but not limited to
  - Buildings
  - Roads
  - Parking Areas
  - Specimen trees
  - Detention / retention areas
  - Dumpster / refuse locations (screening and materials)
  - HVAC / electrical equipment locations
- ☐ Site lighting with photometric drawings and compatibility to neighboring buildings and property
- ☐ Site line study indicating lack of visibility of rooftop units from ground level
- ☐ Retaining wall(s) location and materials

### Landscape Review

- Landscape drawing(s) prepared by landscape architect showing locations of all landscape features, including but not limited to
  - Size and type of all plant material; including ground covers
  - Seasonal beds

### Signage Review

- ☐ Overall site plan drawing indicating locations of ground signs and required setbacks
- ☐ Exterior elevations indicating locations of all wall signs
- ☐ Individual color drawings of each sign indicated
  - Dimensions
  - Materials
  - Lighting
  - Construction
  - Colors

### Exterior Elevation Review

- ☒ Colored exterior elevations with materials notes of all facades of the building(s)
- ☒ All exterior material and color samples (Shall be brought to the scheduled meeting)
- ☒ Locations of roof-top equipment
  - Vents
  - Exhaust pipes
  - Satellite dishes
  - Antennas
- ☒ Locations of building lighting
- ☒ Perspective drawings and renderings

## Submittal Procedure:

One original plus five (5) collated sets of a completed Hearing Application Form and supporting documents are to be filed by the deadline dates reflected on the following page. Completed applications received after the deadline shall be placed on the next available agenda. All renderings attached to the application must be in color.

An electronic set in .PDF format containing the entire applications; including all documents, plans, and drawings; must be included with the application. Each document must be a separate file of no more than 2mb, with the total of all files not exceeding 10mb.

Any oversized materials may be attached to the original application. All collated sets shall be submitted on paper no greater than 11 inches by 17 inches in size and folded to 8.5 inches x 11 inches. Five (5) sets of all landscape plans shall be submitted full-size.

Drawings submitted must be accurate and labeled.

Technical drawings (i.e. signs, elevations, site plans) must be drawn to scale.

Photos shall be mounted on 8.5 inch by 11 inch paper and labeled.

Presentation materials, including actual materials / samples boards and mounted drawings, should not be submitted but brought by the applicant to the scheduled review meeting.

## FILING DEADLINES AND MEETING SCHEDULE

Completed applications are accepted only on, or prior to, the dates indicated as filing deadlines and only between the hours of 8:30 AM and 3:30 PM. Applications will not be accepted on any other dates or times. Incomplete applications will not be accepted. All fees must be paid at the time of application.

The Design Review Board convenes at 8:30 AM on the meeting dates indicated. All meeting are held at Alpharetta City Hall, which is located at 2 Park Plaza. Applicants will be contacted on the Wednesday prior to the date on which their application is to be considered and provided with the time for which their hearing has been scheduled. Applicants are instructed to arrive at least 20 minutes prior to their scheduled hearing time.

### Filing Deadlines

January 02, 2017

~~February 01, 2017~~

March 01, 2017

April 03, 2017

May 01, 2017

June 01, 2017

July 03, 2017

August 01, 2017

September 01, 2017

October 02, 2017

November 01, 2017

December 01, 2017

### Meeting Schedule

January 20, 2017

~~February 17, 2017~~

March 17, 2017

April 21, 2017

May 19, 2017

June 16, 2017

July 21, 2017

August 18, 2017

September 15, 2017

October 20, 2017

November 17, 2017

December 15, 2017



# CITY OF ALPHARETTA

## DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: \_\_\_\_\_

☐ Fee Paid Initial: \_\_\_\_\_

For your convenience, this form may be completed electronically and printed upon completion. If you choose not to take advantage of this option, please print your responses in a clear, easily legible fashion.

Please complete this form in its entirety and verify that all information is true and accurate.

Your completed submittal package (see Instructions for details) should be delivered to:

City of Alpharetta  
2 Park Plaza  
Alpharetta, GA 30009

NOTE: All applicable fees must be included with the application. Applications will be accepted only on the dates reflected on the page of this form titled "Deadlines and Meeting Schedule" and only between the hours of 8:30 AM and 3:30 PM.

If you have questions regarding this application or the design review process, please contact Bret Schroeder by calling 678-297-6088.

Business Name: 44 Milton Avenue Partners LLC

Location Address: 44 Milton Ave, Alpharetta GA 30009

Mailing Address: 53 S. Main Street, Suite 300

City: Alpharetta State: GA Zip Code: 30009 - \_\_\_\_\_

Contact For All Notifications: Ramon Gonzalez

Contact Telephone: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Mobile Telephone: 404 - 805 - 7,071

Fax: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Email: Ramon@WorkAtThrive.com

Contact's Relation To Business: Partner in 44 Milton Ave Partners, LLC and Partner in THRIVE | Coworking (Tenant)

This Application For (Check all that apply):

- |                                              |                                                                     |
|----------------------------------------------|---------------------------------------------------------------------|
| <input type="checkbox"/> Addition            | <input checked="" type="checkbox"/> <u>Modification to Exterior</u> |
| <input type="checkbox"/> Auxiliary Structure | <input type="checkbox"/> New Construction                           |
| <input type="checkbox"/> Color Selection     | <input type="checkbox"/> Signage                                    |
| <input type="checkbox"/> Material Selection  |                                                                     |

### Application Fees:

|                                                                                                 |    |            |
|-------------------------------------------------------------------------------------------------|----|------------|
| Any review within the Central Business District                                                 | \$ | 100.00     |
| Review of signs, satellite antennas, play yards, and improvements valued at less than \$10,000. | \$ | 200.00     |
| All other reviews                                                                               | \$ | 300.00     |
| Total Due                                                                                       | \$ | <u>100</u> |

This page will be the first page of your completed submittal packet.



# CITY OF ALPHARETTA

## DESIGN REVIEW BOARD APPLICATION

### Property Owner Information:

Property Owner Name: 44 Milton Avenue Partners, LLC

Physical Address: 44 Milton Avenue, Alpharetta GA 30009

Mailing Address: 53 S. Main Street, Suite 300

City: Alpharetta State: GA Zip Code: 30009 -

Owner Telephone: 404 - 805 - 7,071 Contact Fax: - - -

### Property Owner Authorization *(Must be completed if the applicant is not the legal owner of the subject property):*

I, the undersigned, do hereby swear and attest, under penalty of law for false swearing, that I am the legal owner, as shown in the records of Fulton County, Georgia, of the property described herein and that I authorize the person identified herein as "Applicant" to act on my behalf in pursuit of this request.

Owner Name (Printed): Ramon Gonzalez Date: 2/28/17

Owner Signature: \_\_\_\_\_

### Property Information:

Address (If Assigned) : 44 Milton Avenue, Alpharetta GA 30009

Tax ID or Map Reference Number: 22 482312690203

Land Lot(s): 1269 District: 2<sup>nd</sup> Section: 2<sup>nd</sup>

Existing Zoning of Property: C2 Existing Uses of Property: Office

*This form is to be executed under oath. I, the person identified herein as "Applicant," do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Design Review Board Application is true and correct and contains no misleading information. I also understand that Design Review Board review and/or approval does not include review or approval for code compliance and that City of Alpharetta site and building plan review staff should be contacted with respect to code compliance issues and permitting procedures.*

Applicant Signature: \_\_\_\_\_

Date: 2/28/17

Print Form

## **44 Milton Avenue | Proposed Exterior Improvements**

ALPHARETTA DRB Submittal 1 | 030317

### **Project Description**

The 44 Milton Avenue building was constructed circa 2006.

The proposed improvements include adding open collaborative interior space, and freshening the exterior common alley way and streetscape to reflect the new urban business + lifestyle values of downtown Alpharetta.

Principal components include:

- ❖ Infill office | collaborative space at existing parking (below floor 2 at rear)
- ❖ Replication of existing windows | canopies + masonry | West façade – Common alley
- ❖ Glass passage door | West façade – Common alley way
- ❖ Overhead glass door to connect interior + exterior spaces | West façade – Common alley
- ❖ Streetscape landscape improvements
- ❖ Common alley way landscape improvements
- ❖ Electrical transformer screening
- ❖ Adding windows on floor 2 | East façade (Pending further fire code + logistical analysis)
- ❖ Adding fixed glass on floor 1 | South + East facades to provide natural interior light

### **Materials + Colors**

The design intent is to replicate | match existing material, colors, and finishes to the highest extent possible, and have new material compliment existing building.

Streetscape | Architectural pavers | Match existing  
Brick | Match existing  
Stone water table | Match existing  
Mortar | Match existing  
Mortar joint | Match existing  
Mortar color | Match existing  
EIFS texture | Match existing  
EIFS color | Match existing  
GSF Frames | Fixed | Passage door | OH door | Dark bronze  
GSF Glass | Clear  
Landscape screen wall | Black metal frame

**END DESCRIPTION**

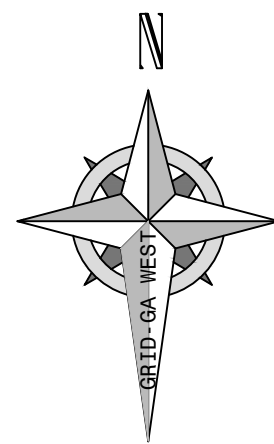


LEGEND  
BOC = BACK OF CURB  
BSL = BUILDING SETBACK LINE  
P/L = PROPERTY LINE  
R/W = RIGHT OF WAY  
LL = LAND LOT  
LLL = LAND LOT LINE  
N/F = NOW OR FORMERLY  
M/P# = TAX MAP / PARCEL NO.  
POB = POINT OF BEGINNING  
NTS = NOT TO SCALE  
IPF = IRON PIN FOUND  
IPS = IRON PIN SET  
COR MON = USCOE MONUMENT  
RB = REBAR  
CTP = CRIMP TOP PIPE  
OTP = OPEN TOP PIPE  
SQ. ROD = SQUARE ROD  
AIF = ANGLE IRON FOUND  
CMP = CORRUGATED METAL PIPE  
RCP = REINFORCED CONC. PIPE  
WM = WATER METER  
WV = WATER VALVE  
PP = POWER POLE  
LP = LIGHT POLE  
PH.BOX = PHONE BOX  
U/G = UNDERGROUND  
C.O. = SEWER CLEAN-OUT  
MB = MAILBOX  
SS = SANITARY SEWER  
MH = MAN HOLE  
FFE = FINISHED FLOOR ELEV.  
FH = FIRE HYDRANT  
--G-- = GAS LINE  
--P-- = POWER LINE  
--SS-- = SANITARY SEWER LINE  
--FM-- = SANITARY FORCE MAIN  
--T-- = TELEPHONE LINE  
--W-- = WATER LINE  
--X-- = FENCE LINE

**TOTAL = 0.162 ACRES**

7,035.00 SQUARE FEET

**MILTON AVENUE**  
(ASPH WIDTH AND R/W VARIES)



THIS SURVEY AND ITS FINDINGS DOES NOT CONSTITUTE A TITLE SEARCH OR TITLE OPINION BY MCCLURE SURVEYING, INC. AS LAND SURVEYORS. ALL DATA USED FOR THE LOCATION OF PROPERTY LINES, EASEMENTS, ADJOINING OWNERS, ETC. WAS GAINED FROM PUBLIC RECORDS, THE CLIENT, OR OTHER SOURCES AS REFERENCED. NO ABSTRACT OF TITLE OR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE PROVIDED TO THE SURVEYOR, UNLESS OTHERWISE NOTED. OTHER DOCUMENTS OR SITUATIONS MAY EXIST THAT WOULD AFFECT THIS PROPERTY, AS WITH ANY LAND TRANSACTION, A TITLE SEARCH AND CERTIFICATE IS RECOMMENDED IN CONJUNCTION WITH THIS SURVEY, OR YOU MUST CONSULT A COMPETENT TITLE ATTORNEY.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS OF PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

PROPERTY OWNER ACKNOWLEDGES THAT ANY SEPTIC SYSTEMS CONFORM TO ALL SETBACK REQUIREMENTS. APPROVAL OF PLAT DOES NOT GUARANTEE THAT THE FULTON COUNTY HEALTH DEPARTMENT WILL ISSUE A SEPTIC SYSTEM PERMIT.

STATE WATERS ARE NOT LOCATED ON THIS PROPERTY.

DATE OF SURVEY: APRIL 21, 2016

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN N/A (OPEN) FEET, AN ANGULAR ERROR OF N/A SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARED METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN INFINITY FEET.

BEARINGS SHOWN ARE BASED ON ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION AND ARE SUBJECT TO FIELD CONDITIONS.

THE EQUIPMENT USED FOR ANGULAR AND DISTANCE MEASUREMENTS WAS A LEICA ROBOTIC TOTAL STATION, TS12.

THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP NO. 13121C0058 F, DATED 9/18/13.

#### NOTES & REFERENCES

- TAX MAP/PARCEL #22 482312690203
- PARCEL IS ZONED C-1
- PARCEL IS SERVICED BY PUBLIC WATER AND SEPTIC SYSTEMS.
- DEED BOOK 53688 PAGE 552
- DEED BOOK 54517 PAGE 16
- DEED BOOK 55404 PAGE 222

#### Surveyor's Certificate

"It is hereby certified that all monuments and improvements shown hereon actually exist except as otherwise indicated and that their locations, size, type, and material are correctly shown."

By: *Nathan M. McClure*

Registered Georgia Land Surveyor No. 3086



**JOB NO. 16061**

**ROSWELL STREET**  
(ASPH WIDTH AND R/W VARIES)

105.24' FROM INTERSECTION OF  
ROSWELL STREET R/W & THE  
PROJECTED SOUTH R/W OF  
MILTON AVENUE AS PER REF. #6

**PRESCRIBED EASEMENT**  
813.04 FT<sup>2</sup> - 0.019 ACRE

N/F ALPHARETTA TOWN COMMONS LLC  
M/P #22 482312690831

44 MILTON AVENUE  
M/P #22 482312690203

N/F D&R MILLER HOLDINGS LLC  
M/P #22 482312690195

N/F CITY OF ALPHARETTA  
M/P #22 482312690344

| Course | Bearing       | Distance |
|--------|---------------|----------|
| E1     | S 03°15'12" W | 1.86'    |
| E2     | N 85°56'08" W | 7.60'    |
| E3     | S 87°09'48" E | 8.30'    |

SURVEY FOR:

**GRANT SCHMEELK**

CITY OF ALPHARETTA

LAND LOT 1269

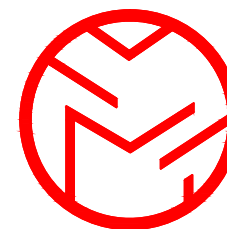
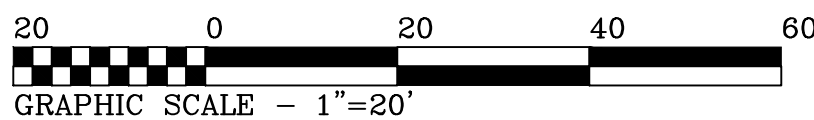
2ND DISTRICT

2ND SECTION

FULTON COUNTY, GEORGIA

PLAT DATE: SEPTEMBER 22, 2016

REVISIONS



**McCLURE**  
SURVEYING, INC.  
2505 JOHNSON DRIVE - SUITE C  
CUMMING, GA 30040

O: (470) 297-5592 C: (678) 283-8764  
NATHAN@MCCLURESURVEYING.COM



1. Existing Front Façade



2. Existing Alley Entry





3. Existing Alley Overview | Parking Entry | Infill Area



4. Existing Alley Drive



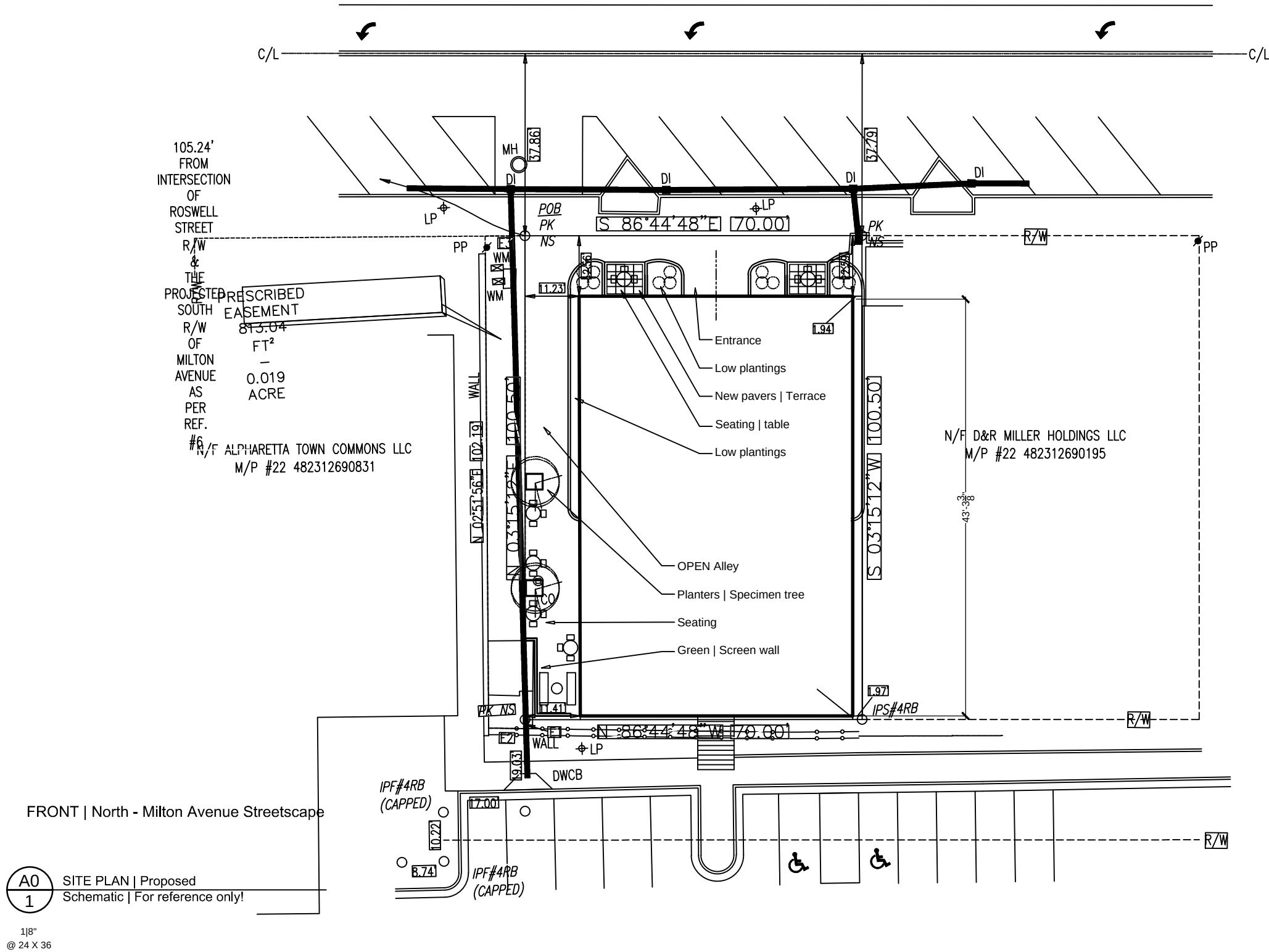


5. Existing Rear Of Alley



6. Existing Pad Mounted | Raised Transformer

Post Oak Partners-2/27/2017 103 PM44 Milton Infill Site Elevations Council + DRB 022717.4.dwg



44 MILTON AVENUE | Infill + Site Improvements | Concept Plan

Alpharetta, GA

44 Milton Building Partners, LLC | Thrive

SCALE 1/8" @ 24x36

DRAWING A0

Post Oak Partners

ENGINEERING | DESIGN MANAGEMENT | EXPEDITING

Post Oak Partners, LLC

1205 Peachtree Parkway

Suite 1104

Cumming, Georgia 30042

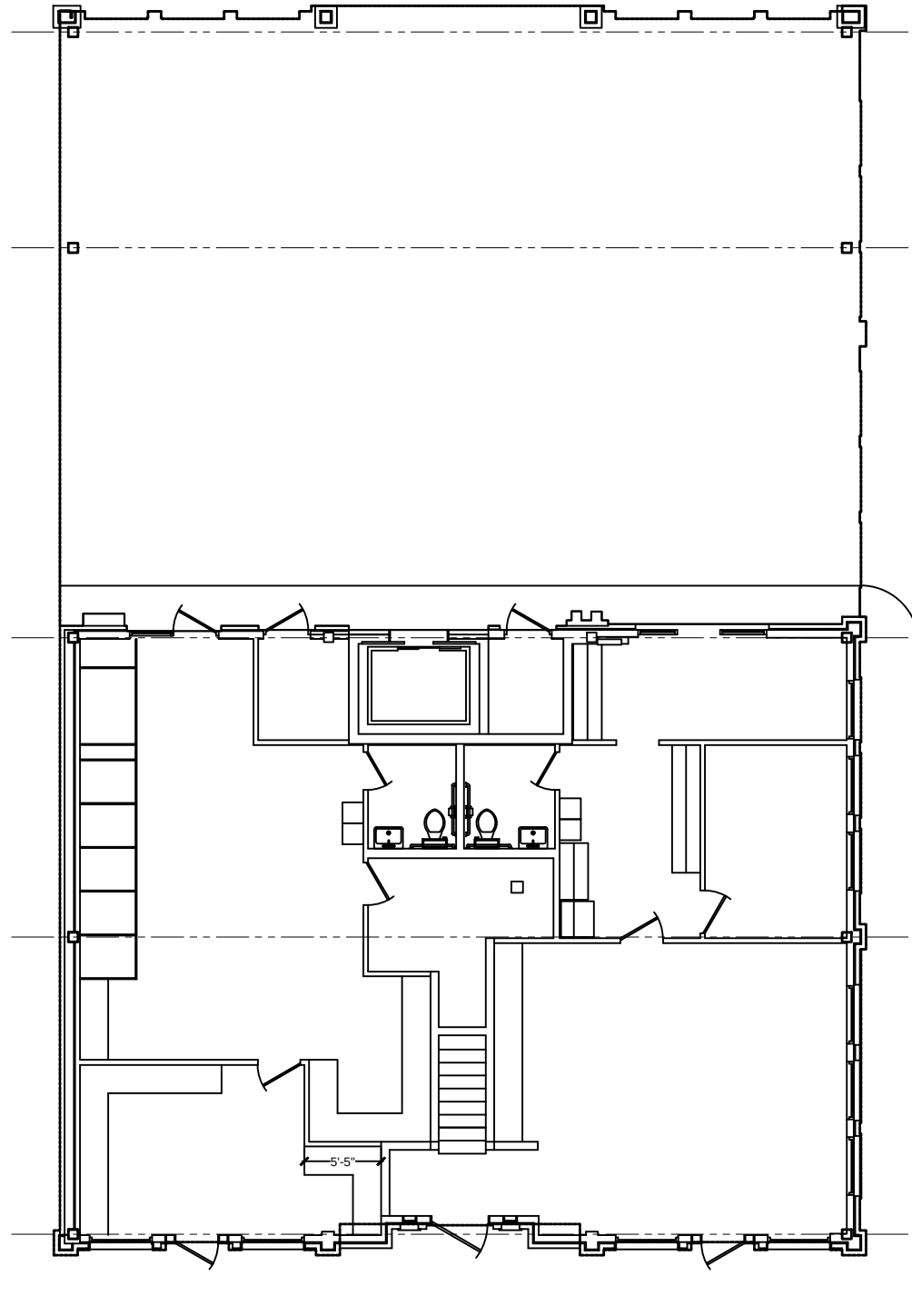
T 770.689.6727 | Ron Hadaway | Direct

F 678.513.6044

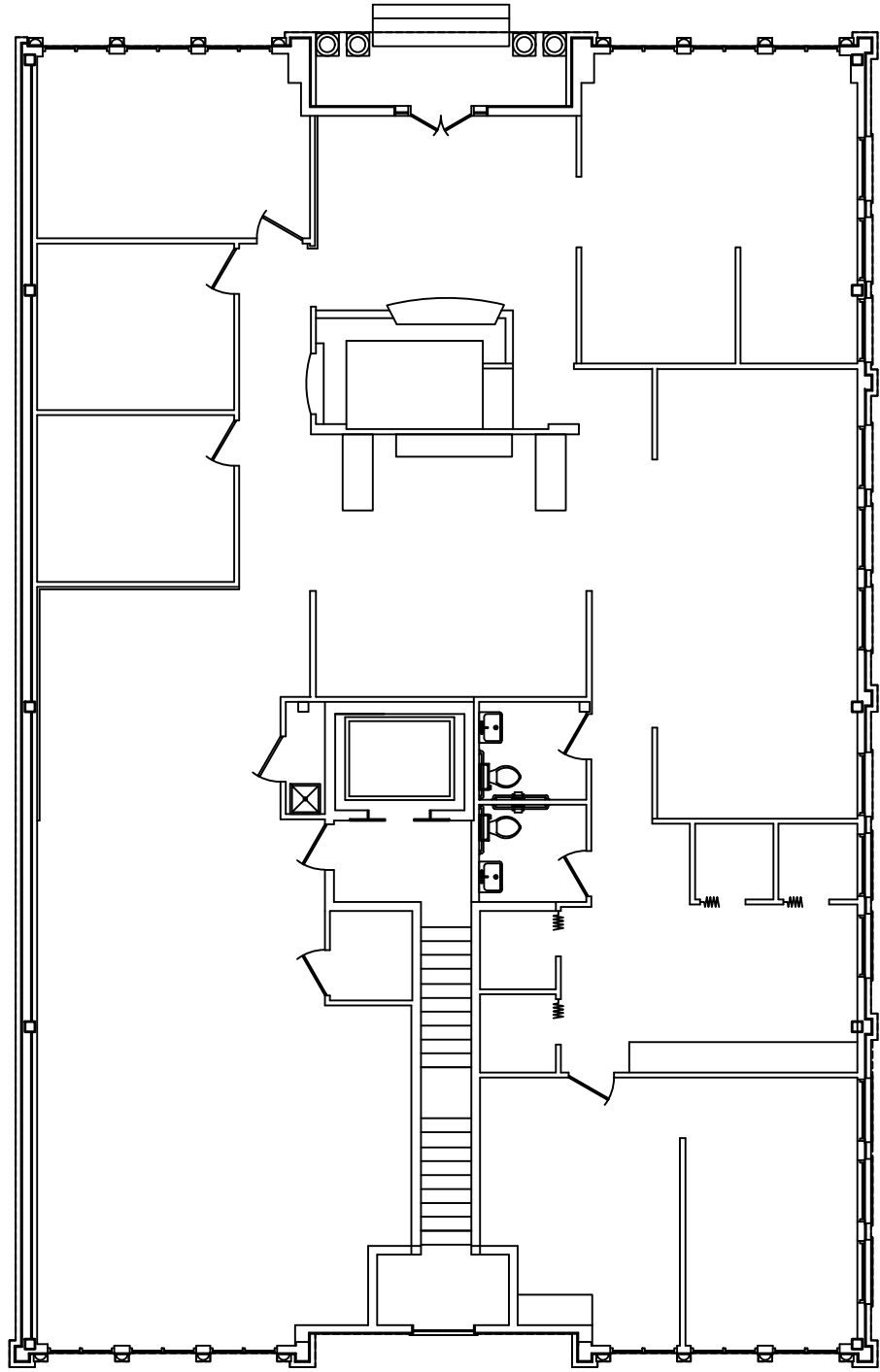
rhadaway@hdhpllc.com

Conceptual Study | RELEASED FOR REVIEW | Not For Construction | 022717

Post Oak Partners-2/27/2017 103 PM44 Milton Infill Site Elevations Council + DR3 022717.4.dwg



FLOOR 1 | Pre Interior Build Out



FLOOR 2 | Pre Interior Build Out

A1  
1

1/4"  
@ 24 X 36

FLOOR PLANS | Existing | Levels 1 + 2  
Schematic | For reference only!

44 MILTON AVENUE | Infill + Site Improvements | Concept Plan

Alpharetta, GA

44 Milton Building Partners, LLC | Thrive

SCALE 1/4" @ 24x36

DRAWING

A1

Post Oak Partners

ENGINEERING | DESIGN MANAGEMENT | EXPEDITING

Post Oak Partners, LLC  
1205 Peachtree Parkway  
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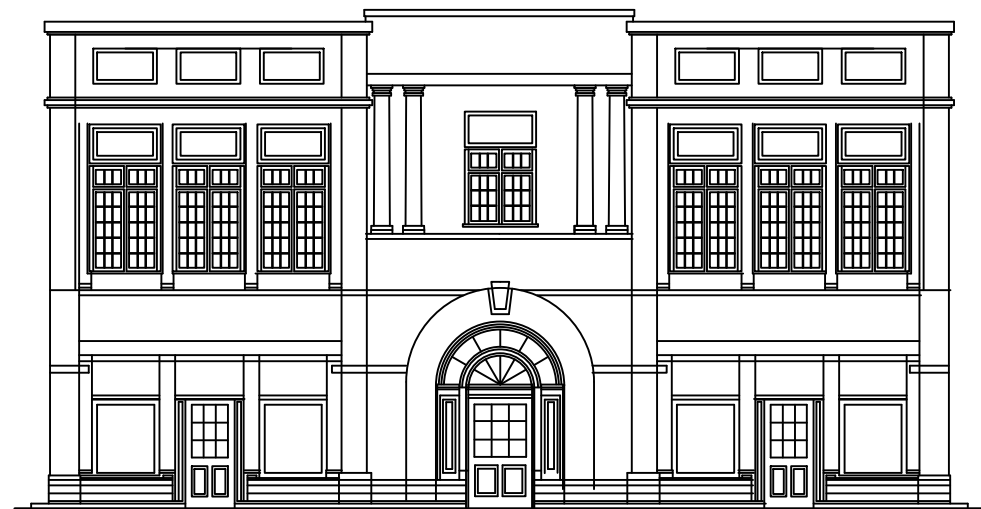




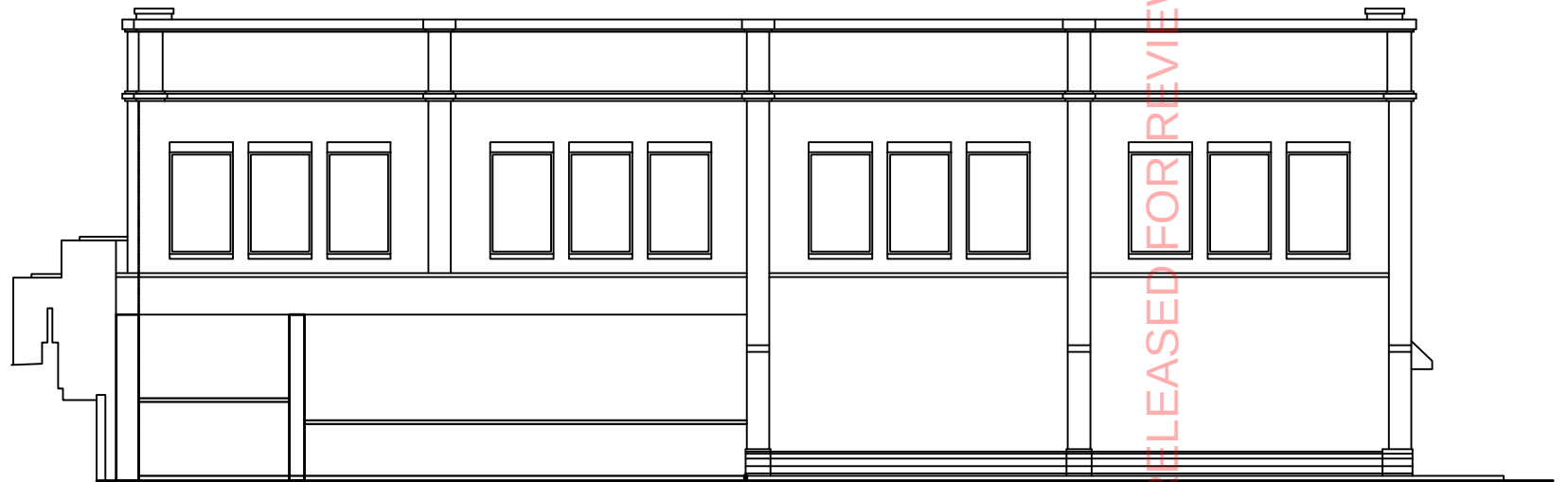
REAR | South - Parking Access



RIGHT | West



FRONT | North - Milton Avenue Streetscape



LEFT | East

**A2**  
1  
ELEVATIONS | Existing Facades  
Schematic | For reference only!  
1/4"  
@ 24 X 36

## 44 MILTON AVENUE | Infill + Site Improvements | Concept Plan

Alpharetta, GA

44 Milton Building Partners, LLC | Thrive

SCALE 1/4" @ 24x36

DRAWING

**A2**

Post Oak Partners

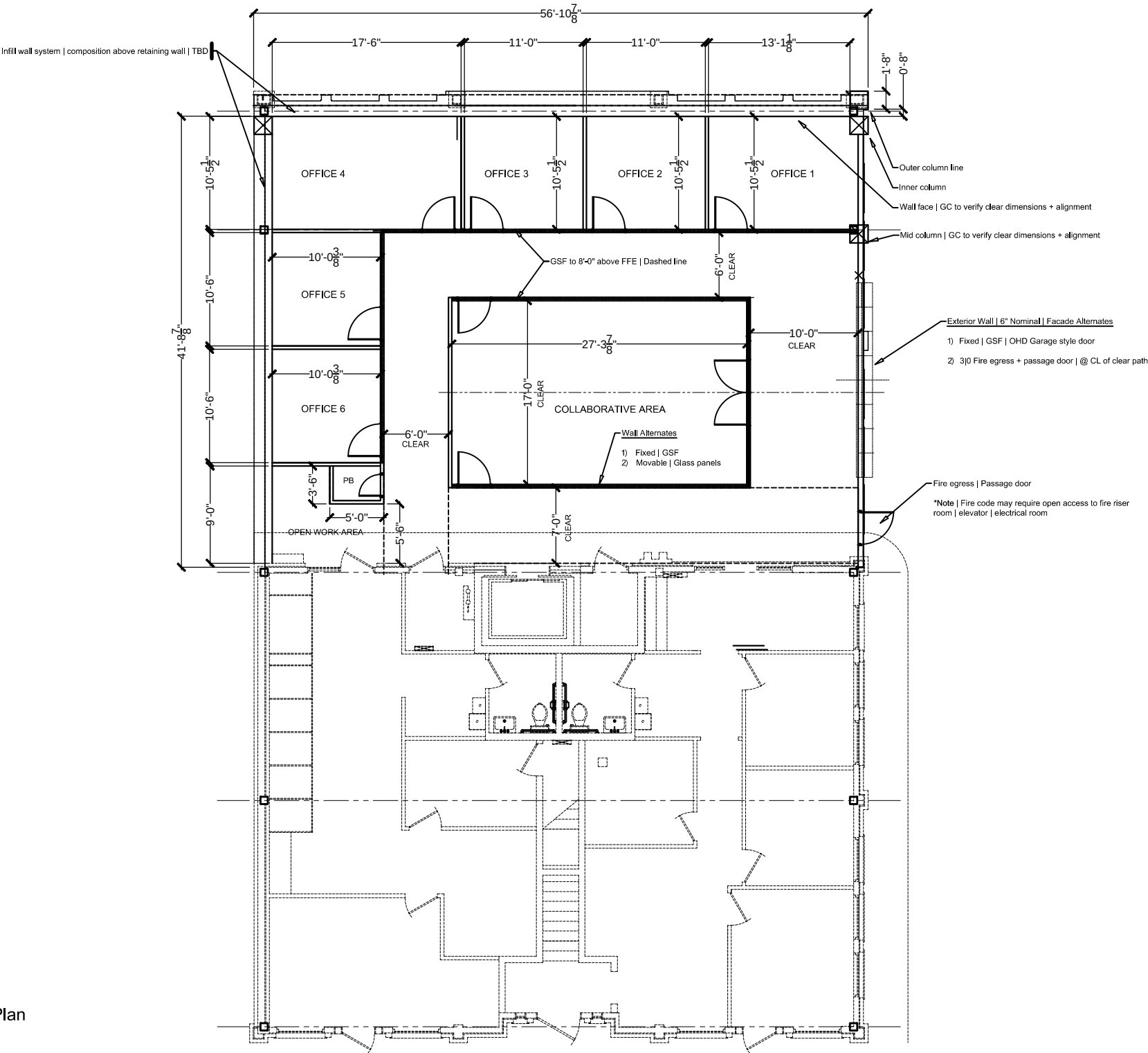
ENGINEERING | DESIGN MANAGEMENT | EXPEDITING

Post Oak Partners, LLC  
1205 Peachtree Parkway  
Suite 1104  
Cumming, Georgia 30042

T 770.689.6727 | Ron Hadaway | Direct  
F 678.513.6044  
rhadaway@hdhpllc.com

Post Oak Partners-2/27/2017 103 PM44 Milton Infill Site Elevations Council + DR3 022717.4.dwg

FLOOR 1 | Infill Floor Plan



A3

1

FLOOR PLAN | Proposed Infill  
Level 1

1/4"  
@ 24 X 36

Schematic | For reference only!

44 MILTON AVENUE | Infill + Site Improvements | Concept Plan

Alpharetta, GA

44 Milton Building Partners, LLC | Thrive

SCALE 1/4" @ 24x36

DRAWING

A3

Post Oak Partners

ENGINEERING | DESIGN MANAGEMENT | EXPEDITING

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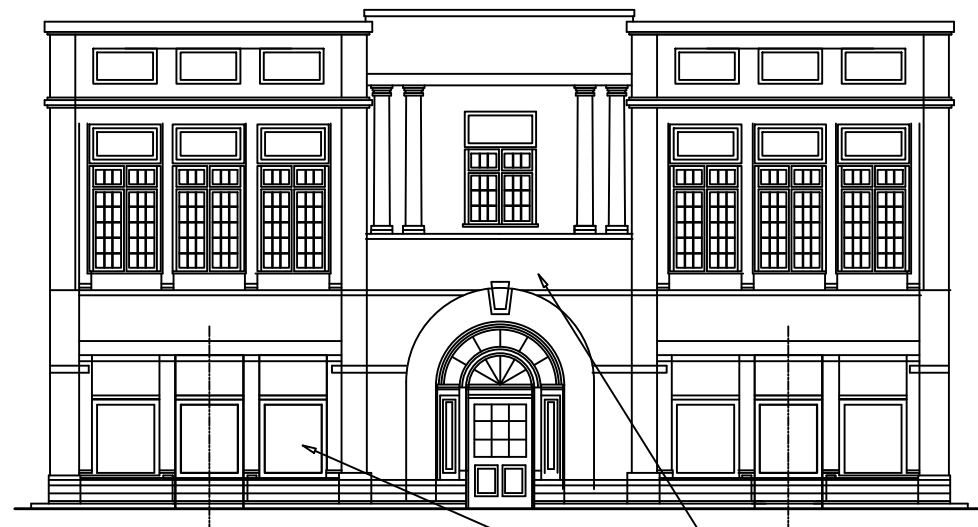
Post Oak Partners-2/27/2017 103 PM44 Milton Infill Site Elevations Council + DR3 022717.4.dwg



REAR | South - Parking Access

Existing facade | No alteration

GSF | Glass store front above retaining wall



FRONT | North - Milton Avenue Streetscape

Existing facade | No alteration

Remove doors | Replicate existing windows + watertable

A4  
1

ELEVATIONS | Proposed Improvements  
Schematic | For reference only!

1/4"  
@ 24 X 36



RIGHT | West

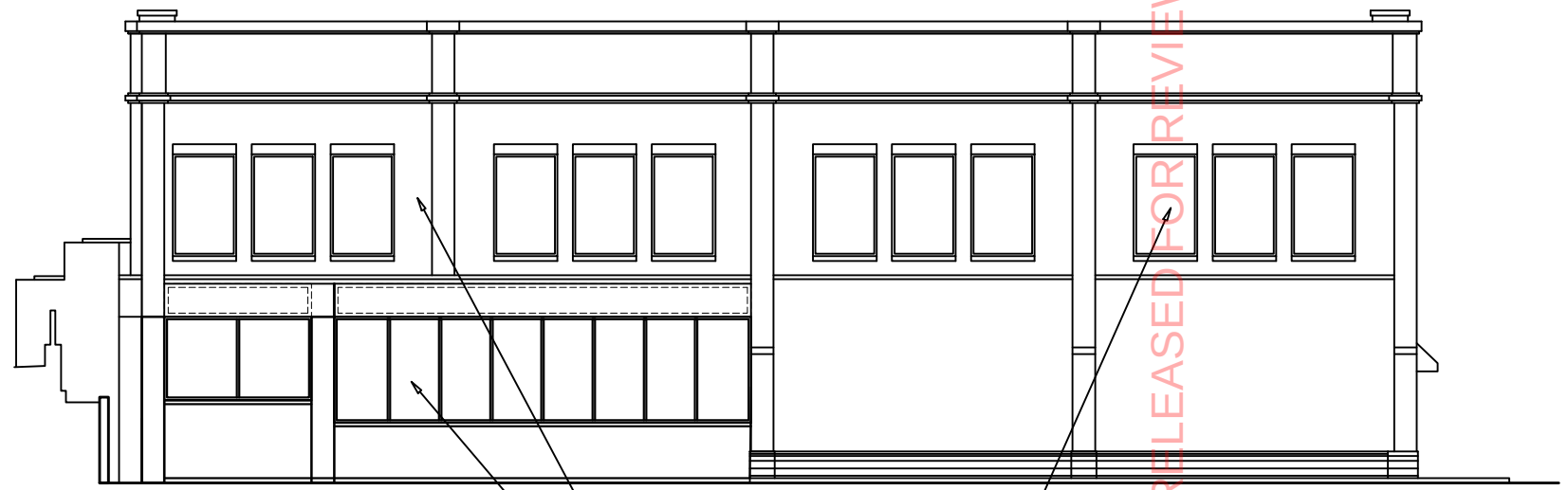
Existing facade | No alteration

Passage door

OHD | Overhead - Open to outdoor work + gathering area

New windows + awnings | Replicate existing

New watertable below windows | Replicate existing



LEFT | East

New windows | Floor 2 - Pending fire code

Existing facade | No alteration

GSF | Glass store front above retaining wall

## 44 MILTON AVENUE | Infill + Site Improvements | Concept Plan

Alpharetta, GA

44 Milton Building Partners, LLC | Thrive

SCALE 1/4" @ 24x36

DRAWING

A4

Post Oak Partners

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rhadaway@hdhpllc.com





















# Thrive Coworking

---



**Room:** Outdoor Space



## **Swing-set Table**

Vendor: The Last Workshop.

Description: A hybrid of a swing-set and a table. Can be made for indoor or outdoor use.

Materials: Metal frame.

Wood options: Cedar, White Oak, Walnut, Maple

Dimensions: 4 Seater: 82"L x 56"W x 84"H

1 x \$0.00  
**\$0.00**



**Room:** Outdoor Space



**2' x 8' Elevated Cedar Planter Box**

Vendor: Gardener's Supply Company.

Materials: Cedar with aluminum corners and imported fabric liner.

Dimensions: 96" L x 24" W x 29" H

Description: Holds approx. 13 cubic feet (329 dry quarts) of container mix

1 x \$0.00  
**\$0.00**



# Thrive Coworking

---



**Room:** Outdoor Space



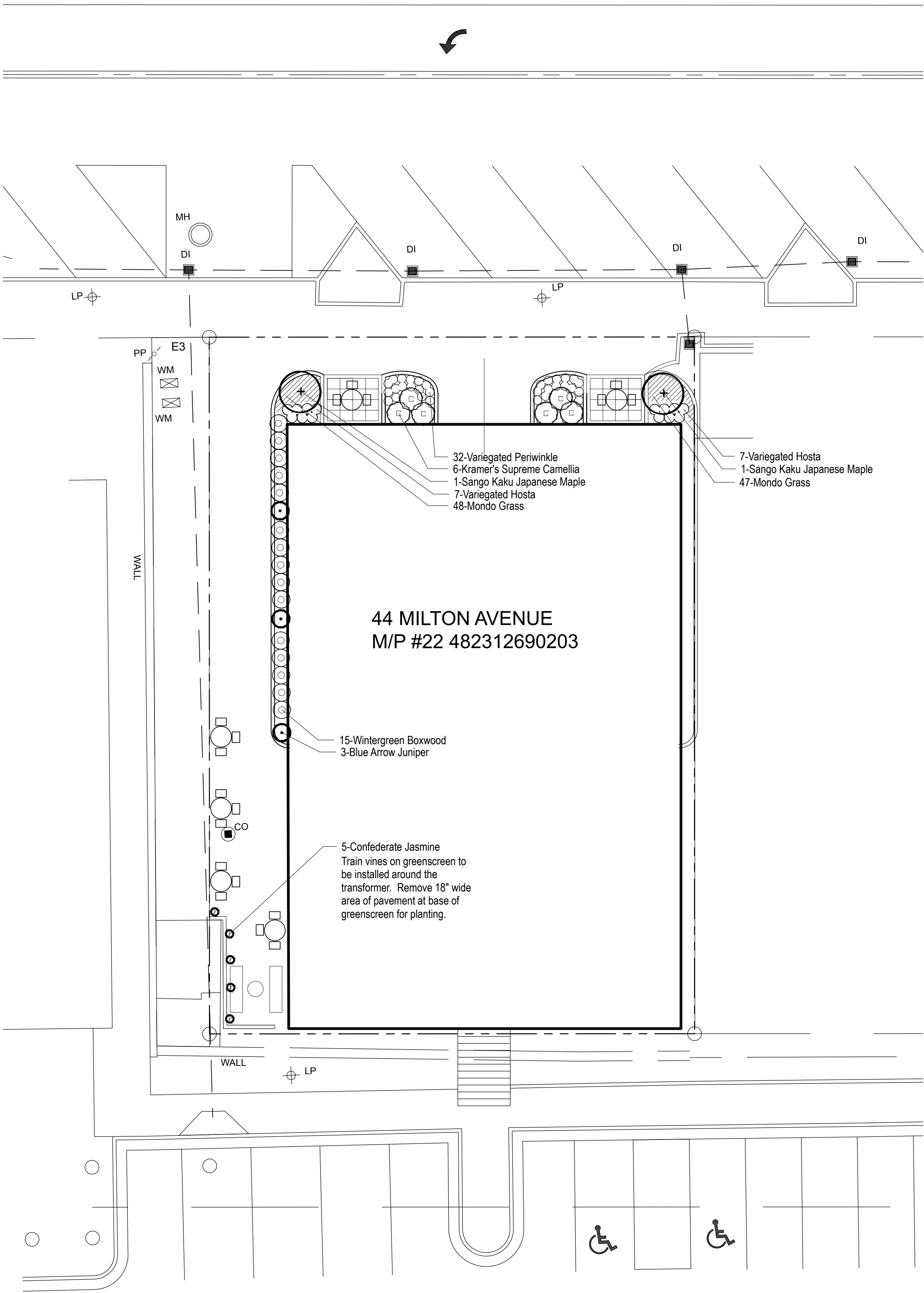
## **Rocking Lounge Chair**

Materials: Wood

Dimensions: 1 12' Long 2x12

Notes: 1 – 32' Long 3/8" by 1 1/4" Trim Boards

1 x \$0.00  
**\$0.00**



## LANDSCAPE NOTES

1. Prior to installation, the Landscape Contractor shall inspect the sub grade, general site conditions, verify elevations, utility locations, irrigation, approve topsoil provided by General Contractor and observe the site conditions under which the work is to be done. Notify General Contractor of any unsatisfactory conditions. Work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Contractor and/or Construction Manager.
2. Landscape Contractor shall locate and protect all underground utilities, prior to installation.
3. All shrubs and groundcover beds (existing and new) to be mulched with a minimum 4 inches of mulch. Mulch type to be double shredded hardwood mulch.
4. All annual and perennial beds to be tilled to a minimum depth of 18 inches and amended with 4 inches of organic material. Mulch planted beds with 3 inch depth of pine bark mini nuggets.
5. Planting holes to be dug a minimum of twice the width and 6 - 12 inches deeper than the size of the root ball of both shrubs and tree. Amend backfill with topsoil mix. Backfill and tamp bottom of hole prior to planting so top of root ball does not settle below surrounding grade.
6. Topsoil Mix to be 4 parts screened topsoil and 1 part organic material (i.e. Nature's Helper or Pro Mix).
7. Existing grass in proposed planting areas is to be removed and area to be hand raked to remove all rocks and debris larger than 1 inch in diameter prior to planting shrubs.
8. Soil to be tested to determine fertilizer and lime requirements. Lime and fertilizer to be distributed prior to laying sod.
9. All landscaping shall be installed in conformance with ANSI Z60.1 the "American Standard for Nursery Stock", and the latest accepted standards of the American Association of Nurserymen.
10. The Landscape Contractor shall guarantee all plants installed for one full year from date of acceptance by the owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. The Landscape Contractor shall not be responsible for acts of God or vandalism.
11. Any plant that is determined dead, in an unhealthy or unsightly condition, lost its shape due to dead branches or other symptoms of poor, non-vigorous growth shall be replaced by the Landscape Contractor with the cost of the replacement included in the bid or proposal price.
12. Water thoroughly twice in the first 24 hours and apply mulch immediately.
13. The plant quantities are for the contractor's convenience, all numbers must be verified.

## PLANT LIST

| Qty                 | Botanical Name                       | Common Name               | Scheduled Size      | Remarks              |
|---------------------|--------------------------------------|---------------------------|---------------------|----------------------|
| <b>Trees</b>        |                                      |                           |                     |                      |
| 2                   | Acer palmatum 'Sango kaku'           | Sango Kaku Japanese Maple | 6' Hgt. x 4' Spr.   | Specimen; Matched    |
| <b>Shrubs</b>       |                                      |                           |                     |                      |
| 15                  | Buxus microphylla 'Wintergreen'      | Wintergreen Boxwood       | 3 Gal.              |                      |
| 6                   | Camellia japonica 'Kramer's Supreme' | Kramer's Supreme Camellia | 10 Gal.; 3'-4' Hgt. |                      |
| 3                   | Juniperus scopulorum 'Blue Arrow'    | Blue Arrow Juniper        | 5' Hgt              | Straight trunk       |
| <b>Groundcovers</b> |                                      |                           |                     |                      |
| 14                  | Hosta 'Fortunei Albo-marginata'      | Variegated Hosta          | 1 Gal.              |                      |
| 95                  | Ophiopogon japonicus                 | Mondo Grass               | 4" Pot              | Plant 8" O.C.        |
| 5                   | Trachelospermum jasminoides          | Confederate Jasmine       | 3 Gal.; 4' Runner   | Train on greenscreen |
| 32                  | Vinca minor 'Variegata'              | Variegated Periwinkle     | 4" Pot              | Plant 15" OC         |

### Plant selections for optional patio containers:

1. Encore Azalea
2. Wintergreen Boxwood
3. Variegated Vinca (in addition to either above)
4. Annuals



770.442.8171 tel  
770.442.1123 fax

Manley Land Design, Inc.  
51 Old Canton Street  
Alpharetta, Georgia 30009

manleylanddesign.com

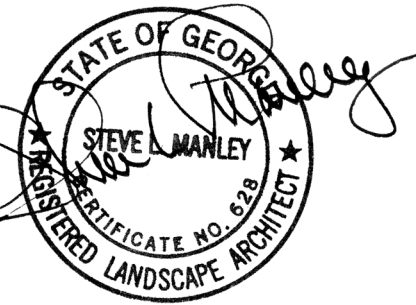


44 Milton Ave Partners  
53 S Main St; Ste 300  
Alpharetta, GA 30009

## 44 Milton Avenue

44 Milton Avenue  
Alpharetta, GA 30009

date: 3.8.17  
scale: 1"=10'-0"  
drawn by: SLM  
checked by: SLM  
job number: 2017039



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### sheet title

Landscape Plan

### sheet number

L-1.0

- 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.
- Attorney, Don Rolader, came forward on behalf of the applicant

**Public Comment**

- ❖ Council Member Kennedy offered a motion to approve CLUP-17-01 / Z-17-02 / V-15-05: GRBK Academy, LLC / Ben Manning House subject to the 6 conditions with one modification:

- Condition #6- delete staff condition and replace with, "The primary monument sign shall be located at the rear of the property facing Cricket Lane, and shall not exceed 10 square feet in size. The secondary front hanging wall sign shall be located on the porch of the Manning House and shall not exceed 4 square feet in size. The property shall forever be identified as the Manning House, and will be designated by a plaque located on a sign post in the park in front of the structure. All signage shall be approved by the Design Review Board."
- The motion received a second from Council Member Mitchell
- The motion was approved 7-0

**D. PH-17-04: Milton Avenue Commercial Center/Thrive**

- Director of Community Development, Kathi Cook, came forward to present this item on behalf of staff
- Staff recommends approval of PH-17-04 44 Milton Avenue/THRIVE subject to the following conditions:
  1. Applicant shall reconstruct building in the Georgian Revival style depicted in 3/29/2007 drawing prepared by RJD Architect, LLC, except that the ground-floor parking area shall be enclosed using similar building materials and architectural elements. The west facing building elevation is permitted to include a roll-up door subject to approval by the Design Review Board.
  2. Building shall not exceed 11,000 square feet. Building shall be restricted to office and retail.
  3. Property owner shall dedicate a permanent easement to the City over the driveway area on the west side of the building for the purpose of providing public access for an outdoor gathering area. If the City does not improve the easement with hardscape and landscape on or before February 27, 2022 and the property owner/applicant has paid \$63,000.00 into the City's parking fund, the easement shall become void and all rights that were transferred to the City by



- way of the easement shall revert back to the property owner of 44 Milton Avenue. This condition shall be subject to a mutual agreement between the property owner and City.
4. Applicant shall improve the driveway area with outdoor furniture and landscaping as presented to Council.
  5. Building elevations for the enclosure of the structured parking shall require approval by the Design Review Board. Windows shall be required on the side (west) and rear building elevations.
  6. The existing dumpster shall be removed and the applicant shall make arrangements for a roll-out container. If roll-out container is kept outside, it shall be screened from view as approved by Staff.
  7. Foundation landscape areas on the front and west side of the building shall be refreshed with traditional Southern landscape material, as approved by the Design Review Board.
- The submitted request, if approved, will allow for the conversion of a seven (7) space structured parking area into 2,451 square feet of office space on a 0.16-acre property in the Downtown. The existing 2-story building is approximately 7,598 square feet, not including ground-level parking underneath the building at the rear of the structure. If approved, the enclosure of the parking area will add 2,451 square feet to the existing building for a total of 10,049 square feet. The applicant also intends to improve the existing driveway on the west side of the building as an outdoor workspace to be shared with the public. The subject property is located at 44 Milton Avenue near the southeast corner of Milton Avenue and Roswell Street.
  - The subject property is zoned C-2 Conditional (General Commercial – Conditional). The property is surrounded by C-2 parcels, including 41 Milton Avenue/Forever Gems to the north, Ceviche to the east and City parking lot to the south. The Rothman Building is located to the west and is zoned SU (Special Use). The property is located within the Downtown Overlay and has a comprehensive land use plan designation of Central Business District.
  - The property is subject to previous conditions of zoning associated with a parking variance approved on April 16, 2007. At the time of the parking variance, the property was subject to the Historic Downtown Incentive Zoning (HDIZ), which was adopted in 2005 and allowed parking reductions for retail and restaurant uses. The parking variance was approved to allow a reduction in 35 required parking spaces, subject to seven (7) parking spaces being required at the rear of the building and payment into the Downtown Parking Fund of \$4,500.00 per parking space or \$157,500.00. The applicant is now requesting to remove the seven (7) on-site parking spaces. The applicant proposes the following changes to the previous conditions of zoning:
    1. Applicant shall reconstruct building in the Georgian Revival style depicted in 3-29-2007 drawing prepared by RJD Architect, LLC, except that the ground-floor parking area shall be enclosed using similar building materials and

architectural elements and the west facing elevation of the building may include a roll-up garage door, subject to approval by Staff.

2. Building shall not exceed ~~6,953~~ 11,000 square feet. Restaurant use shall not occupy more than one floor and shall not exceed 4,580 square feet due to parking constraints.
  3. ~~A minimum of 7 parking spaces for employees shall be provided to the rear of the building.~~
- The Downtown Master Plan Update and Alpharetta Downtown Code requirements replaced the HDIZ in 2015. The current Downtown parking requirements state that office use shall provide three (3) parking spaces per 1,000 square feet. Therefore, the 2,451 square foot space would generate a need for seven (7) additional parking spaces. Downtown parking regulations allow non-residential parking requirements to be met off-site within 500' of the use it serves and/or utilize on-street parking located adjacent to and on the same side of the street as the site it serves. There are four (4) angled on-street parking spaces directly in front of 44 Milton Avenue. Additionally, the property is located directly in front of the Old Roswell Street City Parking Lot and within 500' of the Roswell Street City Parking Lot. The City has plans to develop public parking at 92 Milton Avenue, which is approximately 350' from the property. However, the Code provision allowing parking to be met off-site does not contemplate available capacity in off-site parking areas. The applicant proposes to satisfy parking requirements by dedicating a permanent easement for public access, as well as providing outdoor furniture and landscaping within the driveway on the west side of the building in lieu of payment into a parking fund.
  - The applicant proposes using the same building materials to enclose the ground-floor parking area underneath the building. A roll-up garage door is proposed on the west side of the building to in order to allow for ease of access between indoor and outdoor spaces. The applicant envisions improving the existing driveway on the west side of the building to allow for shared outdoor workspace. Approximately half of the existing driveway is on the applicant's property and the other half is owned by the adjacent property owner to the west (Rothman Building).
  - City Council is currently considering parking deck locations in the Downtown, including the City property to the rear of the subject site. In an effort to provide ease of access to parking and to create gathering spaces in the Downtown, the area could be further improved by the City in conjunction with building additional parking. The City may pursue working with the owner of the Rothman Building for a permanent easement through the remaining half of the driveway area.
  - Based on recent land sales in the area, land value is approximately \$25.00 per square foot. The applicant's portion of the driveway is approximately 1,147 square feet with an estimated land value of \$28,675.00. Since the applicant's driveway

area is proposed as a permanent easement, the industry standard is to discount the land value by half (50%). Therefore, the estimated value of a permanent easement on the subject property is \$14,337.50. Depending on the location of the Downtown parking deck, the City may pursue an easement from the adjacent property owner for the remaining 1,750 square feet of the driveway area.

- The applicant's business is THRIVE, which offers coworking spaces and shared office amenities for professionals and entrepreneurs. This business concept focuses on creating a unique work environment that fosters a sense of community through a variety of activities and educational opportunities. THRIVE currently operates on the 2<sup>nd</sup> Floor of the Kell Building at 53 South Main Street, Suite 300 and has over 50 members and tenants. The applicant proposes to move to the 44 Milton Avenue location in order to expand the business.
- Staff has reviewed the application and is generally in agreement with the request to change previous conditions of zoning. The applicant's request is consistent with the Alpharetta Downtown Code, which allows non-residential parking requirements to be met off-site. Staff recommends that the building be enclosed using the same materials as the existing building and that a permanent easement be dedicated to the City, including improvements within the existing driveway to provide for a public gathering space. Downtown is in need of public seating areas and it is not ideal to have cars accessing the current parking on the first floor and cutting across the public sidewalk.
- Existing parking in the Downtown requires expansion in order to serve this use and additional growth occurring in the Downtown. It is difficult to provide on-site parking on small downtown parcels as it would limit density and in some areas parcels would be purchased and developed solely for the purpose of surface parking. This could be a detriment to building connectivity and needed density along downtown streets.
- The City has budgeted over \$7 million to construct additional parking in the Downtown. The previous Historic Downtown Incentive Zoning (HDIZ) contemplated the parking issue by offering developers the option of contributing to a parking fund in lieu of providing on-site parking, which would be used to build communal parking deck spaces. That document required half of the parking be provided on-site and the applicant could pay \$4,500.00 per space into the Downtown parking fund to satisfy the remaining parking requirement. In 2007, 44 Milton Avenue paid \$157,500.00 into the Downtown Parking Fund and in 2013 Alpharetta Lofts paid \$66,000.00 for their portion of required parking. In 2014, CORO paid \$36,000.00 for their parking variance approval. If the HDIZ were in place today, the applicant would be required to pay \$63,000.00 into the parking fund for the seven (7) parking spaces to be removed and the seven (7) additional parking spaces needed to support the added office use, minus the value of the permanent easement and public improvements. In lieu of payment into a parking fund, the



applicant proposes to dedicate a public access easement within the existing driveway and improve the area with landscape and outdoor furniture.

- 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 the property owner of 1 South Main Street inquired about the request and thought it was a positive change.
- Grant Schmeelk came forward on behalf of the applicant

**Public Comment**

- ❖ Council Member Kennedy offered a motion to approve PH-17-04: Milton Avenue Commercial Center/Thrive subject to the 7 staff conditions
  - The motion received a second from Council Member Owens
  - The motion was approved 7-0

- E. MP-16-11 / CLUP-16-07 / Z-16-09: Sharp Residential Townhomes / Windward POD20A**  
*This item has been withdrawn without prejudice by the Applicant and will be neither heard nor considered during this meeting.*

**VII. NEW BUSINESS**

**A. RESOLUTION - City Center**

"A RESOLUTION OF THE MAYOR AND COUNCIL APPROVING THE SALE OF REAL PROPERTY TO MMS ALPHARETTA, LLC, A GEORGIA LIMITED LIABILITY COMPANY; TO RATIFY CERTAIN PREVIOUS ACTIONS CONCERNING THE SALE OF SUCH PROPERTY; TO AUTHORIZE THE MAYOR TO EXECUTE ALL DOCUMENTS NECESSARY TO CARRY OUT SUCH SALE AND CONVEYANCE; AND FOR OTHER PURPOSES"

- City Attorney, Sam Thomas, read the Resolution aloud

**Public Comment**

- Alexander Williamson, 12535 Wexcroft Lane, Alpharetta, GA, came forward to speak on this item
- ❖ Council Member Owens offered a motion to adopt the Resolution as read by the City Attorney approving the sale of real property to MMS Alpharetta, LLC, for certain and





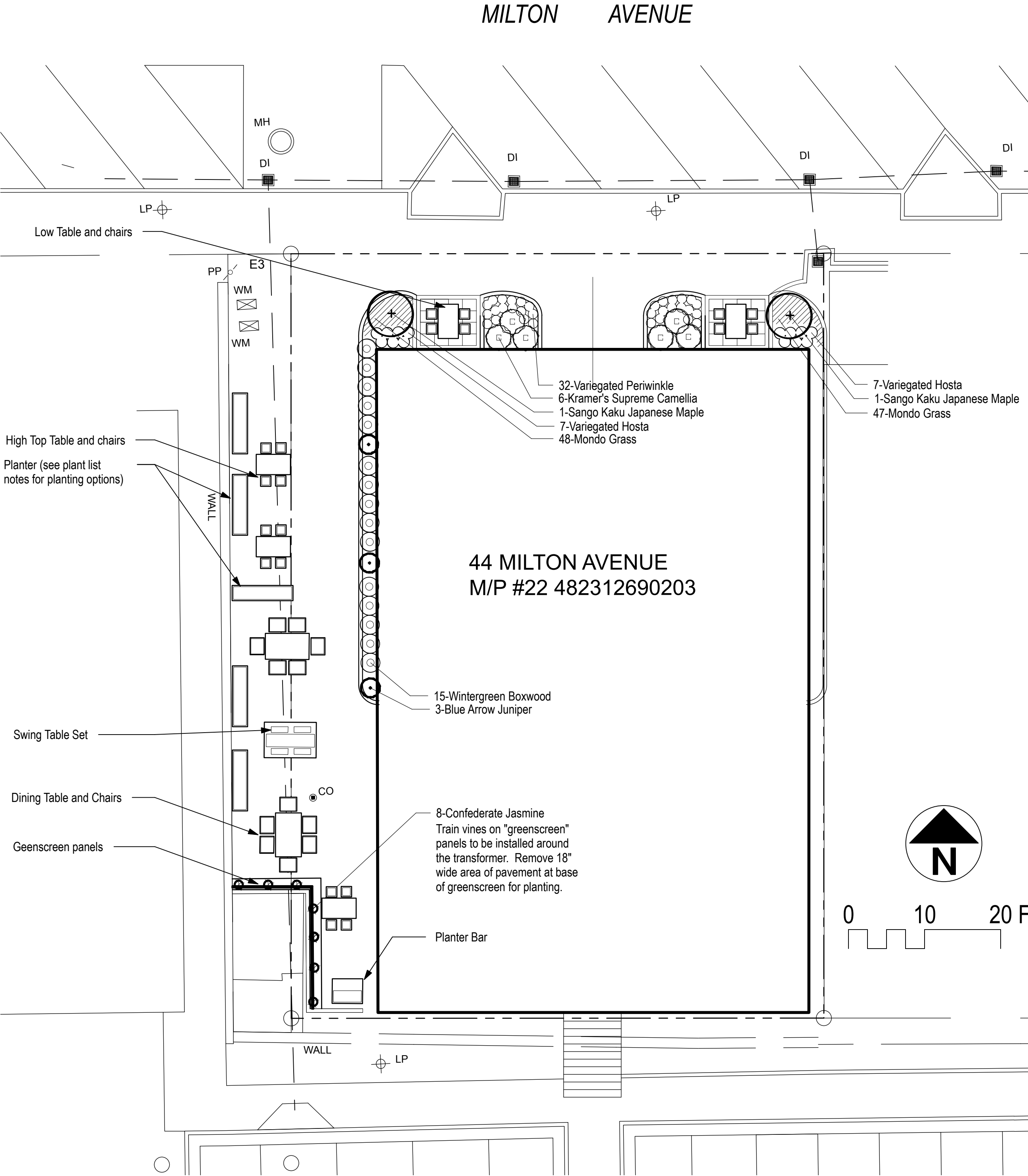
PLANTER



HIGH TOP TABLE AND CHAIRS



DINING TABLE AND CHAIRS



GEENSREEN PANELS

| PLANT LIST          |                                      |                           |                     |                      |
|---------------------|--------------------------------------|---------------------------|---------------------|----------------------|
| Qty                 | Botanical Name                       | Common Name               | Scheduled Size      | Remarks              |
| <b>Trees</b>        |                                      |                           |                     |                      |
| 2                   | Acer palmatum 'Sango kaku'           | Sango Kaku Japanese Maple | 6' Hgt. x 4' Spr.   | Specimen; Matched    |
| <b>Shrubs</b>       |                                      |                           |                     |                      |
| 15                  | Buxus microphylla 'Wintergreen'      | Wintergreen Boxwood       | 3 Gal.              |                      |
| 6                   | Camellia japonica 'Kramer's Supreme' | Kramer's Supreme Camellia | 10 Gal.; 3'-4' Hgt. |                      |
| 3                   | Juniperus scopulorum 'Blue Arrow'    | Blue Arrow Juniper        | 5' Hgt              | Straight trunk       |
| <b>Groundcovers</b> |                                      |                           |                     |                      |
| 14                  | Hosta 'Fortunei albo-marginata'      | Variegated Hosta          | 1 Gal.              |                      |
| 95                  | Ophiopogon japonicus                 | Mondo Grass               | 4" Pot              | Plant 8" O.C.        |
| 8                   | Trachelospermum jasminoides          | Confederate Jasmine       | 3 Gal.; 4' Runner   | Train on greenscreen |
| 32                  | Vinca minor 'Variegata'              | Variegated Periwinkle     | 4" Pot              | Plant 15" OC         |

Plant selections for optional patio containers:  
1. Encore Azalea  
2. Wintergreen Boxwood  
3. Variegated Vinca (in addition to either above)  
4. Annuals



SWING TABLE AND CHAIRS



BAR PLANTER



770.442.8171 tel  
770.442.1123 fax

Manley Land Design, Inc.  
51 Old Canton Street  
Alpharetta, Georgia 30009

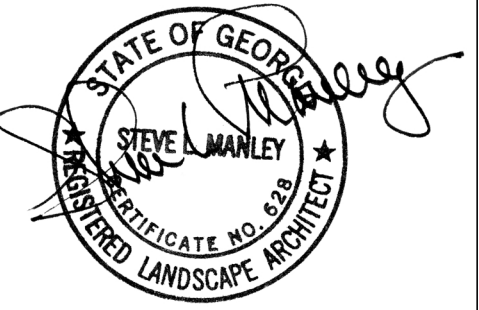
manleylanddesign.com



44 Milton Ave Partners  
53 S Main St; Ste 300  
Alpharetta, GA 30009

44 Milton Avenue  
44 Milton Avenue  
Alpharetta, GA 30009

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sheet title  
Landscape Plan

sheet number  
L-1.0



# CITY OF ALPHARETTA

## DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: \_\_\_\_\_

☐ Fee Paid Initial: \_\_\_\_\_

For your convenience, this form may be completed electronically and printed upon completion. If you choose not to take advantage of this option, please print your responses in a clear, easily legible fashion.

Please complete this form in its entirety and verify that all information is true and accurate.

Your completed submittal package (see Instructions for details) should be delivered to:

City of Alpharetta  
2 Park Plaza  
Alpharetta, GA 30009

*NOTE: All applicable fees must be included with the application. Applications will be accepted only on the dates reflected on the page of this form titled "Deadlines and Meeting Schedule" and only between the hours of 8:30 AM and 3:30 PM.*

If you have questions regarding this application or the design review process, please contact [Bret Schroeder](#) by calling 678-297-6088.

Business Name: Schlotsky's Bakery and Cafe

Location Address: 3345 Old Milton Pkwy.

Mailing Address: 3345 Old Milton Pkwy.

City: Alpharetta State: GA Zip Code: 30005 - \_\_\_\_\_

Contact For All Notifications: Michael Boeckl

Contact Telephone: 404 - 705 - 4,454 Mobile Telephone: 571 - 533 - 9,658

Fax: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Email: mboeckl@focusbrands.com

Contact's Relation To Business: Vice President Design & Construction

This Application For (Check all that apply):

- |                                                         |                                                              |
|---------------------------------------------------------|--------------------------------------------------------------|
| <input type="checkbox"/> Addition                       | <input checked="" type="checkbox"/> Modification to Exterior |
| <input checked="" type="checkbox"/> Auxiliary Structure | <input type="checkbox"/> New Construction                    |
| <input checked="" type="checkbox"/> Color Selection     | <input checked="" type="checkbox"/> Signage                  |
| <input checked="" type="checkbox"/> Material Selection  |                                                              |

### Application Fees:

|                                                                                                 |    |        |
|-------------------------------------------------------------------------------------------------|----|--------|
| Any review within the Central Business District                                                 | \$ | 100.00 |
| Review of signs, satellite antennas, play yards, and improvements valued at less than \$10,000. | \$ | 200.00 |
| All other reviews                                                                               | \$ | 300.00 |
| Total Due                                                                                       | \$ | _____  |

This page will be the first page of your completed submittal packet.





# CITY OF ALPHARETTA

## DESIGN REVIEW BOARD APPLICATION

### Property Owner Information:

Property Owner Name: Schlotsky's Stores LLC

Physical Address: 5620 Glenridge Drive NE, Atlanta, GA 30342

Mailing Address: 5620 Glenridge Drive NE, Atlanta, GA 30342

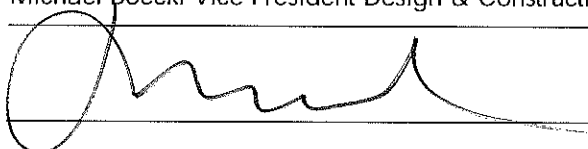
City: Atlant State: GA Zip Code: 30342

Owner Telephone: 404 - 705 - 4,454 Contact Fax:  -  -

### Property Owner Authorization *(Must be completed if the applicant is not the legal owner of the subject property):*

I, the undersigned, do hereby swear and attest, under penalty of law for false swearing, that I am the legal owner, as shown in the records of Fulton County, Georgia, of the property described herein and that I authorize the person identified herein as "Applicant" to act on my behalf in pursuit of this request.

Owner Name (Printed): Michael Boeckl Vice President Design & Construction Date: May 5 2016

Owner Signature: 

### Property Information:

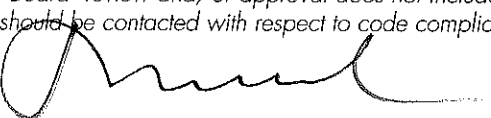
Address (If Assigned) :

Tax ID or Map Reference Number: 03-0607639

Land Lot(s): 911 District: 1st Section: Second

Existing Zoning of Property: Commercial Existing Uses of Property: Commercial

*This form is to be executed under oath. I, the person identified herein as "Applicant," do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Design Review Board Application is true and correct and contains no misleading information. I also understand that Design Review Board review and/or approval does not include review or approval for code compliance and that City of Alpharetta site and building plan review staff should be contacted with respect to code compliance issues and permitting procedures.*

Applicant Signature: 

Date: 5-6-16 Print Form









REMOVE EXISTING  
SIGNAGE

EXISTING STANDING  
SEAM HIP ROOF TO  
REMAIN

ADD TOWER ELEMENT  
WITH SIGNAGE

REMOVE ALL EXISTING  
AWINGS AND  
GOOSENECK SCONCES

TREAT ALL EXTERIOR  
BRICK  
WITH A LIMEWASH



ADD LOUVERED  
PATIO AWING

ADD PLANTER WALL

REMOVE ALL EXISTING  
AWINGS AND  
GOOSENECK SCONCES







EXISTING STANDING  
SEAM HIP ROOF TO  
REMAIN

TREAT ALL EXTERIOR  
BRICK  
WITH A LIMEWASH



NEW DRIVE THRU  
WINDOW AWING  
(SEE RENDERING)

REMOVE ALL EXISTING  
GOOSENECK SCONCES

PAINTED CORRUGATED  
METAL WITH GRAPHIC  
ELEMENT  
(SEE RENDERING)

NEW MENU BOARD  
AND MENU BOARD  
CANOPY

PAINTED CORRUGATED  
METAL ON ENTIRE  
YARD SURROUND  
(SEE RENDERING)







EXISTING STANDING  
SEAM HIP ROOF TO  
REMAIN

TREAT ALL EXTERIOR  
BRICK  
WITH A LIMEWASH



REMOVE EXISTING  
SIGNAGE

ADD LOUVERED  
PATIO AWING

ADD PLANTER WALL

REMOVE ALL EXISTING  
AWINGS AND  
GOOSENECK SCONCES



# DESIGN REVIEW BOARD HEARING APPLICATION AND FILING PROCEDURES

*UPDATED: December 05, 2016*

DEPARTMENT OF COMMUNITY DEVELOPMENT

2 PARK PLAZA  
ALPHARETTA, GA 30009  
[WWW.ALPHARETTA.GA.US](http://WWW.ALPHARETTA.GA.US)

TEL: 678.297.6070  
FAX: 678.297.6071

## FILING DEADLINES AND MEETING SCHEDULE

Completed applications are accepted only on, or prior to, the dates indicated as filing deadlines and only between the hours of 8:30 AM and 3:30 PM. Applications will not be accepted on any other dates or times. Incomplete applications will not be accepted. All fees must be paid at the time of application.

The Design Review Board convenes at 8:30 AM on the meeting dates indicated. All meetings are held at Alpharetta City Hall, which is located at 2 Park Plaza. Applicants will be contacted on the Wednesday prior to the date on which their application is to be considered and provided with the time for which their hearing has been scheduled. Applicants are instructed to arrive at least 20 minutes prior to their scheduled hearing time.

### Filing Deadlines

January 02, 2017

February 01, 2017

March 01, 2017

April 03, 2017

May 01, 2017

June 01, 2017

July 03, 2017

August 01, 2017

September 01, 2017

October 02, 2017

November 01, 2017

December 01, 2017

### Meeting Schedule

January 20, 2017

February 17, 2017

March 17, 2017

April 21, 2017

May 19, 2017

June 16, 2017

July 21, 2017

August 18, 2017

September 15, 2017

October 20, 2017

November 17, 2017

December 15, 2017



# INSTRUCTIONS AND REQUIRED MATERIALS

*The City of Alpharetta Design Review Board Hearing Application has been designed to allow you the ease of completing the form electronically and printing the completed form for submittal. Please note, however, that the form cannot be saved so as to include the information that you input.*

## Required Materials:

In order to allow the Design Review Board to adequately and effectively understand and consider the nature of your request it is required that certain materials be included with your submittal. These required items are described below along with the type(s) of review for which they would be needed. Submittals not including the appropriate materials, as indicated below, will not be accepted for review.

### Site Plan Review

- ☐ Legal description of the property
- ☐ Site plan(s) showing locations of all site features, including but not limited to
  - Buildings
  - Roads
  - Parking Areas
  - Specimen trees
  - Detention / retention areas
  - Dumpster / refuse locations (screening and materials)
  - HVAC / electrical equipment locations
- ☐ Site lighting with photometric drawings and compatibility to neighboring buildings and property
- ☐ Site line study indicating lack of visibility of rooftop units from ground level
- ☐ Retaining wall(s) location and materials

### Landscape Review

- ☐ Landscape drawing(s) prepared by landscape architect showing locations of all landscape features, including but not limited to
  - Size and type of all plant material; including ground covers
  - Seasonal beds

### Signage Review

- ☐ Overall site plan drawing indicating locations of ground signs and required setbacks
- ☐ Exterior elevations indicating locations of all wall signs
- ☐ Individual color drawings of each sign indicated
  - Dimensions
  - Materials
  - Lighting
  - Construction
  - Colors

### Exterior Elevation Review

- ☐ Colored exterior elevations with materials notes of all facades of the building(s)
- ☐ All exterior material and color samples (Shall be brought to the scheduled meeting)
- ☐ Locations of roof-top equipment
  - Vents
  - Satellite dishes
  - Exhaust pipes
  - Antennas
- ☐ Locations of building lighting
- ☐ Perspective drawings and renderings

## Submittal Procedure:

One original plus five (5) collated sets of a completed Hearing Application Form and supporting documents are to be filed by the deadline dates reflected on the following page. Completed applications received after the deadline shall be placed on the next available agenda. All renderings attached to the application must be in color.

An electronic set in .PDF format containing the entire applications; including all documents, plans, and drawings; must be included with the application. Each document must be a separate file of no more than 2mb, with the total of all files not exceeding 10mb.

Any oversized materials may be attached to the original application. All collated sets shall be submitted on paper no greater than 11 inches by 17 inches in size and folded to 8.5 inches x 11 inches. Five (5) sets of all landscape plans shall be submitted full-size.

Drawings submitted must be accurate and labeled.

Technical drawings (i.e. signs, elevations, site plans) must be drawn to scale.

Photos shall be mounted on 8.5 inch by 11 inch paper and labeled.

Presentation materials, including actual materials / samples boards and mounted drawings, should not be submitted but brought by the applicant to the scheduled review meeting.

# CITY OF ALPHARETTA

## DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: \_\_\_\_\_

☐ Fee Paid Initial: \_\_\_\_\_

For your convenience, this form may be completed electronically and printed upon completion. If you choose not to take advantage of this option, please print your responses in a clear, easily legible fashion.

Please complete this form in its entirety and verify that all information is true and accurate.

Your completed submittal package (see Instructions for details) should be delivered to:

City of Alpharetta  
2 Park Plaza  
Alpharetta, GA 30009

*NOTE: All applicable fees must be included with the application. Applications will be accepted only on the dates reflected on the page of this form titled "Deadlines and Meeting Schedule" and only between the hours of 8:30 AM and 3:30 PM.*

If you have questions regarding this application or the design review process, please contact Bret Schroeder by calling 678-297-6088.

Business Name: D. Filipowicz LLC d/b/a Smokejack

Location Address: 29 South Main Street

Mailing Address: 29 South Main Street

City: Alpharetta State: GA Zip Code: 30009 - \_\_\_\_\_

Contact For All Notifications: David Filipowicz

Contact Telephone: 770 - 410 - 7,611 Mobile Telephone: 404 - 925 - 7,380

Fax: 678 - 712 - 5,358 Email: dave@smokejackbbq.com

Contact's Relation To Business: Owner 

This Application For (Check all that apply):

- |                                              |                                                              |
|----------------------------------------------|--------------------------------------------------------------|
| <input type="checkbox"/> Addition            | <input checked="" type="checkbox"/> Modification to Exterior |
| <input type="checkbox"/> Auxiliary Structure | <input type="checkbox"/> New Construction                    |
| <input type="checkbox"/> Color Selection     | <input type="checkbox"/> Signage                             |
| <input type="checkbox"/> Material Selection  |                                                              |

### Application Fees:

Any review within the Central Business District \$ 100.00

Review of signs, satellite antennas, play yards, and improvements valued at less than \$10,000. \$ 200.00

All other reviews \$ 300.00

Total Due \$ \_\_\_\_\_

This page will be the first page of your completed submittal packet.



# CITY OF ALPHARETTA

## DESIGN REVIEW BOARD APPLICATION

### Property Owner Information:

Property Owner Name: Parsons Ace Hardware/Jim Parsons

Physical Address: 10465 Stonefield Landing Duluth GA 30097-5951

Mailing Address: 10465 Stonefield Landing Duluth GA 30097-5951

City: Alpharetta State: GA Zip Code: 30009 -      -     

Owner Telephone: 770 - 490 - 6,907 Contact Fax:      -      -     

### Property Owner Authorization *(Must be completed if the applicant is not the legal owner of the subject property):*

I, the undersigned, do hereby swear and attest, under penalty of law for false swearing, that I am the legal owner, as shown in the records of Fulton County, Georgia, of the property described herein and that I authorize the person identified herein as "Applicant" to act on my behalf in pursuit of this request.

Owner Name (Printed): Jim Parsons Date: 2-28-2017

Owner Signature: [Signature] Parsons Ace Hardware, Inc.

### Property Information:

Address (If Assigned) : 29 South Main Street Alpharetta GA 30009

Tax ID or Map Reference Number: 22 482512690201

Land Lot(s):      District: 10 Section:     

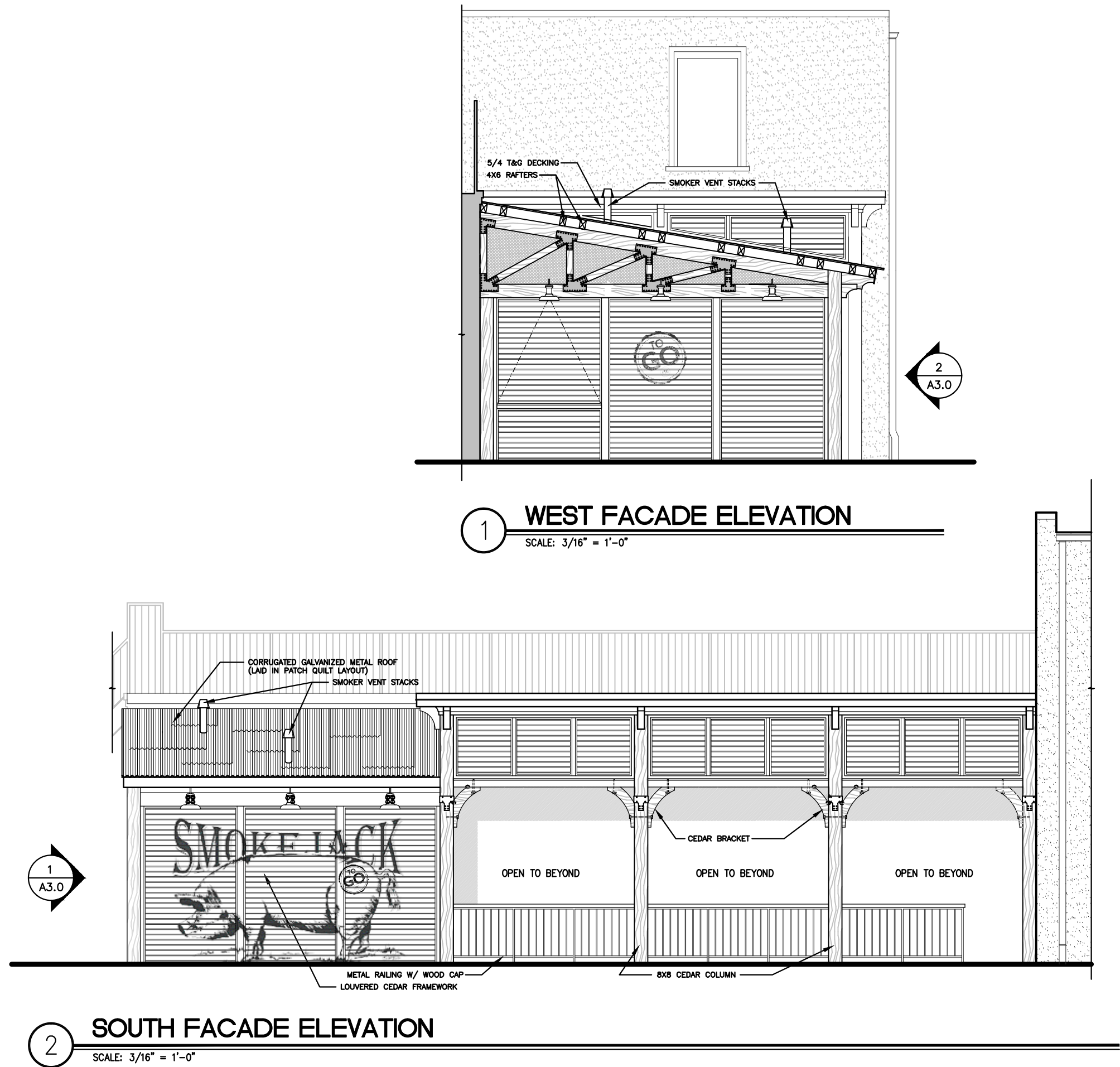
Existing Zoning of Property: C1 Existing Uses of Property: Restaurant/Retail

*This form is to be executed under oath. I, the person identified herein as "Applicant," do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Design Review Board Application is true and correct and contains no misleading information. I also understand that Design Review Board review and/or approval does not include review or approval for code compliance and that City of Alpharetta site and building plan review staff should be contacted with respect to code compliance issues and permitting procedures.*

Applicant Signature: [Signature]

Date: 3-1-17 Print Form



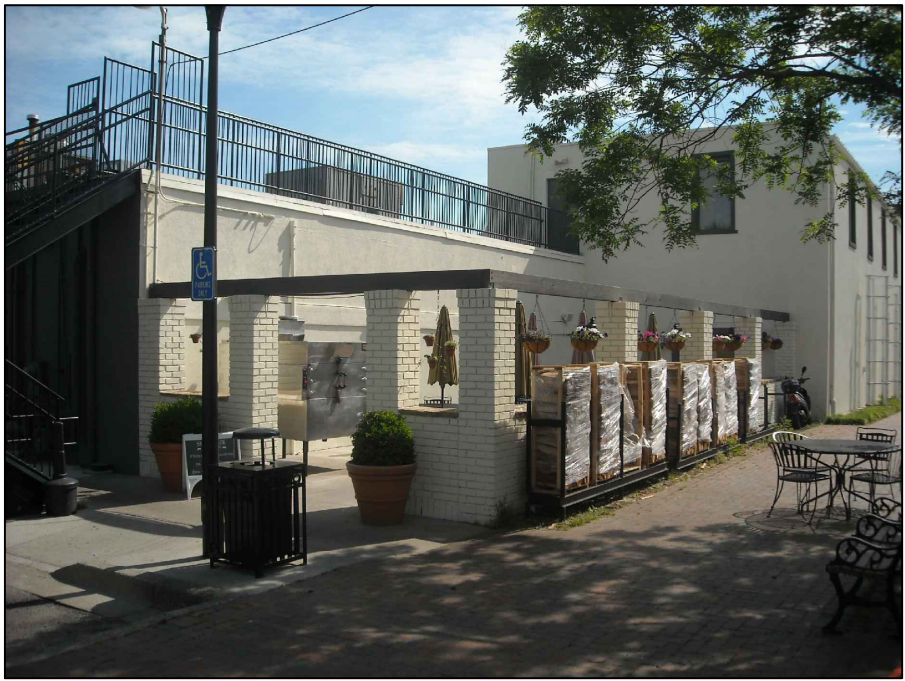


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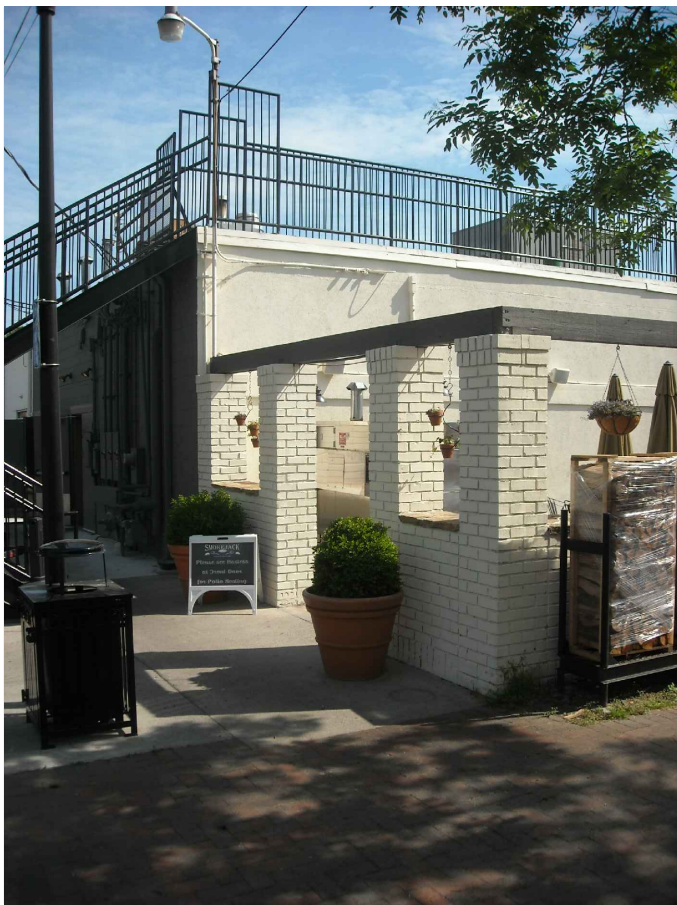
**ARIE KOHN ARCHITECTS, PC**  
74 WOODSTOCK ROAD, ROSWELL, GA 30075 ~ (770) 642-9030

**SMOKEJACK BBQ  
PATIO ROOF**  
29 S. MAIN STREET, ALPHARETTA, GA 30009  
(770) 410-7611

**A-3.0**  
ELEV'S/DETAILS



1 EXISTING EXT. PHOTO  
SCALE: N.T.S.



3 EXISTING EXT. PHOTO  
SCALE: N.T.S.



2 EXISTING EXT. PHOTO  
SCALE: N.T.S.



4 EXISTING EXT. PHOTO  
SCALE: N.T.S.

A-1.0

EXIST'G PHOTOS

SMOKEJACK BBQ  
PATIO ROOF

29 S. MAIN STREET, ALPHARETTA, GA 30009  
(770) 410-7611

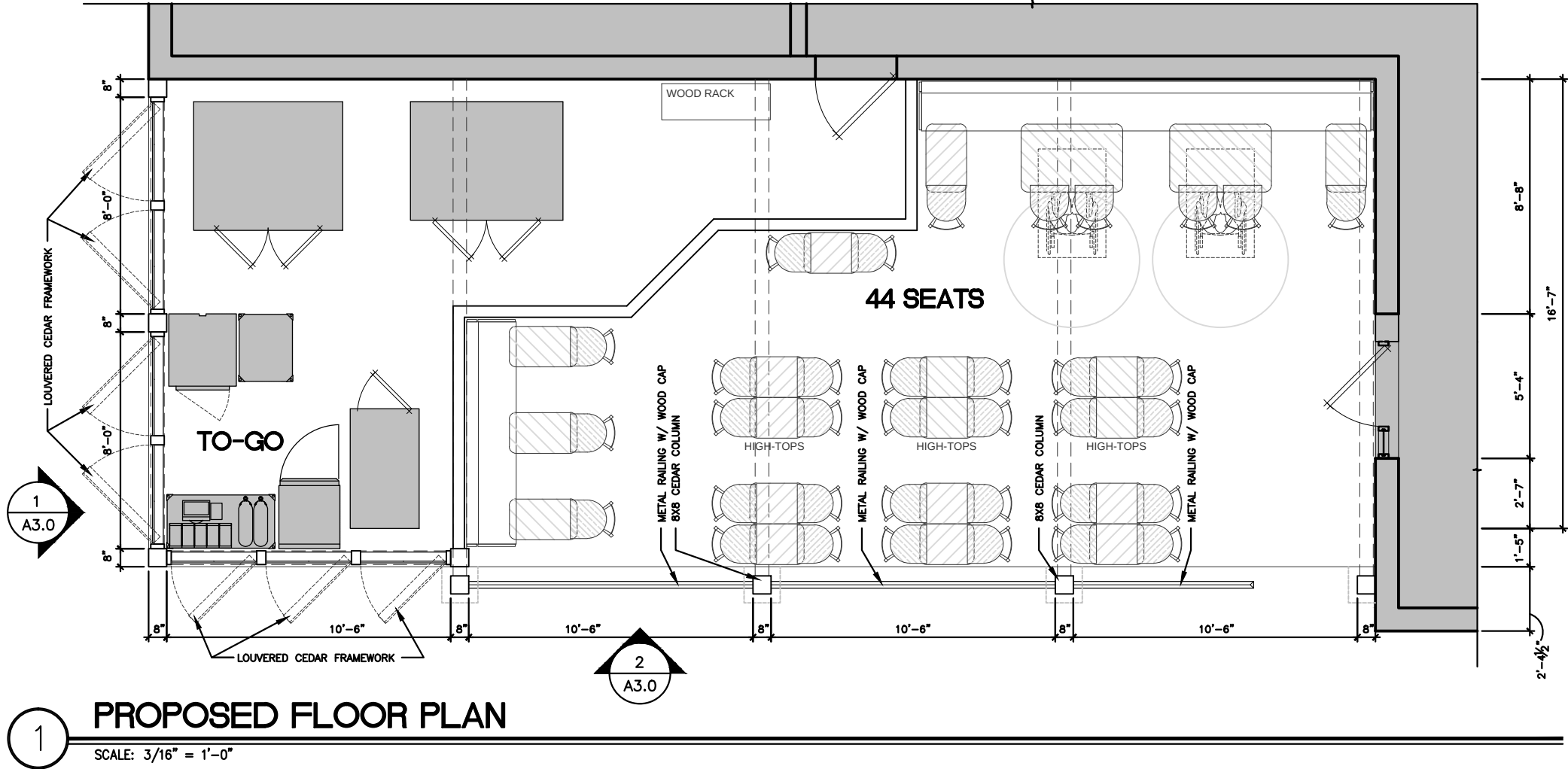
AKA

ARIE KOHN ARCHITECTS, PC

74 WOODSTOCK ROAD, ROSWELL, GA 30075 ~ (770) 642-9030

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**A-2.0**

FLOOR PLAN

**SMOKEJACK BBQ  
PATIO ROOF**

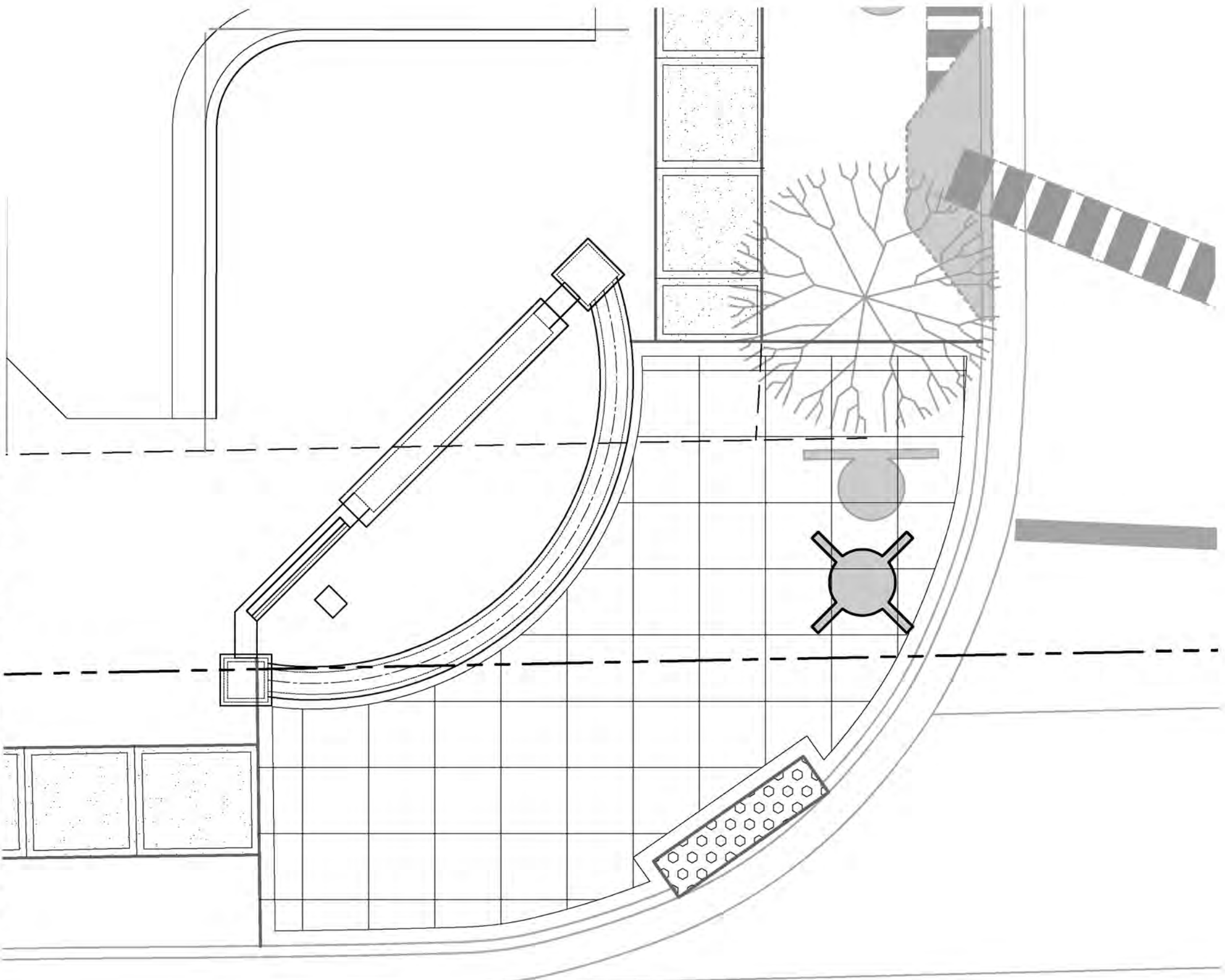
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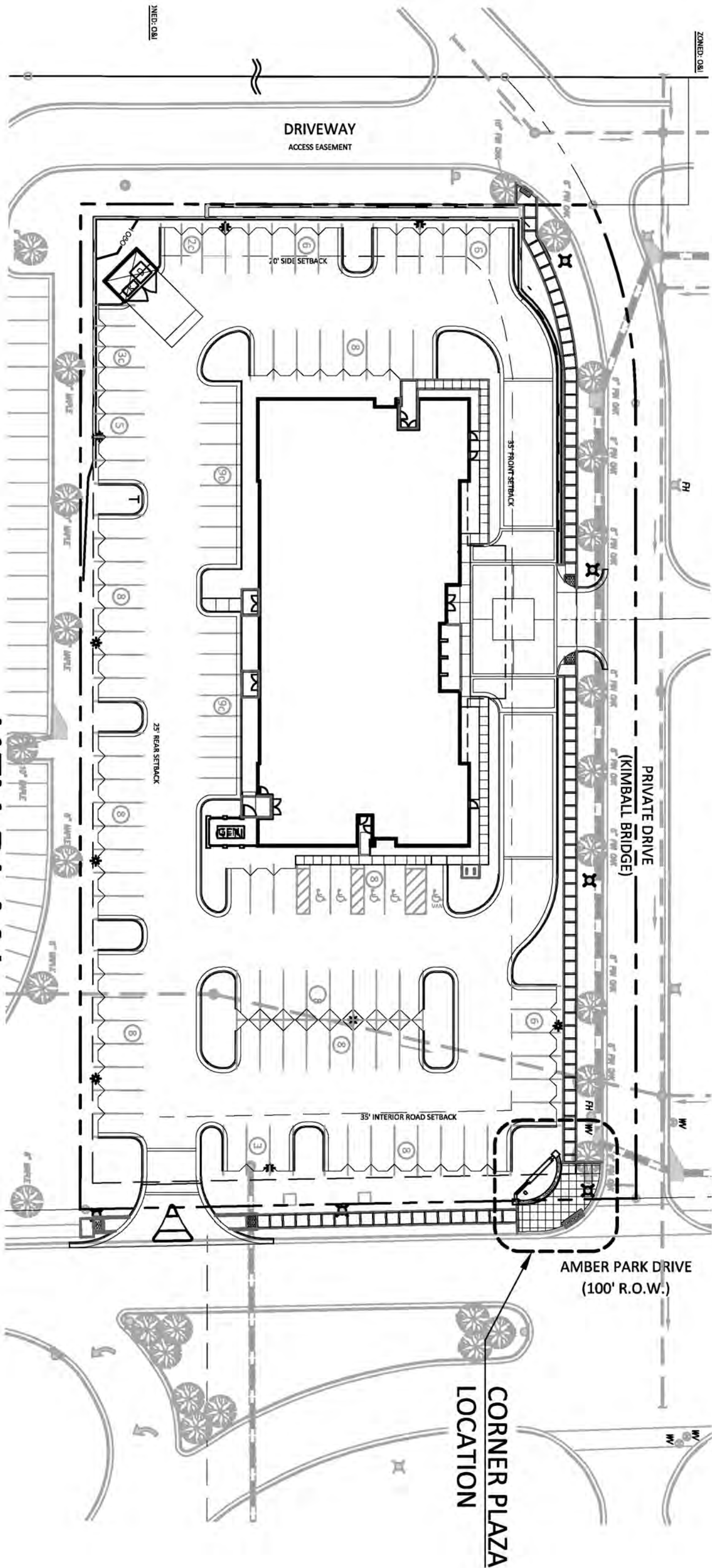
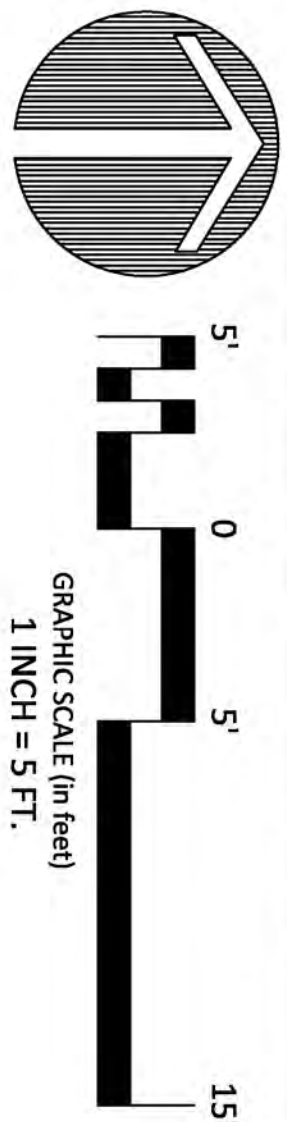
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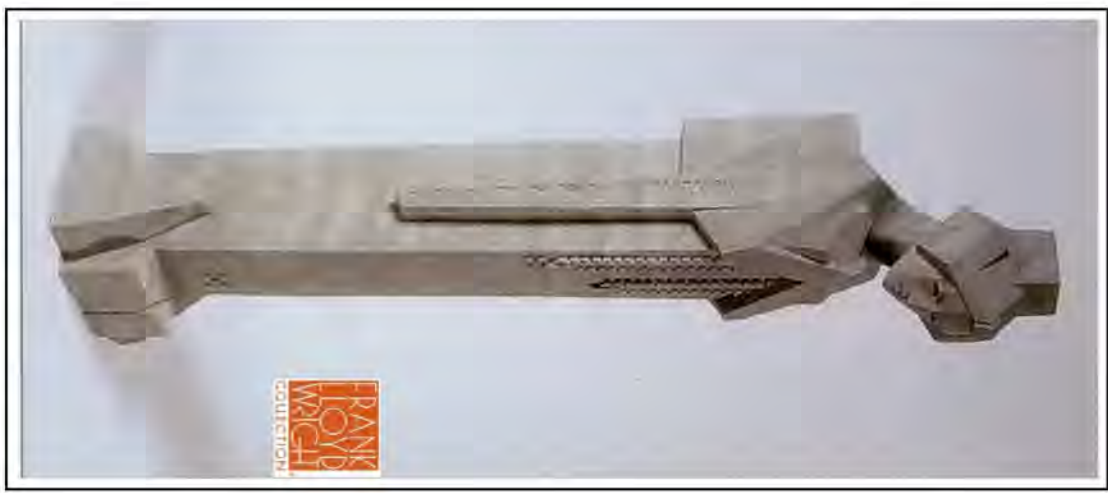




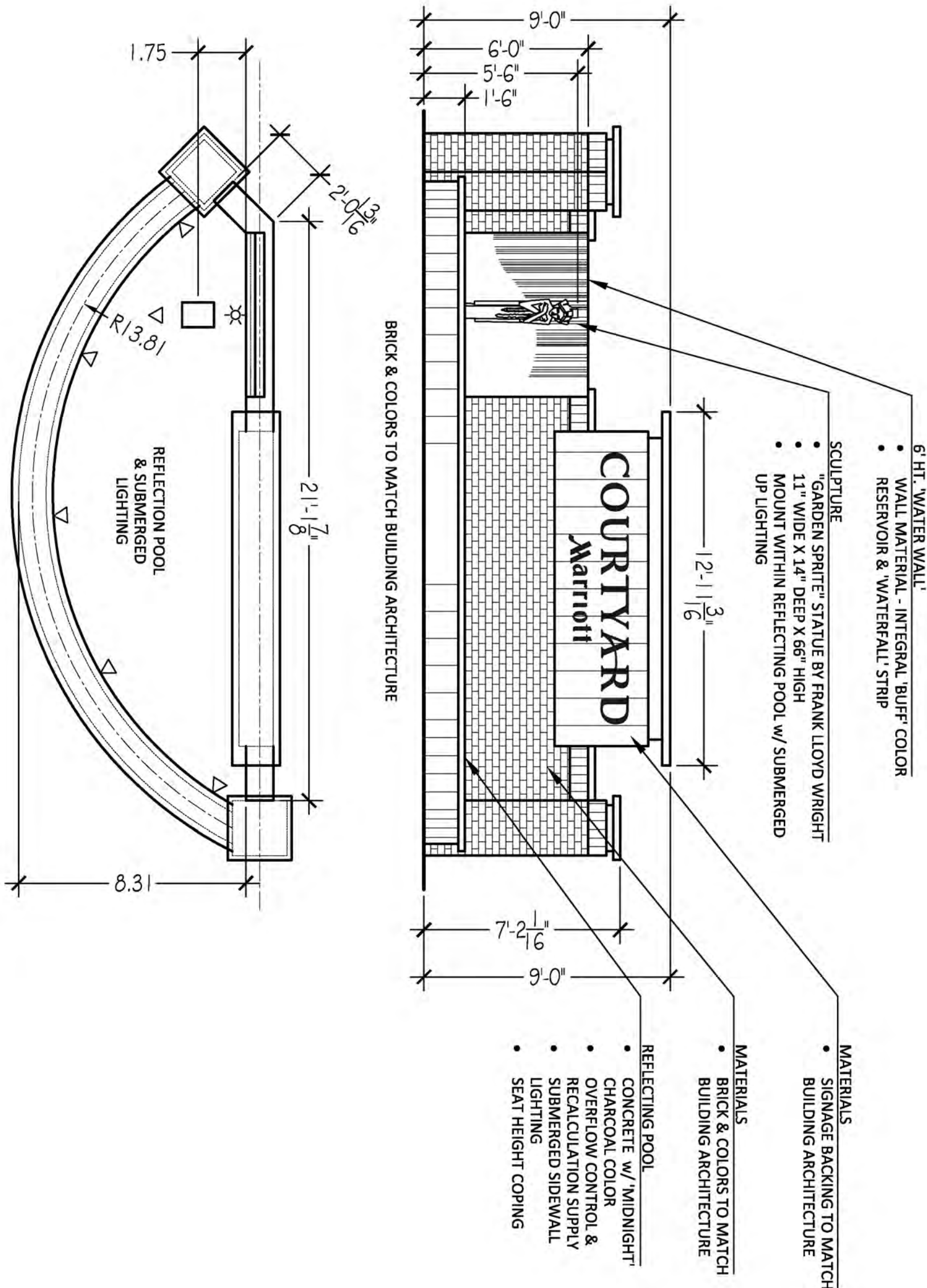
CORNER PLAZA PLAN



KEY PLAN



"Garden Sprite" Statue  
by Frank Lloyd Wright  
(NTS)



WATER FEATURE & SCULPTURE PLAN & ELEVATION

SCALE: 1" = 4'

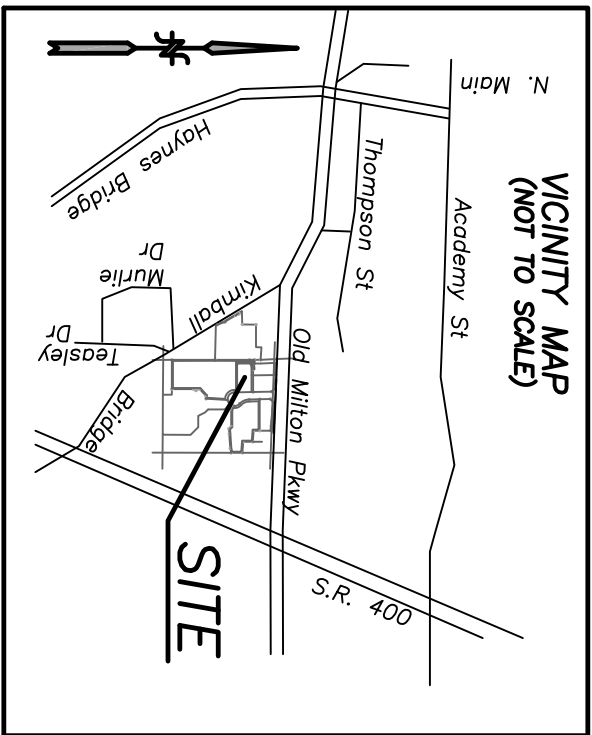


WATER FEATURE & SCULPTURE ELEVATION RENDERING

SCALE: 1" = 4'

PARKWAY 400 - MARRIOTT COURTYARD  
WATER FEATURE & SCULPTURE CONCEPT  
KIMBALL BRIDGE DRIVE, ALPHARETTA, GEORGIA  
MARCH 10, 2017





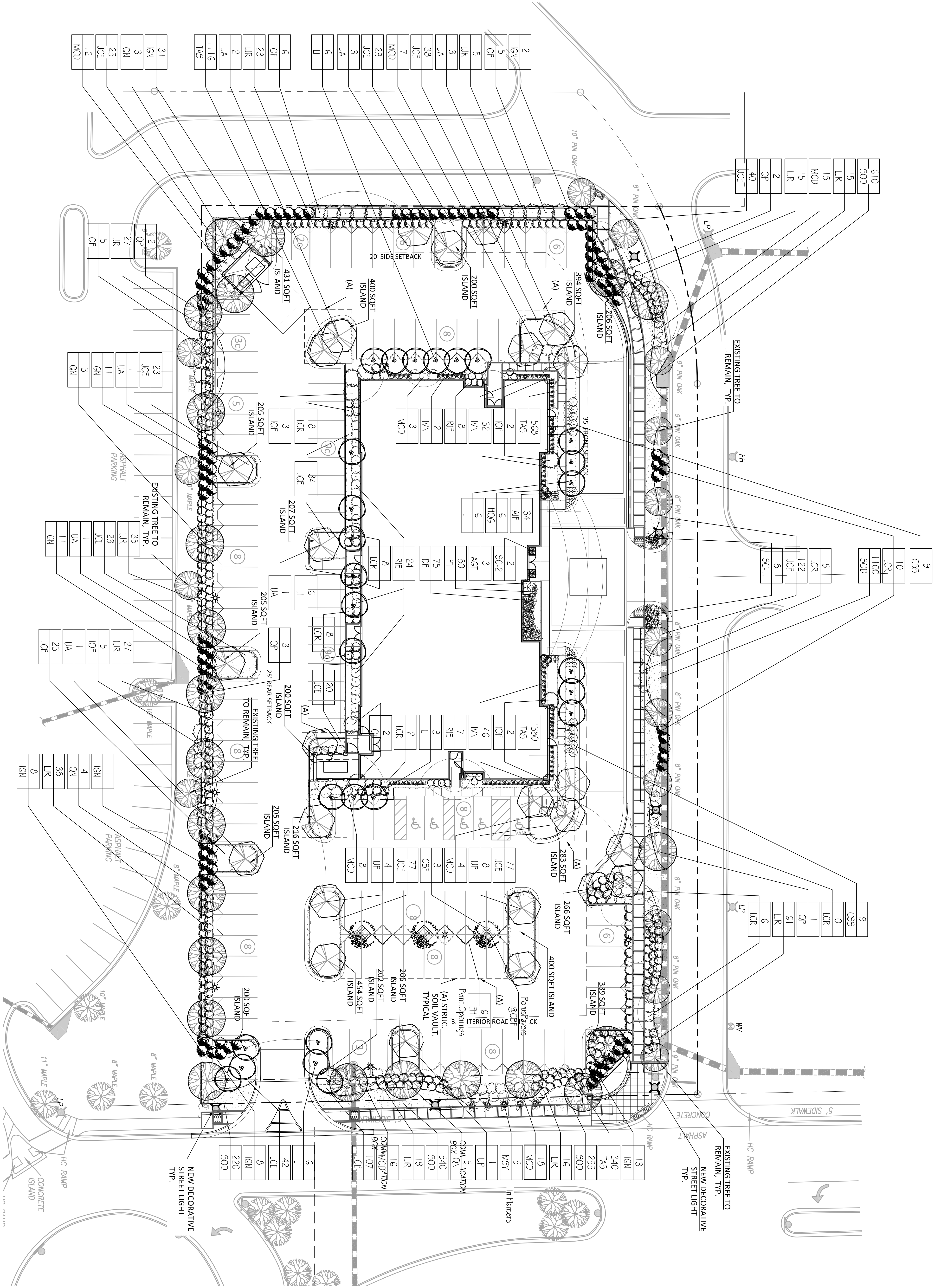
| SIZE / ROOT / MIN. CAL. |                            | PLANT LEGEND      |
|-------------------------|----------------------------|-------------------|
| OVERSTORY TREE          | 15-18' HT. / 88B / 5' GAL. | QUERCUS PALUSTRIS |
| OP                      |                            | PN OAK            |
| ON                      | 15-18' HT. / 88B / 5' GAL. | QUERCUS NUTTALLII |
| UP                      | 15-18' HT. / 88B / 5' GAL. | ULMUS AMERICANA   |
|                         |                            | AMERICAN ELM      |

|                 |                            |                              |
|-----------------|----------------------------|------------------------------|
| UNDERSTORY TREE |                            | CAMP NUS BETULUS FASTIGIATA  |
| CAF             | 15-18' HT. / 88B / 5' GAL. | PYRAMIDAL EUROPEAN HORNBARK  |
| IOF             | 13-14' HT. / 88B / -       | ILEX X ATTENUATA 'FOSTERI'   |
| LI              | 9-10' HT. / 88B / -        | LAGERTOMIA INDICA 'WATCHETZ' |
|                 |                            | NATCHEZ GRAPE MYRTLE         |

|           |                       |                                        |
|-----------|-----------------------|----------------------------------------|
| SHRUBBERY |                       | AZALEA INDICA 'POMMOSEA'               |
| AIF       | 35' HT. / 7 GAL. / -  | POMMOSEA AZALEA                        |
| IAET      | 35' HT. / 7 GAL. / -  | AZALEA INDICA 'GEORGE TABER'           |
| CS        | 45' HT. / 15 GAL. / - | GEORGE TABER AZALEA                    |
| IGN       | 35' HT. / 7 GAL. / -  | CAMELLIA SASAKIYA 'SHI SHI GASHIOA'    |
| IGN       | 35' HT. / 7 GAL. / -  | SHI SHI GASHIOA CAMELLIA               |
| IGN       | 35' HT. / 7 GAL. / -  | ILEX GLABRA 'NIGRA'                    |
| IGN       | 35' HT. / 7 GAL. / -  | NIGRA INEBERRY                         |
| IGN       | 35' HT. / 7 GAL. / -  | ILEX VOMITORIA 'NANA' SCHILLINGS DWARF |
| IGN       | 35' HT. / 7 GAL. / -  | SCHILLINGS DWARF YAPPOUN               |
| IGN       | 35' HT. / 7 GAL. / -  | HYDRANGEA QUERCIFOLIA 'GAYABRY'        |
| IGN       | 35' HT. / 7 GAL. / -  | GAUSSY HYDRANGEA                       |
| IGN       | 35' HT. / 7 GAL. / -  | LAGUSTRUM JAPONICUM 'REQUIVITOLIUM'    |
| IGN       | 35' HT. / 7 GAL. / -  | CORVETEA TIGESTRUM                     |
| IGN       | 35' HT. / 7 GAL. / -  | LOPATELUM CHINENSE 'RUBRUM' 'RUBY'     |
| IGN       | 35' HT. / 7 GAL. / -  | RUBY LOPATELUM                         |
| IGN       | 35' HT. / 7 GAL. / -  | MISCANTHUS SINENSIS 'YAKUSHIMA'        |
| IGN       | 35' HT. / 7 GAL. / -  | DWARF MAIDEN GRASS                     |
| IGN       | 35' HT. / 7 GAL. / -  | AMERICA CERIFERA 'DOON'S DWARF'        |
| IGN       | 35' HT. / 7 GAL. / -  | DWARF WAX MYRTLE                       |
| IGN       | 35' HT. / 7 GAL. / -  | RAPHIDOLEBIS INDICA 'ELEANOR TABOR'    |
| IGN       | 35' HT. / 7 GAL. / -  | ELEANOR TABOR INDICA 'HAWTHORNE'       |

|              |                      |                                  |
|--------------|----------------------|----------------------------------|
| GROUND COVER |                      | DRYOPTERIS ENTHEDOCORA           |
| DE           | 18' HT. / 1 GAL. / - | AUTUMN FEEN                      |
| EH           | 18' HT. / 1 GAL. / - | EQUISITUM HYEMALE                |
| ICE          | 18' HT. / 1 GAL. / - | HORSETAIL                        |
| ICE          | 18' HT. / 1 GAL. / - | LUNIPERUS CONCERTA 'EMERALD SEA' |
| PT           | 18' HT. / 1 GAL. / - | EMERALD SEA JUNIPER              |
| PT           | 18' HT. / 1 GAL. / - | PACHISANDRA TERMINALIS           |
| TAS          | 18' HT. / 1 GAL. / - | JAPANESE SPRUCE                  |
|              |                      | TRACHELOSPERMUM ASATRICUM        |
|              |                      | ASIAN JASMINE                    |

|             |                                      |
|-------------|--------------------------------------|
| SC-1 /      | SEASONAL COLOR                       |
| SC-2        | CNODON TRANSVAALENSIS X C. DACTYLION |
| SOD / GRASS | TI-F419 BERNUDA SOD                  |



|    |     |
|----|-----|
| 31 | IGN |
| 3  | IGN |
| 3  | ON  |
| 27 | LJR |
| 25 | JCE |
| 12 | MCD |

|      |     |
|------|-----|
| 6    | IOF |
| 23   | LJR |
| 2    | UA  |
| 1116 | TAS |

|    |     |
|----|-----|
| 21 | IGN |
| 5  | IOF |
| 15 | LJR |
| 3  | UA  |
| 38 | JCE |
| 7  | MCD |
| 23 | JCE |
| 3  | UA  |
| 6  | U   |

|      |     |
|------|-----|
| 1568 | TAS |
| 2    | IOF |
| 32   | U   |
| 34   | AIF |
| 6    | HOG |
| 6    | U   |

|    |      |
|----|------|
| 2  | SC-2 |
| 3  | AGT  |
| 80 | P1   |
| 75 | DE   |
| 24 | RLE  |
| 8  | LJR  |
| 6  | U    |

|      |     |
|------|-----|
| 1380 | TAS |
| 2    | IOF |
| 46   | U   |
| 7    | RLE |
| 3    | LJR |
| 112  | LJR |
| 2    | IOF |

|     |     |
|-----|-----|
| 777 | JCE |
| 8   | UP  |
| 4   | MCD |
| 3   | GBF |
| 77  | JCE |
| 4   | UP  |
| 8   | MCD |

|     |     |
|-----|-----|
| 13  | IGN |
| 340 | TAS |
| 255 | SOD |
| 16  | LJR |
| 16  | MCD |
| 5   | MSY |
| 1   | UP  |

|     |     |
|-----|-----|
| 540 | SOD |
| 19  | LJR |
| 16  | IGN |
| 107 | JCE |

|    |     |
|----|-----|
| 23 | JCE |
| 27 | LJR |
| 11 | IGN |
| 3  | ON  |

|    |     |
|----|-----|
| 35 | LJR |
| 23 | JCE |
| 1  | UA  |
| 11 | IGN |

|    |     |
|----|-----|
| 27 | LJR |
| 5  | IOF |
| 1  | UA  |
| 23 | JCE |

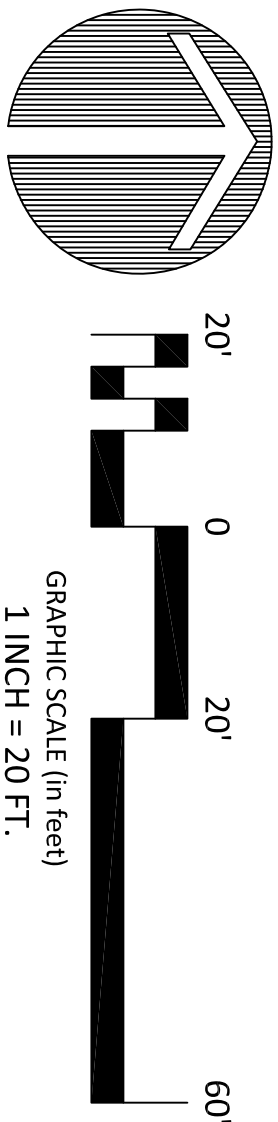
|    |     |
|----|-----|
| 11 | IGN |
| 4  | ON  |
| 38 | LJR |
| 8  | IGN |

## PARKWAY 400 - MARRIOTT COURTYARD

### CONCEPTUAL LANDSCAPE PLAN

KIMBALL BRIDGE DRIVE, ALPHARETTA, GEORGIA

MARCH 9, 2017



MC FARLAND-DYER & ASSOCIATES  
474 SILVER PEAK PARKWAY, SUITE 300, ALPHARETTA, GA 30024  
PHONE (770) 932-6550 FAX (770) 932-6551  
WWW.CMDADANEI

**9. DRB160081 Courtyard by Marriott** Amberpark Dr. 

Steve Smith presented for the Applicant.

- Walk through of materials on each elevation
- South Elevation – back of building
- East and West Elevations – sides of building
- Perspectives of buildings
- Lighting Concept
  - Illumination of top floor, Uplighting in Center Bay accentuating pileasters,
  - Illumination of overhangs and canopies on lower floors
- Presented samples of
  - Brick
  - vertical, metal siding
- Variety of Windows
- Site Lines
- Pedestrian View
  - Left side of North Elevation
  - Not one long, monotonous façade
  - Pool broken up into 2 bays for depth
  - Large overhang to the right with windows stepped back for additional depth
  - Pool exit formalized with canopy, can put lights in it, gives more of a public, pedestrian friendly feel
  - The other side is an Engineering room
- Roof Plan
- Trash Enclosure

There was discussion from the Board:

- Illumination of uplighting on 6<sup>th</sup> floor – “dimnable” accent lighting. DRB does not want a beacon. Applicant stated it would illuminate the first few feet. It is intended to be accent lighting. Applicant stated they could get a photometric of it. Staff recommended a condition for review of lighting once installed.
- Staff reiterated Council Condition that Lower North Elevation look “street frontish”, that it look like different storefronts to add appeal to pedestrian level.
- Applicant discussed sidewalk is up against the building on the North Elevation:
  - Foundation planting has been moved away from the building, which gives the illusion of more depth to the landscaping, as well as lend more to a pedestrian feel.
  - There is a lot of glass and façade is broken up, entrances are grouped.
  - Applicant does not want it to look faux retail.
  - There was discussion of grid with vine arbor as a façade element on both ends of building .which may replace foundation planting.
  - There is no parking between road and building.
  - Large Amount of pervious pavement.(pavers)
- DRB and Staff discussed where” pedestrian feel condition" came from and ways to address it through hardscape and glass
- Staff asked if mullion patterns might be used to address it.
- DRB stated they felt they were not concerned about the Condition with what is presented today.



- Jeff Dyer addressed the use of porous pavers in the drives and porte-cochere. Pavement was brought up to the building. Intent is to use street tolerant plant material. Material for the sidewalk will be textured, banded concrete with a complimentary color.
  - Applicant discussed two small retaining walls veneered with same brick as building.
  - Decorative pad off of Amber Park Dr. may not be porous
  - Stormwater and water quality
  - Parking spaces
  - Location of transformer and generator
- ❖ Board Member Brown offered a motion to approve the following: photometrics, site line, elevations, and materials, lighting subject to a final review of the uplighting on the upper story of the building, site plan.
- The motion received a second from Board Member Le Cain
  - The motion was approved by a vote (4-0)

Dick Debban left the meeting at 1:45 p.m.

There was discussion that Landscape and signage will return.

**MP1506/V1512 Marriott Courtyard/Pkwy 400 Pod C [Play >>](#)**

***❖ Council Member Kennedy offered a motion to remove this item from the table***

- The motion was seconded by Council Member Mitchell***
- Motion approved (7-0)***

- Director of Community Development, Kathi Cook, came forward to present this item on behalf of staff
- This item was heard at the December 3 Planning Commission meeting. One person spoke against the request for the parking variance. After discussion, the Planning Commission voted 3-2-0 to approve the project.
- The applicant went to City Council on December 14 and the motion was to table. The applicant revised their plan and cut the room count from 125 to 115 and shortened the building by a floor to 6 floors. Also, they brought the parking closer in line to one parking space for each room of 113 spaces and eliminated pervious parking. The site plan presented depicts a 74% lot coverage which is over the 70% maximum permitted.
- Deny MP-15-06/V-15-12 Marriott Courtyard/Parkway 400 request for a Master Plan amendment adding a second hotel as an approved use within the Parkway 400 Master Plan and a concurrent variance for reducing parking to 113 spaces and the variance for reduction of front setback for the porte-cochere and a variance to the percent of lot coverage over the 70% to 74%.
- If project is approved, Staff recommends the following conditions:
  1. One limited service business class hotel shall be permitted not to exceed 6 stories in height with a maximum 115 guest rooms. No extended stay or “suites” hotel shall be permitted.
  2. Site shall be developed substantially as shown on plan dated November 18, 2016 prepared by MDA. Only the porte-cochere shall encroach into the front setback.
  3. A traffic study shall be prepared assessing traffic operations at proposed curb cut, and intersections Private Drive/Kimball Bridge Road and Amber Park Drive/Old Milton Parkway. City Senior Transportation Engineer shall approve the scope of the study.
  4. Development shall be permitted the following setbacks:
    - 35’ Front Yard along private road with variance for porte-cochere to 17’ 8”.
    - 20’ Side Yard
    - 25’ Rear Yard
  5. Building shall be constructed with architectural detail and ornamental features on all 4 sides with final approval by the Design Review Board. Site plan and landscaping shall also require Design Review Board approval.
  6. Building shall be brick on all sides.
  7. Extensive landscaping and decorative street lights shall be provided along the private road and Amber Park Drive and along the project entrance.
  8. Sidewalks shall be installed on the north and east of the property at least 6” wide.
  9. Provide one (1) electric vehicle charging station.
  10. A water feature with a statue shall be installed on the corner of Amber Park Drive and private road or along private road to be approved by DRB.

11. The generator and the dumpster shall be enclosed with materials that match the building and landscaping screening.

- The subject property is located on the south side of a private road and west side of Amber Park Drive within the Parkway 400 Master Plan, Pod C, Building Site 6. The applicant, Hotel Development Partners, LLC, is requesting a master plan amendment in order to add a second hotel (first was Even Hotel) to be constructed on Building Site 6 as well as a concurrent variance to required parking of 113 spaces and a variance to the 35 foot front setback to allow 17' 8" for the porte-cochere and lot coverage to allow more than 74% rather than the 70%.
- The submitted request, if approved, will allow Hotel Development Partners, LLC to construct a 115 room hotel on Building Site 6. The parcel is approximately 1.9 acres and zoned O&I. The Parkway Master Plan was approved for restaurants and various office and office support businesses. This particular parcel was zoned in Fulton County in 1998 and annexed into the City in 2004 with zoning conditions. The property is located on the south side of Old Milton Parkway and south of private road and west of Amber Park Drive.
- East and south of the property are zoned O&I and currently contains an office use. North of the property is the Kiku Japanese restaurant and the Fifth Third Bank, both zoned O - I. West of the property is O&I within the Master Plan and zoned for the Even Hotel.
- The applicant proposes a hotel which has a restaurant that serves breakfast and dinner and beverage service and a 24 hours market where customers can "grab and go" with snacks. It will have a meeting room and a business library with a computer, printer, and internet access. It also provides fitness equipment and a pool and outdoor spaces with seating and a fire pit.
- The hotel is a mid-priced business Marriott Courtyard and is marketed as a hotel which targets generally the same corporate travel that Alpharetta's other 23 hotels are targeting. There is currently only one full service hotel in Alpharetta therefore additional full service hotels are in higher demand.
- The applicant has requested setbacks of:

|            |                                                    |
|------------|----------------------------------------------------|
| Front Yard | 35 feet with variance for porte-cochere to 17' 8". |
| Side Yard  | 20 feet                                            |
| Rear Year  | 25 feet                                            |
- Impervious space is limited to 70% in the O-I zoning district. The proposed site plan shows an impervious area of 74%. The Master Plan for Parkway 400 requires the landscape strip along all internal streets is 10'. The applicant is now meeting that requirement. The UDC and Parkway 400 Master Plan allow for up to 20% (24 parking spaces) of the spaces to be compact spaces.
- A variance is required for the encroachment of the porte-cochere on the front building setback which is 35'. The main building is more than 35' from the front setback however it is only the porte-cochere that encroaches on the setback. The applicant is requesting to reduce the setback to 17' 8" for the porte-cochere.
- Parking required for the hotel is 1 space per each guestroom, plus 1 employee space for each 20 sleeping rooms, plus one space per 500 square feet of space used for convention rooms, conference rooms, ballrooms, restaurant and retail shops. The proposed site requires 125 parking spaces. The applicant is requesting 113 parking spaces. The applicant provided a study specific to the request for the reduced spaces at the hotel which can be approved by Staff.



- Staff has reviewed the plan and is concerned about the hotel use being added to the Parkway 400 master plan because it is limited service. Additionally, the Even Hotel was just approved immediately to the west. The conference center and the 325 room hotel were submitted and Homes 2 Suite has submitted to build in Preston Ridge. Staff researched land currently zoned for hotels in the City and found that 11 sites currently exist in the City that could be developed with hotels without a public hearing.
- Staff is concerned with zoning additional land for a hotel which adds to the number of hotels that could be built in the City.
- In the past Staff identified factors that could be used to predict or qualify additions to the Alpharetta lodging inventory. Staff found that PKF, a leading hospitality industry research and consulting firm, established that one of the best predictors of changes in lodging market performance are variations in the level of employment in a given geographic area because most lodging markets rely on a number of sources such as business travelers to generate demand. Therefore additional office square footage should be built before there is consideration of adding more hotel approvals.
- Alpharetta has more hotel zoning than is needed and risks overdevelopment by the hotel industry. Therefore, if hotel approval is considered on this site, then the best alternative for the City is to require a full-service hotel. The hotel should provide a minimum amount of meeting space to serve the business community. Elimination of a hotel site from another location would require a master plan amendment.
- The applicant notified surrounding property owners of their application and intent for the property. The report states that no comments were received.
- This item was heard at the December 3 Planning Commission meeting. One person spoke against the request for the parking variance. After discussion, the Planning Commission voted 3-2-0 to approve the project.
- The applicant went to City Council on December 14 and the motion was to table. The applicant revised their plan and cut the room count from 125 to 115 and shortened the building by a floor to 6 floors. Also, they brought the parking closer in line to one parking space for each room of 113 spaces and eliminated previous parking. The site plan presented depicts a 74% lot coverage which is over the 70% maximum permitted.
- Dennis Webb came forth to make a presentation on behalf of the applicant
- Steve Smith, of Hotel Development Partners, came forward to present components of the application to Mayor and Council

#### **Public Comment**

None

*❖ Council Member Kennedy offered a motion to approve MP1506/V1512 Marriott Courtyard/Pkwy 400 Pod C with a few minor changes:*

- *Condition #2- date should read January 18, 2016*
- *Condition #5- propose adding language to read, "Building shall be constructed with architectural detail and ornamental features on all four sides with final approval by staff and Design Review Board."*

- *The motion was seconded by Council Member Mitchell with an amendment to add “and staff” to Condition #10*
- *Accepted by Council Member Kennedy*
- *Motion fails (4-3); Belle Isle, Merkel, Gilvin, Binder voting no*