PLANNING COMMISSION MEETING
APRIL 13, 2023

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

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MEETING MINUTES

1. PC meeting minutes 3-2-2023

IV. ITEMS FROM BOARD MEMBERS

V. ITEMS FROM STAFF

VI. PUBLIC HEARING

1. **MP-23-01 Windward Park**
   Consideration of a master plan amendment to amend development regulations and to amend the remaining residential development mix to allow 100 'For-Sale' townhomes and 130 'For-Sale' condominium units. The property is located at 0 North Point Parkway and 0 Dryden Road and is legally described as being located in Land Lots 1112, 1177, 1188, and 1189, 2nd District, 1st/2nd Section, Fulton County, Georgia.

VII. ADJOURNMENT

Planning Commission Meeting
March 2,2023
Department of Community Development

ALPHARETTA CITY HALL | 2 PARK PLAZA
6:30 PM

This summary is provided as a convenience and service to the public, media, and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. Public comments are noted as heard by Planning Commission, but not quoted or paraphrased. This document includes limited presentation by Planning Commission and invited speakers in summary form. The public is advised that the tapes recorded at said meeting are a matter of public record and are available upon request.

I. CALL TO ORDER

- Chairman Kung'u called the meeting to order at 6:33 p.m.

II. ROLL CALL

- **Planning Commissioners present:**
  - Francis Kung'u (Chair)
  - Fergal Brady (Vice Chair)
  - Jill Reynolds
  - Karen Richard
  - William Perkins
  - Todd Stratton
  - Martine Zurinskas
- **Staff present:**
  - Kathi Cook, Director of Community Development & Economic Development
  - Michael Woodman, Planning + Development Services Manager
  - Eric Graves, Senior Engineer, Development Services
  - Tracy Jackson, Planning + Zoning Coordinator

III. APPROVAL OF MEETING MINUTES

- Commissioner Richard offered a motion to approve the Planning Commission Meeting Minutes from January 5,2023.
  - Commissioner Zurinskas second the motion.
  - The motion was approved (6-0-1 abstained)
  - Commissioner Brady abstained.
- Commissioner Richard offered a motion to approve the Planning Commission Meeting Minutes from February 2, 2023.
  - Commissioner Brady second the motion.

- The motion was approved (5-0-2 Abstained)
- Commissioner Reynolds and Commissioner Zurinskas abstained.

ITEMS FROM BOARD MEMBERS

IV. ITEMS FROM STAFF

V. PUBLIC HEARING

1. CLUP-22-05 / Z-22-15 / CU-22-12 / V-22-29 Story Book Builders 31 & 51 Thompson St.

- Planning & Development Services Manager, Woodman came forward to present this item.

- Staff is recommending the following conditions:
  1. Approximately 2.23 acres shall be zoned DT-LW and developed substantially similar to site plan prepared by Paradigm, dated 1/25/23, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
  2. The comprehensive land use plan designation of the property shall be 'Mixed Use Live Work'.
  3. Architecture and materials shall be developed substantially similar to the submitted renderings prepared by Main Street Designs, labeled Exhibit A, except for modifications required to comply with the Downtown Consultant's comments and in compliance with the Alpharetta Downtown Code, subject to final approval by DRB. Homes shall have 4-sided architecture, materials and details and each home facing Thompson Street shall have a unique façade.
  4. Density shall not exceed 8.52 dwelling units per acre.
  5. Building height shall not exceed 3 stories and 40'.
  6. Courtyards, decorative fencing, and decorative walls may encroach into landscape strips, subject to meeting the minimum landscape material requirements, as approved by Staff.
  7. Developer shall improve the Thompson Street streetscape as follows: minimum 8' planter planted with street trees, 8' sidewalk (concrete with brick paver banding), 10' travel lane, 8' on-street parking (may overlap planter) and decorative pedestrian lighting, with final approval by Staff. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs.
  8. Alley shall be private, maintained by the HOA, and developed as depicted on the site plan prepared by Paradigm, dated 1/25/23, with final approval by Staff.
  9. Decorative pedestrian lighting shall be required throughout the development.
  10. Landscape strip along Thompson Street shall be planted with shade trees as a continuation of what has been planted or designed in the Downtown and outside of utility easements and overhead utilities, as approved by Staff.

11. Developer shall plant a row of trees along the west side of the entrance to Thompson Street Flats, as approved by DRB.
12. Developer shall improve the corner of Haynes Bridge Road and Thompson Street with decorative landscaping, brick paver hardscape, seating and monument or sculpture, as approved by DRB. Sculpture shall require final approval by the Cultural Arts Commission.
13. Open space shall be developed substantially similar to the site plan prepared by Paradigm, dated 1/25/23, as approved by Staff. Open space shall be developed with a park-like setting with decorative landscape, hardscape, and seating. Landscape shall include plant selections promoting the historic Downtown.
14. Creeping vines shall be planted to cover retaining and low walls, as approved by Staff.
15. Developer shall save on-site trees and boundary trees as depicted on the site plan prepared by Paradigm, dated 1/25/23, as approved by Staff. CRZ impacts to saved trees shall be limited to no more than 20%, which shall include impacts from the proposed development and previous development of Thompson Street Flats Phase 1, with final approval by Staff.
16. Developer shall make reasonable efforts to save additional trees of quality and/or tree groupings, as approved by Staff.
17. Fences and walls visible from the public right-of-way shall be decorative, as approved by Staff. Unfinished wood fences and decks shall not be visible from the street.
18. HVAC and similar equipment shall not be visible from the public right-of-way.
19. Development shall not be gated, except that alley may be gated on the east end. To address fire access, sliding gate will need a redundant emergency override if electric, as approved by the Fire Marshal.
20. Stormwater management facilities may be placed underground within the amenity space as depicted on the site plan prepared by Paradigm, dated 1/25/23, with final approval by Staff. Stormwater facilities shall be indicated on the recorded final plat, clearly describing the underground facilities, their function, purpose, ownership, and granting access for inspection, maintenance and repair rights to the HOA and the City of Alpharetta. Maintenance responsibilities shall also be included in the recorded covenants with all costs to be borne by the HOA and homeowners of the development.
21. Garbage pickup shall be from within the development.
22. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.
23. The conditions above shall replace the conditions related to file #PH-16-15 Thompson Street Flats/Kairos Development, as it relates to the eastern half of the subject property.

- Dennis Webb (Presented in Kathryn Zickert's place) & Chad Kee came forward for applicant briefly touched on what the project is and past conditions that need to

be addressed stating that the applicant is willing to follow all conditions presented.

- **Planning Commission discussed the following:**
  - Question regarding turn around being used as extra parking.
  - Commissioner Zurinskas asked question about Page 34 of site plan lot table, lot 20-can we strike that so that there is no confusion later.
  - Does existing detention pond have any bearing on it at all.
  - Question of site plan western side of property where sidewalk is located. Is there a brick paver path and what material is being used-
  - As prospective byer D19-D11 front faces adjacent property near a funeral home, do you anticipate redevelopment of the property that is nearby.
  - How does a 50% shared detention pond work with 2 separate HOA's?
  - Date of letter from HOA president (12/9/22) was there a response back to property owner? Chad Kee stated he replied to Scott Janke advising he will gather information and get back to him with an answer but never followed up.
  - Applicant advised they have no problem adding a fence all the way to the back of property.

  - **Public Comment:**
    - Rhonda Haran-6020 Deerwood's Trail-shares her appreciation for the commissioners and the community. Loves the project.
    - Scott Janke-HOA President-71 Thompson Steet- against project –came forward and stated that they were promised 24 units with 4 buildings approved by the City of Alpharetta. Scott stated that most of the residents purchased their property based on the number of units that would be on the property. Scott states they were promised a green space that they did not receive or the front yard. Parking has been an issue as well. Kairos was the original developer and since walked away from the project. The residents worked together to send a letter to Story Book on what they would want to offer their support on the project. There were 3 things they asked for.
      1. Barrier on driveway
      2. Fence the extends from back of driveway to the end to separate the green space from the new development.
      3. Compensation for the problems they would have by not having the 24 units to spread out HOA fees.

    Scott stated that he has not heard back from Story Brook regarding the neighbors' issues. No agreement for shared detention pond that he is aware of

- **Rebuttal** (Applicant) there is an agreement in place for cost sharing for the detention pond, an actual written document signed between the parties - Dated august 12th 2021.
  The other issues that were raised were addresses and a Payment was made by developer.
  Parking was also raised to 4 parking spaces per unit.
    - Commissioner Richard stated she feels like we are flying blind and feels that there is no collaboration or discussion with HOA residents and developer as well as no agreement and no clarity on how this will play out.
    - Commission Perkins made a comment stating we don't want to just say we can build a fence, that may not be a benefit to either side, there may need to be a legal document in place.
    - Comment from Commissioner Stratton-can't say with authority that a fence will rectify this issue without other community members opinion.

- Commissioner Stratton offered a motion to approve item **(CLUP-22-05 / Z-22-15 / CU-22-12 / V-22-29 Story Book 31 & 51 Thompson Street)** subject to the conditions read by Mr. Woodman with an addition of condition #24 that will read "Thompson Street flats HOA and Thompson Street Park HOA must submit a mutually agreed upon agreement for management of the shared spaces including underground storm water management and road maintenance and any others that may apply.
    - Commissioner Zurinskas seconded the motion.
    - Commissioner Brady offered a friendly amendment to include additional condition to paving of walkway materials from Thompson Street roundabout, to be approved by staff.
    - Commissioner Stratton accepted the friendly amendment.
    - Commissioner Zurinskas accepted the friendly amendment.
    - The motion was approved (6-0-1 Commissioner Richard opposed)

      1. Approximately 2.23 acres shall be zoned DT-LW and developed substantially similar to site plan prepared by Paradigm, dated 1/25/23, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
      2. The comprehensive land use plan designation of the property shall be 'Mixed Use Live Work'.
      3. Architecture and materials shall be developed substantially similar to the submitted renderings prepared by Main Street Designs, labeled

Exhibit A, except for modifications required to comply with the Downtown Consultant's comments and in compliance with the Alpharetta Downtown Code, subject to final approval by DRB. Homes shall have 4-sided architecture, materials and details and each home facing Thompson Street shall have a unique façade.

4. Density shall not exceed 8.52 dwelling units per acre.
5. Building height shall not exceed 3 stories and 40'.
6. Courtyards, decorative fencing, and decorative walls may encroach into landscape strips, subject to meeting the minimum landscape material requirements, as approved by Staff.
7. Developer shall improve the Thompson Street streetscape as follows: minimum 8' planter planted with street trees, 8' sidewalk (concrete with brick paver banding), 10' travel lane, 8' on-street parking (may overlap planter) and decorative pedestrian lighting, with final approval by Staff. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs.
8. Alley shall be private, maintained by the HOA, and developed as depicted on the site plan prepared by Paradigm, dated 1/25/23, with final approval by Staff.
9. Decorative pedestrian lighting shall be required throughout the development.
10. Landscape strip along Thompson Street shall be planted with shade trees as a continuation of what has been planted or designed in the Downtown and outside of utility easements and overhead utilities, as approved by Staff.
11. Developer shall plant a row of trees along the west side of the entrance to Thompson Street Flats, as approved by DRB.
12. Developer shall improve the corner of Haynes Bridge Road and Thompson Street with decorative landscaping, brick paver hardscape, seating and monument or sculpture, as approved by DRB. Sculpture shall require final approval by the Cultural Arts Commission.
13. Open space shall be developed substantially similar to the site plan prepared by Paradigm, dated 1/25/23, as approved by Staff. Open space shall be developed with a park-like setting with decorative landscape, hardscape and seating. Landscape shall include plant selections promoting the historic Downtown.
14. Creeping vines shall be planted to cover retaining and low walls, as approved by Staff.
15. Developer shall save on-site trees and boundary trees as depicted on the site plan prepared by Paradigm, dated 1/25/23, as approved by Staff. CRZ impacts to saved trees shall be limited to no more than 20%, which shall include impacts from the proposed development

and previous development of Thompson Street Flats Phase 1, with final approval by Staff.

16. Developer shall make reasonable efforts to save additional trees of quality and/or tree groupings, as approved by Staff.
17. Fences and walls visible from the public right-of-way shall be decorative, as approved by Staff. Unfinished wood fences and decks shall not be visible from the street.
18. HVAC and similar equipment shall not be visible from the public right-of-way.
19. Development shall not be gated, except that alley may be gated on the east end. To address fire access, sliding gate will need a redundant emergency override if electric, as approved by the Fire Marshal.
20. Stormwater management facilities may be placed underground within the amenity space as depicted on the site plan prepared by Paradigm, dated 1/25/23, with final approval by Staff. Stormwater facilities shall be indicated on the recorded final plat, clearly describing the underground facilities, their function, purpose, ownership, and granting access for inspection, maintenance and repair rights to the HOA and the City of Alpharetta. Maintenance responsibilities shall also be included in the recorded covenants with all costs to be borne by the HOA and homeowners of the development.
21. Garbage pickup shall be from within the development.
22. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.
23. The conditions above shall replace the conditions related to file #PH-16-15 Thompson Street Flats/Kairos Development, as it relates to the eastern half of the subject property.
24. Thompson Street Flats HOA and Thompson Street Park HOA must submit an agreement reflecting the shared use of the existing underground stormwater facility.
25. Walkway in corner amenity area shall be brick, as approved by Staff.

2. PH-23-04 South Main Street Livable Centers Initiative (LCI)

- Kathi Cook, Director of Community Development & Economic Development

- Eric Bosman-Came forward to present South Main Street LCI

- Planning Commission discussed the following:
  - Question of Timeline (1-3 years) of project
  - Commissioner Richard commented stated "the more we promote this project, it will take off."

- Commissioner Brady agrees with bringing Wills Park out and making the area more walkable, also stated he appreciates the efforts for this project.
- Chairman Kung'u thanks the team for the planning and presentation and work that has been done.
- Commissioner Perkins commented stating "this plan is really positive".
- Commissioner Stratton made a comment on "how he loves all of it and supports it all" and asked the question regarding the wildly ugly concrete walls and if there is a plan to soften the look.
- Commissioner Zunriskas loves the plan.
- Commissioner Reynolds loves presentation, thankful for public input, very excited and thanks to staff for working with Mr. Bosman's team.

Public comment:

- No public comment

❖ Commissioner Perkins offered a motion to approve item **(PH-23-04 South Main Street Livable Centers Initiative (LCI)** as noted by staff.
  - Commissioner Brady seconded the motion.
  - The motion was approved unanimously (7-0)

3. **CLUP-23-01/Z-23-05/V-23-02 133 Cumming Street**

- Planning & Development Services Manager, Woodman came forward to present this item.

- **Staff is recommending the following conditions**:
  1. The 1.76-acre property shall be zoned DT-R and site shall be subdivided and developed substantially similar to the site plan prepared by AEC, revised 2/23/23, except for modifications required to comply with the conditions below.
  2. The comprehensive land use plan designation of the property shall be 'Downtown Residential Density'.
  3. Residential density shall not exceed 1.14 dwelling units per acre.
  4. Architecture and materials shall be developed substantially similar to the submitted renderings, except for modifications required to comply with the Downtown Consultant's comments and in compliance with the Alpharetta Downtown Code, subject to final approval by DRB.
  5. Gardner House shall be limited to a single-family detached home and shall be saved, restored, and designated under the City's Historic Preservation Incentive Ordinance. Restoration shall be completed by the 1st CO. Exterior modifications and additions to the historic structure, accessory structures, and walls and fencing shall be consistent with the architectural style of the Gardner House, subject to review by the City's Downtown Consultant and approval of a certificate of appropriateness by the Historic Preservation Commission.

6. Minimum building setbacks shall be as depicted on the site plan prepared by AEC, revised 2/23/23, except that a minimum 20′ front setback shall be provided along Cricket Lane.
7. Developer shall dedicate a 30′ half width right-of-way on Cricket Lane improved with a minimum 6′ planter planted with street trees, minimum 6′ sidewalk, 8′ on-street parallel parking, 10′ travel lane, and decorative pedestrian lighting, as approved by Staff.
8. Developer shall dedicate a 30′ half width right-of-way on Cumming Street improved with a minimum 6′ planter planted with street trees, minimum 8′ sidewalk and decorative pedestrian lighting, as approved by Staff.
9. Minimum 10′ landscape strip shall be provided along Cumming Street and Cricket Lane planted with shade trees as a continuation of what has been planted or designed in the Downtown and outside of utility easements and overhead utilities, as approved by Staff.
10. Retaining walls shall be clad with a decorative brick or stone finish, as approved by DRB.
11. Walls and fencing visible from the public right-of-way shall be brick, stone, and/or decorative black metal fencing, as approved by DRB. Walls and fencing shall not be located in the public right-of-way.
12. Developer shall save the following specimen trees: #2 (36″ Loblolly Pine), #6 (30″ Loblolly Pine), #8 (32″ Southern Red Oak), #9 (29″ Southern Red Oak), #10 (30″ Yellow Poplar), #12 (32″ Yellow Poplar) and #13 (24″ Red Maple). Construction within the CRZ of saved trees shall be limited to no more than 20% encroachment and shall be accomplished using innovative techniques to bridge over the root zones, as approved by Staff. Demolition and construction within the CRZ of specimen trees shall be completed under the supervision of an ISA Certified Arborist.
13. Develop shall save additional trees of quality and tree groupings, as approved by Staff.
14. Stream buffer encroachment shall be as depicted on the site plan prepared by AEC, revised 2/23/23.
15. To mitigate stream buffer impacts, developer shall comply with a combination of the following measures, as approved by Staff:
    A. Provide 50% or more additional runoff reduction or water quality volume above the standard city requirements.
    B. Provide buffer enhancement on an agreed upon area equal to at least 2 times the area of encroachment/impact. These can include, removing fallen trees from inside the stream bed that are impeding flow, planting eroded or sparsely vegetated areas of stream banks with live stakes, adding enhanced buffer plantings where sparsely vegetated, and removing invasive vines.
    C. Streambank stabilization.
    D. Obtain any necessary state and federal approvals for the stream and buffer impacts.

E. Or alternative mitigation measures, as approved by Staff.

- **Public Comment:**
  - John-120 cricket lane-is in support, wants to make sure nothing is built on lot 3, also concerned about parking.
  - Bonnie Steadman (Historic Preservation Commission)-question about Gardner house being zoned as residence.
  - Tim Cannon 200 cricket lane-comment on uniformity of the area and does the home fit the character of other residential homes at roughly 9,000 SqFt
  - Charles 715 Della Dr.-will set back cause plan to change.
- Rebuttal-Applicant states 8,000 SqFt is the footprint, SqFt includes pool area and, the actual home size is a little over 4,000 SqFt.
  - Commissioner Zurinskas commented stating landscape plan would have been nice to see.
  - Commissioner Reynolds stated the lack of renderings is an issue when deciding.

- Commissioner Perkins offered a motion to approve item **(CLUP-23-01 / Z-23-05 / V-20-02 Cumming Street)** subject to conditions with
  - Commissioner Brady seconded the motion.
  - Commissioner Richard offered a friendly amendment to include an additional condition by staff "Construction vehicles shall be located on the private property."
  - Commissioner Perkins accepted the friendly amendment.
  - Commissioner Brody accepted the friendly amendment.
  - The motion was approved unanimously (7-0)

    1. The 1.76-acre property shall be zoned DT-R and site shall be subdivided and developed substantially similar to the site plan prepared by AEC, revised 2/23/23, except for modifications required to comply with the conditions below.
    2. The comprehensive land use plan designation of the property shall be 'Downtown Residential Density'.
    3. Residential density shall not exceed 1.14 dwelling units per acre.
    4. Architecture and materials shall be developed substantially similar to the submitted renderings, except for modifications required to comply with the Downtown Consultant's comments and in compliance with the Alpharetta Downtown Code, subject to final approval by DRB.
    5. Gardner House shall be limited to a single-family detached home and shall be saved, restored, and designated under the City's Historic Preservation Incentive Ordinance. Restoration shall be completed by the 1st CO. Exterior modifications and additions to the historic structure, accessory structures, and walls and fencing shall be consistent with the

architectural style of the Gardner House, subject to review by the City's Downtown Consultant and approval of a certificate of appropriateness by the Historic Preservation Commission.

6. Minimum building setbacks shall be as depicted on the site plan prepared by AEC, revised 2/23/23, except that a minimum 20' front setback shall be provided along Cricket Lane.
7. Developer shall dedicate a 30' half width right-of-way on Cricket Lane improved with a minimum 6' planter planted with street trees, minimum 6' sidewalk, 8' on-street parallel parking, 10' travel lane, and decorative pedestrian lighting, as approved by Staff.
8. Developer shall dedicate a 30' half width right-of-way on Cumming Street improved with a minimum 6' planter planted with street trees, minimum 8' sidewalk and decorative pedestrian lighting, as approved by Staff.
9. Utility cuts in the public right-of-way required for the proposed development shall be repaved for the entire width of the street with repaved area flush with surrounding pavement.
10. Minimum 10' landscape strip shall be provided along Cumming Street and Cricket Lane planted with shade trees as a continuation of what has been planted or designed in the Downtown and outside of utility easements and overhead utilities, as approved by Staff.
11. Retaining walls shall be clad with a decorative brick or stone finish, as approved by DRB.
12. Walls and fencing visible from the public right-of-way shall be brick, stone, and/or decorative black metal fencing, as approved by DRB. Walls and fencing shall not be located in the public right-of-way.
13. Developer shall save the following specimen trees: #6 (30" Loblolly Pine), #8 (32" Southern Red Oak), #9 (29" Southern Red Oak), #10 (30" Yellow Poplar), #12 (32" Yellow Poplar) and #13 (24" Red Maple). Construction within the CRZ of saved trees shall be limited to no more than 20% encroachment and shall be accomplished using innovative techniques to bridge over the root zones, as approved by Staff. Demolition and construction within the CRZ of specimen trees shall be completed under the supervision of an ISA Certified Arborist.
14. Develop shall save additional trees of quality and tree groupings, as approved by Staff.
15. Stream buffer encroachment shall be as depicted on the site plan prepared by AEC, revised 2/23/23.
16. To mitigate stream buffer impacts, developer shall comply with all of the following measures, as approved by Staff:
    A. Provide 50% or more additional runoff reduction or water quality volume above the standard city requirements.
    B. Provide buffer enhancement on an agreed upon area equal to at least 2 times the area of

encroachment/impact. These can include, removing fallen trees from inside the stream bed that are impeding flow, planting eroded or sparsely vegetated areas of stream banks with live stakes, adding enhanced buffer plantings where sparsely vegetated, and removing invasive vines; and

c. Streambank stabilization.
d. Obtain any necessary state and federal approvals for the stream and buffer impacts.
e. Or alternative mitigation measures, as approved by Staff.

17. Construction vehicles shall be located on the private property.

4. **PH-23-01 / Unified Development Code (UDC) Text Amendment - Crabapple Overlay**

- Kathi Cook, Director of Community Development & Economic Development

- **Planning Commission discussed the following:**
  - Comment from Commissioner Zurinskas "Great Effort on this project"
  - Commissioner Brady asked the question on if the City of Milton is being incorporated in on this project.
  - Commissioner Richard gave a suggestion/recommendation regarding street furniture and to add bike racks.

- **Public comment:**
  - Stephen Braun-(Owner of Goddard School) 15805 Thompson Rd-Wants clarification on the overlay, will he be impacted due to it might cause issues with the children's playground area.

❖ Commissioner Reynolds offered a motion to approve item **(PH-23-01 / Unified Development Code (UDC) Text Amendment- Crabapple Overlay)**
  - Commissioner Richard seconded the motion.
  - The motion was approved unanimously (7-0)

VI. ANNOUCEMENTS

VII. ADJOURNMENT

❖ With there being no further items to consider or discuss Chairman Kung'u adjourned the meeting at 10:00 P.M.

Respectfully submitted,

Tracy Jackson

Tracy Jackson, Planning + Zoning Coordinator

CITY COUNCIL MEETING
STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: MP-23-01 WINDWARD PARK

PLANNING COMMISSION: APRIL 13, 2023

CITY COUNCIL: APRIL 24, 2023

This item was considered by Planning Commission at the January 5, 2023 meeting. Staff recommended approval subject to 18 conditions. There were two (2) public comments in opposition to the request with concerns that the proposal is different than the original vision for the property, as well as impacts to overcrowded schools. After discussion, Planning Commission deferred the applicant's request. Vote 7-0

The applicant submitted a revised site plan changing the 'For-Rent' building to a 'For-Sale' Condominium building and removing the variance to eliminate the neighborhood grocery.

II. RECOMMENDATION:

Approve MP-23-01 Windward Park, subject to the following conditions:

1. The site shall be developed substantially similar to the site plan prepared by AEC, revised 1/9/23, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. Architectural style shall be representative of the submitted renderings prepared by Cooper Carry, dated 11/1/22, with final approval by DRB.
3. Development regulations shall be as follows:
    a. Commercial – Retail and restaurant uses shall be limited to no more than 31,400 square feet and shall be located in buildings that have at least one floor of non-retail uses, except that one freestanding retail building shall be permitted as depicted on Site 3. Freestanding retail building shall have a minimum height of 24'. First floor retail uses in the 'For-Sale' condominium building shall have a minimum height of 18'.
    b. Office – Office use shall not exceed 500,000 square feet and building heights shall not exceed 8 stories.
    c. 'For-Sale' Townhomes – Up to 100 'For-Sale' townhomes shall be permitted in up to 3 story buildings, depicted as Sites 4 & 5 on the site plan. Site 4 townhomes shall be constructed concurrently with retail/restaurant uses and a certificate of occupancy shall not be issued until a minimum 31,400 square feet of retail/restaurant use has been constructed or is substantially under construction, as determined by Staff. No more than 10% of units shall be rented as stated in the HOA documents.
    d. 'For-Sale' Condominiums – Up to 130 'For-Sale' condominium units shall be permitted in a building up to 5 stories, depicted as Site 3 on the site plan. At-grade 'For-Sale' condominium units shall be limited to no more than 2 sides of the building and shall have walkouts with sidewalk connections. Active uses, such as commercial and office shall be required on storefront streets. No more than 10% of units shall be rented as stated in the HOA documents.
    e. Parking Decks – Maximum 6 levels, substantially as depicted on the site plan prepared by AEC, revised 1/9/23, except that parking deck height shall not exceed the finished height of the building it serves. Parking decks visible from Windward Parkway, North Point Parkway and Georgia 400 shall be treated with comparable materials and finishes as the buildings they serve. Parking decks shall be screened from the street and 'For-Sale' townhomes with evergreen landscaping of sufficient size, as approved by DRB. Suitability of parking deck elevation, visibility and landscape screening shall be approved by DRB.
4. Site 3 buildings shall have a minimum 30' setback and minimum 20' landscape strip along North Point Parkway.

5. ‘For-Sale’ condominium building parking deck and service area shall be screened from North Point Parkway and Dryden Road with decorative walls and/or landscaping, as approved by DRB.
6. Buildings with retail uses facing Windward Parkway or North Point Parkway shall not exceed 200’ in length, excluding the ‘For-Sale’ condominium building which has ground floor retail uses facing North Point Parkway.
7. Windward Park shall be limited to the following uses and further restricted by conditions of zoning:
    a. Office
    b. Service Retail
    c. Restaurant (no drive thru, except as permitted in the 2015 conditions)
    d. Residential – ‘For-Sale’, Attached.
8. Minimum parking requirements for ‘For-Sale’ condominium and townhome units shall be 2.5 spaces/unit and each townhome unit shall have a minimum 18’ long driveway.
9. Retail storefront streets shall include landscaping in foundation planters and/or large planted decorative pots, as approved by DRB.
10. Developer shall make reasonable efforts to save the grouping of Sourwoods and an Oak at the northwest corner of North Point Parkway and Dryden Road, as approved by Staff.
11. Open space shall be developed as depicted on the site plan prepared by AEC, revised 1/9/23, including the amenities depicted on Sites 3, 4 and 5.
12. Swimming pool on Site 3 shall be screened from Safe Haven Place with a decorative wall or fencing and decorative landscaping, as approved by DRB.
13. Sculptures or focal point features placed at the corner of Windward Parkway and North Point Parkway and at project entrances along Windward Parkway and North Point Parkway shall require approval by the Cultural Arts Commission.
14. Retaining walls shall receive architectural façade treatment or be heavily landscaped. Retaining walls visible from developed areas exceeding 16’ in height shall be terraced.
15. At least 1 rooftop amenity shall be required within the development. Restaurants shall include outdoor dining areas.
16. Trees, shrubs and other landscaping planted with the initial installation of development infrastructure shall be assessed and any dead, dying or missing landscaping shall be replaced, as approved by Staff.
17. Areas between townhome driveways shall be landscaped with small trees and shrubs, as approved by DRB.
18. Conditions of zoning related to file #MP-15-04/V-15-08 Windward Point/Pod 66 shall remain in effect, except where modified by the conditions above.

III. REPORT IN BRIEF:

The applicants, META Real Estate Partners and Empire Communities, are requesting a master plan amendment to modify the residential housing mix to allow for 100 ‘For-Sale’ townhomes and 130 ‘For-Sale’ condominium units in the 47.7-acre Windward Park mixed-use development. A master plan amendment is requested to the Windward Master Plan Pod 66. The property is located at 0 North Point Parkway and 0 Dryden Road at the southwest corner of Windward Parkway and North Point Parkway.

DISCUSSION

The submitted request, if approved, would allow for the construction of 100 ‘For-Sale’ townhomes and 130 ‘For-Sale’ condominium units in the 47.7-acre Windward Park mixed-use development. A master plan amendment to the Windward Master Plan Pod 66 is proposed to modify the residential housing mix. The proposed density will remain the same as previously approved at 8.7 dwelling units per acre. The property is located at 0 North Point Parkway and 0 Dryden Road at the southwest corner of Windward Parkway and North Point Parkway.

Windward Park is currently developed with 185 ‘For-Sale’ townhomes, a 250-room Hilton Hotel, several internal streets and a central green space and stormwater park. The property is zoned CUP (Community Unit Plan) subject to the Windward Master Plan Pod 66. Surrounding properties are zoned CUP to the north, east, south and west. Caravelle is located to the southwest, Hilton Hotel is located to the north, MARTA Park n’ Ride is located to the west and Windward Crossing shopping center and AT&T are located to the east. The property has a comprehensive land use plan designation of ‘Mixed Use’.

The Windward Master Plan was approved in 1988 as an office park west of Big Creek and residential communities east of Big Creek. Pod 66 of the Master Plan was last amended in 2015 to allow for the Windward Park mixed-use development, permitting 'For-Sale' residential, office, retail/restaurant, and hotel uses. Variances were also approved with the 2015 master plan amendment allowing for a reduction in parking and encroachments into stream buffers. The applicant's current master plan amendment request would modify the residential housing mix. The table below compares the applicant's zoning proposal to the 2015 Windward Park entitlement.

Development Comparison

Use	Applicant's Proposal	Windward Park (F.K.A. Windward Point)
Residential	130 'For-Sale' Condominiums 285 'For-Sale' Townhomes 185 "For-Sale' Townhomes (existing)	200 'For-Sale' Condominiums 191 'For-Sale' Townhomes 24 Live/Work Townhomes
Residential Density	8.7 dwelling units/acre	8.7 dwelling units/acre
Office	500,000 SF	500,000 SF
Commercial	31,400 SF	31,400 SF
Hotel	250 Rooms	250 Rooms
Open Space	7.15 acres (15%)	7.15 acres (15%)

SITE PLAN

The site plan depicts a seven (7) story, 250,000 square foot office building and six (6) level parking deck at the corner of Windward Parkway and North Point Parkway (Site 2) and an eight (8) story, 250,000 square foot office building and six (6) level parking deck along Dryden Road (Site 1). An 8,000 square foot freestanding retail building and a five (5) story, 130-unit 'For-Sale' condominium building and parking deck are depicted at the corner of Dryden Road and North Point Parkway (Site 3). The first floor of the condominium building will have 15,000 square feet of retail/restaurant uses along the storefront streets. The 100, three (3) story 'For-Sale' townhome units are depicted along North Point Parkway, Lighthouse Lane, and Safe Haven Place (Sites 4 and 5). A stormwater park and green space have been developed at the center of the property.

New local streets, including on-street parking and sidewalks, have been constructed within the development providing access to each of the sites described above, except that Site 1 has access from Dryden Road. In addition, sidewalks are proposed throughout each of the development sites. The site plan complies with the required landscape strips and building setbacks established in the 2015 Windward Park mixed-use development.

Three (3) parking decks are proposed within the development, including two (2), six (6) level parking decks related to the office buildings and a parking deck related to the 'For-Sale' condominium building. The site plan calls out 3,560 parking spaces, of which 2,732 parking spaces are required. In addition, there are approximately 31 on-street parking spaces adjacent to townhome Sites 4 & 5, twelve (12) on-street spaces adjacent to 'For-Sale' condominium Site 3, and thirteen (13) on-street spaces adjacent to office Site 1.

Windward Park – Required vs. Provided Parking

Site	Use	SF/units	Parking Rate*	Required	Provided
1, 2	Office Retail	500,000 SF 8,400 SF	1/250 SF 1/200 SF	2,000 spaces 42 spaces	2,778 spaces
3	'For-Sale' Condos Retail	130 units 23,000 SF	2.5/unit 1/200 SF	325 spaces 115 spaces	382 spaces
4, 5	'For-Sale' Townhomes	100 units	2.5/unit	250 spaces	400 spaces

*2015 Conditions of zoning required the lesser of 2 spaces/unit or 1 space/bedroom for townhomes and condominiums. Hotel and office parking are permitted to be reduced by up to 25% by Staff upon acceptance of a shared parking study.

The site plan calls out 7.15 acres, or fifteen percent (15%) open space, which meets the minimum requirement in the CUP district. Much of the open space was developed in conjunction with the existing townhomes on the south half of the property. In addition, the central green space and stormwater park was installed with the initial infrastructure development phase. Open space is depicted between North Point Parkway and the proposed Site 4 townhomes. Amenity space is depicted in and around the townhomes and 'For-Sale' condominium building including a swimming pool, rooftop gathering area with fire pit, balconies, yards, patios and pavilion.

Most of the property has been cleared and graded which limits opportunities to save trees. However, much of Site 2 at the corner of Windward Parkway and North Point Parkway remains undisturbed. Previous conditions of zoning required the developer to make reasonable efforts to save specimen and groupings of smaller trees. The grouping of Sourwoods and Oaks at the northwest corner of North Point Parkway and Dryden Road is a potential tree save opportunity. A stormwater park central to the development and an underground stormwater facility along North Point Parkway have already been constructed to support the development. According to the applicant, the market will dictate phasing, but it is anticipated that the townhomes will be constructed first.

TRAFFIC

The applicant's proposal does not increase the total number of residential units; therefore, the trip generation should be substantially the same as previously approved.

WINDWARD PARK- TRIP GENERATION- NOVEMBER 2022 PLAN REVISION												
PROGRAM	UNITS	LAND USE	ITE CODE	DAILY TRAFFIC			AM PEAK HOUR			PM PEAK HOUR		
				TOTAL	ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL	ENTER	EXIT
287	DU	TOWNHOMES	230	1,667	833	834	126	21	105	149	100	49
130	UNITS	APARTMENTS	220	865	432	433	66	13	53	81	52	29
249	ROOMS	HOTEL	310	2,034	1,017	1,017	132	77	55	149	73	76
500000	G.S.F.	OFFICE	710	5,515	2,757	2,758	780	686	94	686	127	618
23000	G.S.F.	RETAIL	820	982	491	491	22	12	10	85	41	33
SUBTOTAL				11,063	5,530	5,533	1,126	809	317	1,150	393	806
INTERNAL CAPTURE				2478	1239	1,239	120	60	60	198	99	99
ALTERNATIVE MODE (4%)				443	221	221	45	32	13	46	16	32
TOTAL DRIVEWAY TRIPS				8,142	4,070	4,073	961	717	244	906	278	674
PASS-BY TRIPS				739	369	370	8	4	4	29	15	14
TOTAL NEW TRIPS				7,403	3,701	3,703	953	713	240	877	263	660

SCHOOLS

Residential development is known to increase school enrollment. Fulton County Schools calculated the potential number of children who may live on the property by using their standard calculation to distinguish the number of children that a residential development will generate. The following table outlines these figures:

FULTON COUNTY SCHOOLS – 130 'For-Rent' Units and 100 'For-Sale' Townhomes

School	Estimated # New FCS Students Generated
Creek View Elementary School	5 – 52
Webb Bridge Middle School	1 – 15
Alpharetta High School	7 – 27
Total	13 – 94

Based on the total figure for all school levels, it can be assumed that the proposed development could house approximately 13 – 94 school age children. Numbers provided by Fulton County Schools show that Creek View Elementary School and Webb Bridge Middle School are currently over capacity.

STANDARDS FOR MASTER PLAN AMENDMENTS

The Planning Commission and the City Council shall consider the following standards in considering a rezoning application, giving due weight or priority to those factors particularly appropriate to the circumstances of each application:

a. Whether the zoning proposal will permit a use that is suitable in view of the zoning use and development of adjacent and nearby property.

Response: The zoning proposal is consistent with the comprehensive land use plan designation of the property. Adjacent and nearby properties are developed as office parks and a retail center. The mixed-use development is located along Georgia 400 with nearby access to the highway, as well as access to MARTA. If approved, Site 4 townhomes should be constructed concurrently with 31,400 square feet of retail/restaurant use since that location was previously approved for commercial development.

b. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

Response: The proposed mixed-use development would not adversely affect adjacent and nearby properties, which are zoned and developed with non-residential uses.

c. Whether the zoning proposal will adversely affect the natural environment.

Response: Most of the property has been cleared and graded limiting opportunities for tree saves. If approved, a condition is recommended requiring the developer to make reasonable efforts to save the tree grouping at the northwest corner of North Point Parkway and Dryden Road.

d. Whether there are substantial reasons why the property cannot or should not be used as currently zoned.

Response: The subject property could be used as currently zoned. However, the proposed townhomes are smaller (1,500 – 1,900 square feet), which will serve a mid-entry buyer. If approved, Site 4 townhomes should be constructed concurrently with 31,400 square feet of retail/restaurant use since that location was previously approved for commercial development. Commercial uses that support residential and office are important to the overall success of a mixed-use development because they can reduce vehicular trips.

e. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of public facilities or services, including but not limited to existing streets and transportation facilities, schools, water or sewer utilities, and police or fire protection.

Response: A mixed-use development should reduce impacts on public facilities and services by providing a place to live, work and play. The applicant's proposal does not increase density above what was previously approved and open space is provided within the mixed-use development for the enjoyment of residents and visitors to the property. In addition, the site is located in close proximity to the Georgia 400 interchange at Windward Parkway which will help disperse the vehicular trips generated to and from the site.

f. Whether the zoning proposal is supported by new or changing conditions not anticipated or reflected in the existing zoning on the property.

Response: Not applicable.

g. Whether the zoning proposal reflects a reasonable balance between the promotion of the public health, safety, morality, or general welfare against the right to unrestricted use of property.

Response: The zoning proposal reflects a reasonable balance. The proposal does not increase residential density. If approved, Site 4 townhomes should be constructed concurrently with 31,400 square feet of retail/restaurant use since that location was previously approved for commercial development.

h. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning.

Response: The subject property could be used as currently zoned. However, the proposed townhomes are smaller (1,500 – 1,900 square feet), which will serve a mid-entry buyer. If approved, Site 4 townhomes should be constructed concurrently with 31,400 square feet of retail/restaurant use since that location was previously approved for commercial development. Commercial uses that support residential and office are important to the overall success of a mixed-use development because they can reduce vehicular trips.

i. The extent to which the zoning proposal is consistent with the Comprehensive Plan.

Response: The zoning proposal is consistent with the comprehensive land use plan designation of the subject property, which is 'Mixed Use'.

CONCURRENCES

Staff reviewed the applicant's proposal against the established review criteria for a master plan amendment. The master plan amendment is consistent with the future land use designation of the property and will compliment surrounding properties which are primarily developed as office parks and a retail center. The proposed density will remain the same as previously approved and the mixed-use development is located in close proximity to Georgia 400, as well as access to MARTA. If approved, Site 4 townhomes should be constructed concurrently with 31,400 square feet of retail/restaurant use since that location was previously approved for commercial development.

CITIZEN PARTICIPATION PLAN

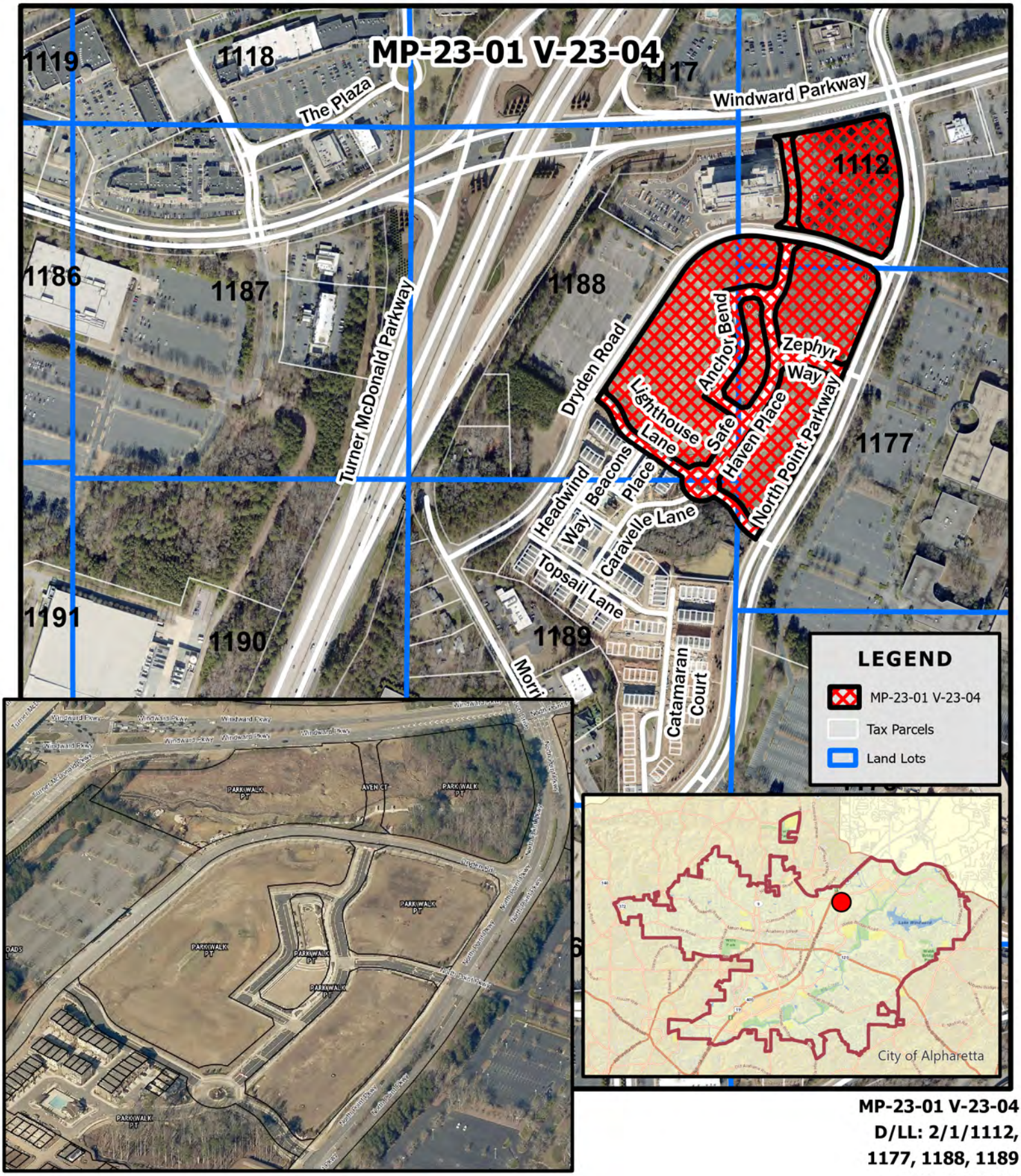
The report submitted by the applicant states that letters were mailed to each property owner within 500' of the subject property stating the applicant's intent. The report states that no comments were received.

COMMUNITY ZONING INFORMATION MEETING

CZIM was held on December 14, 2022. There were several public comments, including more green space, play area for children, sit down restaurant in retail area, and concern over office space being vacant.

IV. ATTACHMENTS:

- Aerial Map
- Zoning Map
- Future Land Use Map
- Location Map
- Latest Site Plan
- Windward Park Zoning Plan (2015)
- CZIM Sign In Sheet
- Citizen Part B
- Application

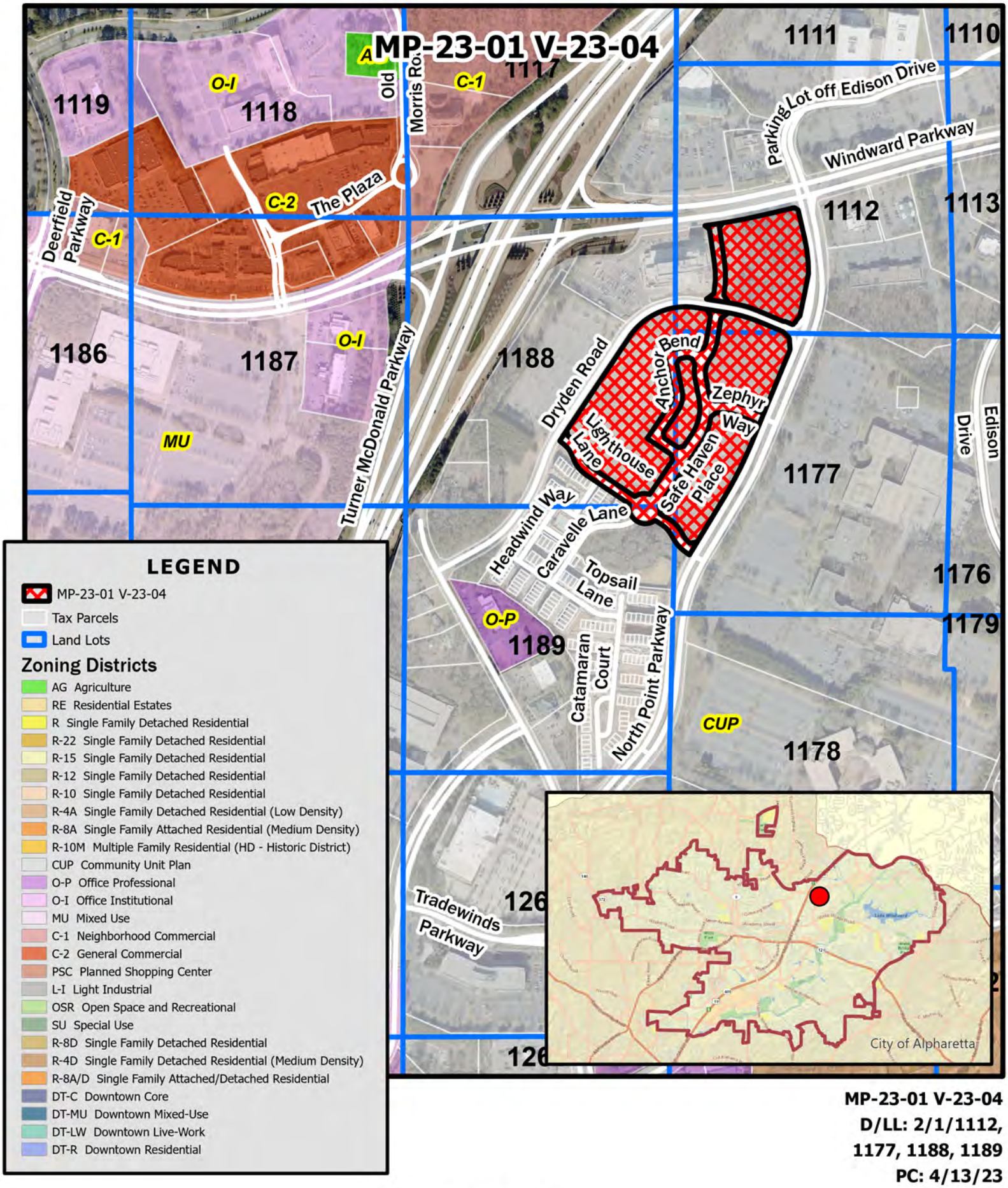


MP-23-01 V-23-04
D/LL: 2/1/1112, 1177, 1188, 1189
PC: 4/13/23
CC: 4/24/23

Aerial Map
META/Windward Park
0 North Point Parkway

THE CITY OF ALPHARETTA GEORGIA

Location Map Provided by:
Community Development - GIS

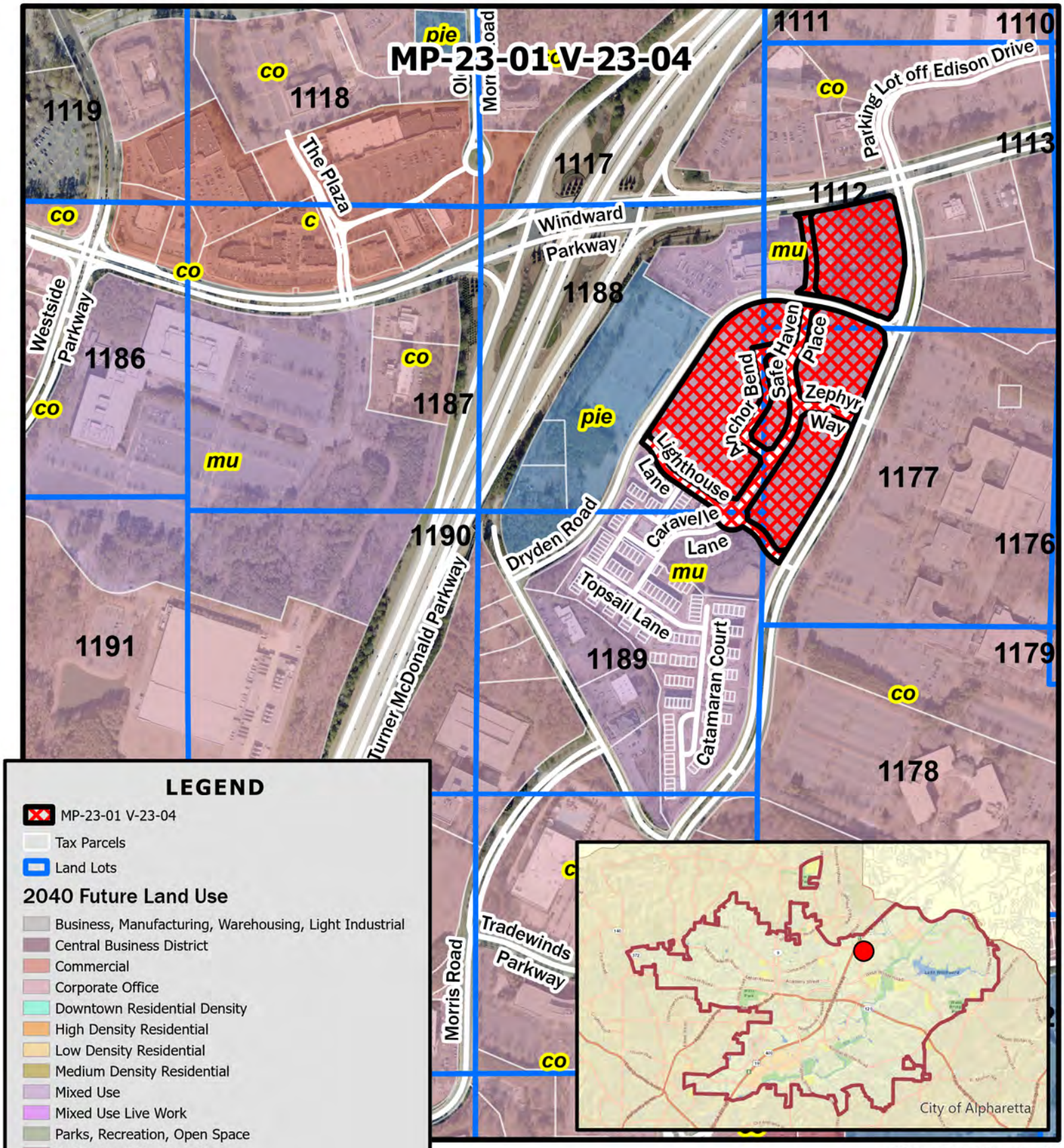


MP-23-01 V-23-04
D/LL: 2/1/1112, 1177, 1188, 1189
PC: 4/13/23
CC: 4/24/23

THE CITY OF ALPHARETTA GEORGIA

Zoning Map
META/Windward Park
0 North Point Parkway

Location Map Provided by:
Community Development - GIS



LEGEND

- MP-23-01 V-23-04
- Tax Parcels
- Land Lots

2040 Future Land Use

- Business, Manufacturing, Warehousing, Light Industrial
- Central Business District
- Commercial
- Corporate Office
- Downtown Residential Density
- High Density Residential
- Low Density Residential
- Medium Density Residential
- Mixed Use
- Mixed Use Live Work
- Parks, Recreation, Open Space
- Professional Business Office
- Public, Institutional, Education
- Residential Estate
- Very Low Density Residential

MP-23-01 V-23-04
D/LL: 2/1/1112, 1177, 1188, 1189
PC: 4/13/23
CC: 4/24/23

Future Land Use Map
META/Windward Park
0 North Point Parkway

THE CITY OF ALPHARETTA GEORGIA

Location Map Provided by:
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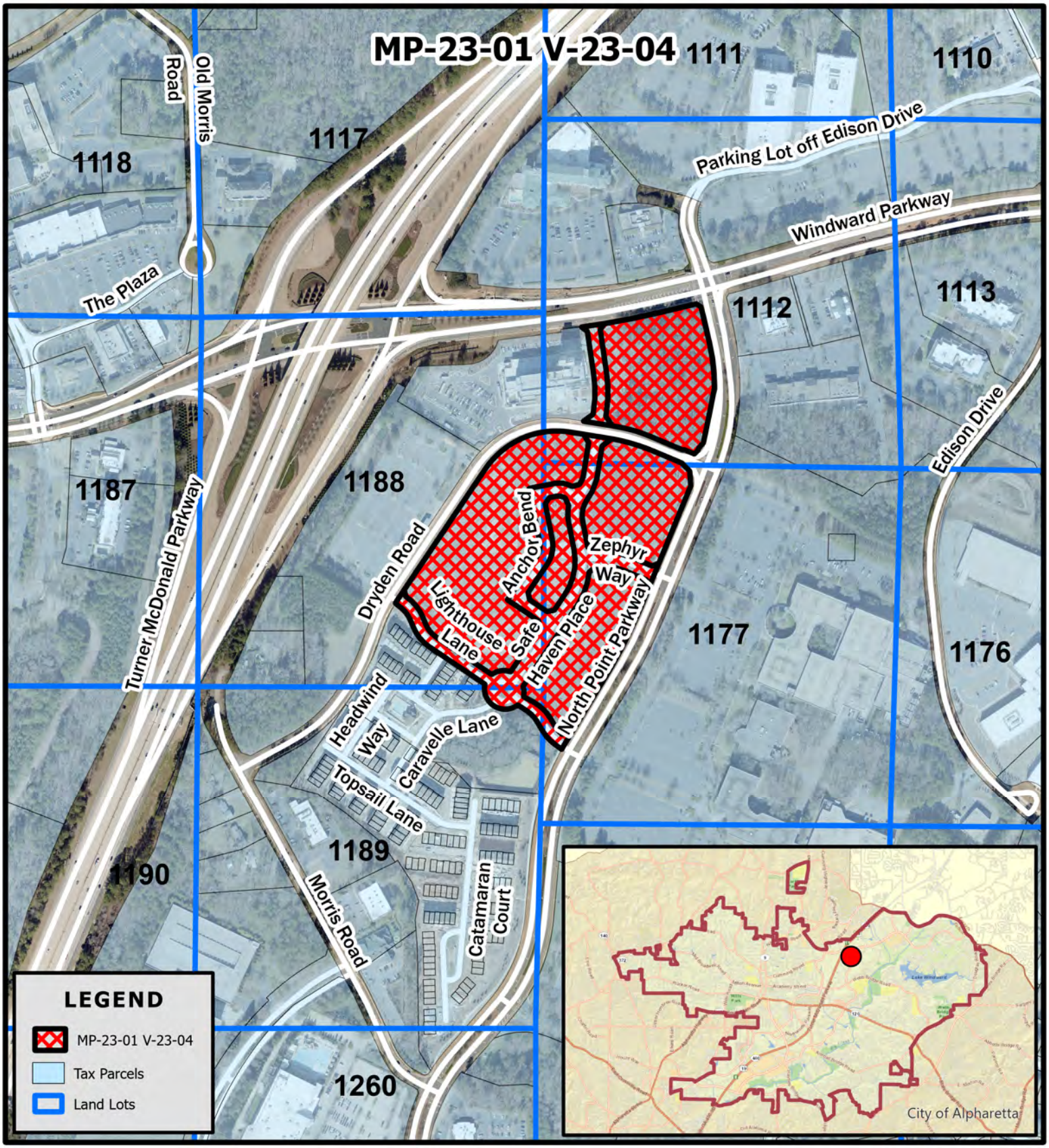
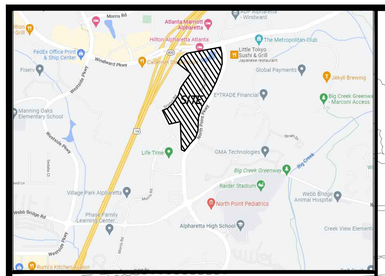


MP-23-01 V-23-04
D/LL: 2/1/1112, 1177, 1188, 1189
PC: 4/13/23
CC: 4/24/23

Location Map
META/Windward Park
0 North Point Parkway

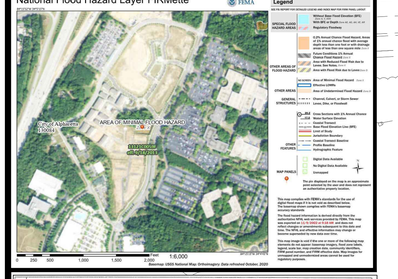
THE CITY OF ALPHARETTA GEORGIA

Location Map Provided by:
Community Development - GIS

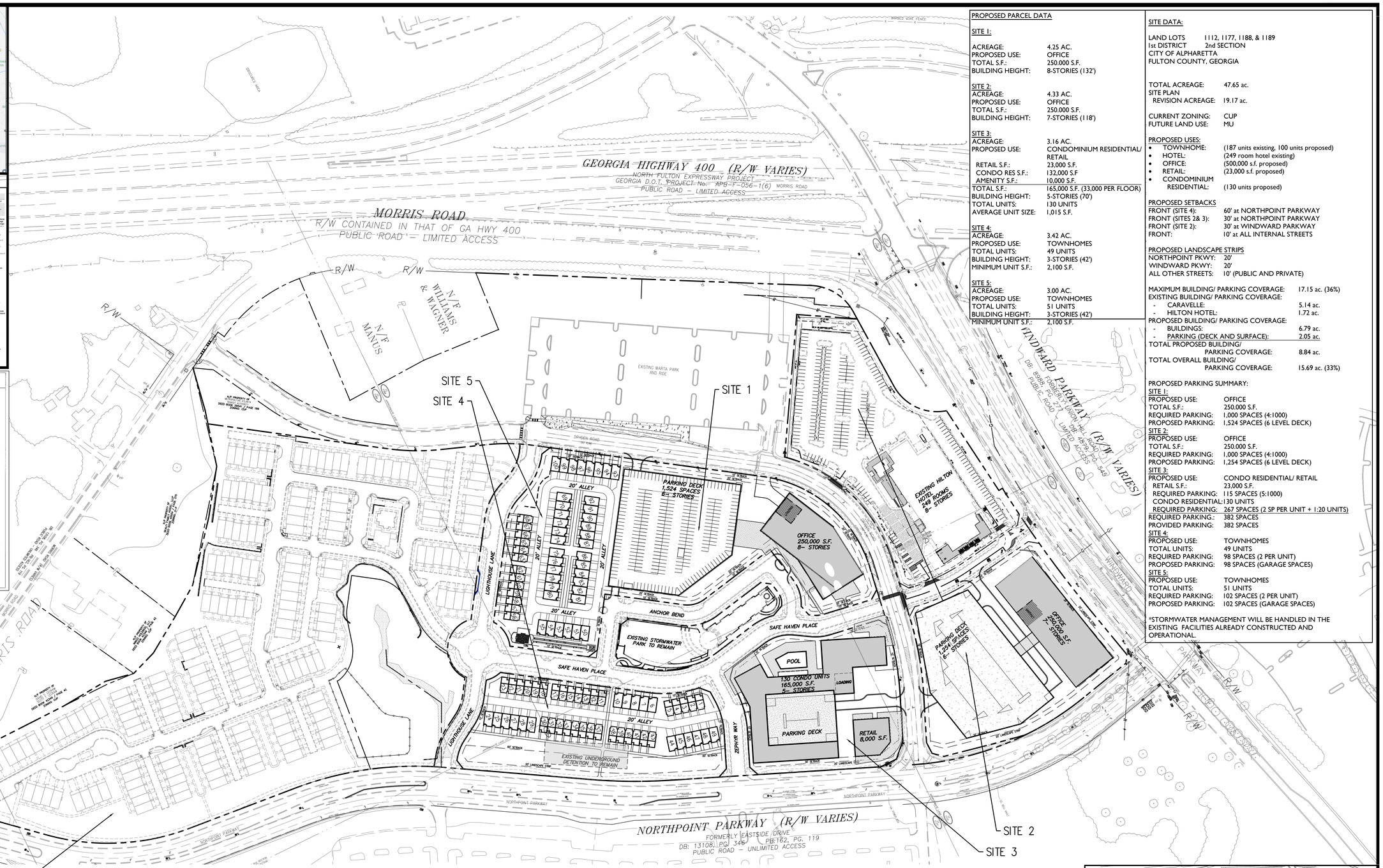


SITE LOCATION MAP (NTS)

National Flood Hazard Layer FIRMette



	Element Description
X	Key and/or legend and site location map with North arrow
X	Boundary survey of subject property which includes dimensions along property lines that match the metes and bounds of the property's written legal description and clearly indicates the point of beginning.
X	Acreage of the subject property.
X	Location of land lot lines and identification of land lots.
X	Existing, proposed, new dedicated, and future reserved rights-of-way of all streets, roads, and rail lines adjacent to and on the subject property.
X	Proposed streets on the subject site.
X	Current zoning of the subject site and adjoining properties.
X	Existing buildings (with square footages, heights, and stories), walls, driveways, fences, cell towers, and any other structures or improvements on the subject property.
X	Location of proposed buildings with square footages, heights, and stories.
X	Layout and minimum lot size of proposed single-family residential lots.
X	Topography of subject site.
X	Required and proposed setbacks.
X	100-year flood plain horizontal limits and flood zone designations as shown on survey or FEMA FIRM maps.
X	Required landscape strips, undisturbed buffers, and any other natural areas as required or proposed.
X	Tree lines, woodlands, significant trees with critical root zones (1.3 x trunk diameter), and open fields on subject site.
X	Required and proposed parking spaces, loading, and unloading facilities.
X	Lakes, streams, and other waters on the site and associated buffers. Wetlands shown on GIS maps or survey.
X	Proposed stormwater management facilities.
N/A	Entrance distance profile (assuming the driver's eye at a height of 3.5 feet.
X	Existing driveways located within 150 feet of the subject property on adjacent or nearby parcels (including those parcels on the opposite side of a public street).
X	Proposed access driveways and the available intersection sight distance (according to AASHTO Green Book).



NOTE:

1. ALL WETLANDS BEING IMPACTED ON THE PROPERTY ARE PERMITTED WITH THE ARMY CORP OF ENGINEERS.
2. BASED UPON THE ARBORIST REPORT BY OUTDOOR SPACES, THE REMAINING SPECIMEN TREES ARE LOCATED ON SITE 2.
3. THERE ARE NO PROPOSED CHANGES TO THE EXISTING ROADS AND TIE IN POINTS TO THE PUBLIC RIGHT OF WAY.
4. ALL INTERNAL ROADS ARE PRIVATE.
5. SITE DESIGN BY COOPER CARRY, DATED 11-1-2022.
6. ALL RESIDENTIAL DRIVEWAYS ARE 18' DEPTH MINIMUM (MEASURED FROM EDGE OF GARAGE TO EDGE OF ALLEY).
7. TYPICAL PROPOSED TOWNHOME DIMENSION IS 22' WIDE x 38' DEEP AND 20' WIDE x 35' DEEP..

PROPOSED PARCEL DATA

SITE 1:

ACREAGE:	4.25 AC.
PROPOSED USE:	OFFICE
TOTAL S.F.:	250,000 S.F.
BUILDING HEIGHT:	8-STORIES (132')

SITE 2:

ACREAGE:	4.33 AC.
PROPOSED USE:	OFFICE
TOTAL S.F.:	250,000 S.F.
BUILDING HEIGHT:	7-STORIES (118')

SITE 3:

ACREAGE:	3.16 AC.
PROPOSED USE:	CONDOMINIUM RESIDENTIAL/ RETAIL
RETAIL S.F.:	23,000 S.F.
CONDO RES S.F.:	132,000 S.F
AMENITY S.F.:	10,000 S.F.
TOTAL S.F.:	165,000 S.F. (33,000 PER FLOOR)
BUILDING HEIGHT:	5-STORIES (70')
TOTAL UNITS:	130 UNITS
AVERAGE UNIT SIZE:	1,015 S.F.

SITE 4:

ACREAGE:	3.42 AC.
PROPOSED USE:	TOWNHOMES
TOTAL UNITS:	49 UNITS
BUILDING HEIGHT:	3-STORIES (42')
MINIMUM UNIT S.F.:	2,100 S.F.

SITE 5:

ACREAGE:	3.00 AC.
PROPOSED USE:	TOWNHOMES
TOTAL UNITS:	51 UNITS
BUILDING HEIGHT:	3-STORIES (42')
MINIMUM UNIT S.F.:	2,100 S.F.

SITE DATA:

LAND LOTS	1112, 1177, 1188, & 1189
1st DISTRICT	2nd SECTION
CITY OF ALPHARETTA	
FULTON COUNTY, GEORGIA	

TOTAL ACREAGE:	47.65 ac.
SITE PLAN REVISION ACREAGE:	19.17 ac.
CURRENT ZONING:	CUP
FUTURE LAND USE:	MU

PROPOSED USES:

• TOWNHOME:	(187 units existing, 100 units proposed)
• HOTEL:	(249 room hotel existing)
• OFFICE:	(500,000 s.f. proposed)
• RETAIL:	(23,000 s.f. proposed)
• CONDOMINIUM RESIDENTIAL:	(130 units proposed)

PROPOSED SETBACKS

FRONT (SITE 4):	60' at NORTHPOINT PARKWAY
FRONT (SITES 2& 3):	30' at NORTHPOINT PARKWAY
FRONT (SITE 2):	30' at WINDWARD PARKWAY
FRONT:	10' at ALL INTERNAL STREETS

PROPOSED LANDSCAPE STRIPS

NORTHPOINT PKWY:	20'
WINDWARD PKWY:	20'
ALL OTHER STREETS:	10' (PUBLIC AND PRIVATE)

MAXIMUM BUILDING/ PARKING COVERAGE:	17.15 ac. (36%)
EXISTING BUILDING/ PARKING COVERAGE:	
- CARAVELLE:	5.14 ac.
- HILTON HOTEL:	1.72 ac.
PROPOSED BUILDING/ PARKING COVERAGE:	
- BUILDINGS:	6.79 ac.
- PARKING (DECK AND SURFACE):	2.05 ac.
TOTAL PROPOSED BUILDING/ PARKING COVERAGE:	8.84 ac.
TOTAL OVERALL BUILDING/ PARKING COVERAGE:	15.69 ac. (33%)

PROPOSED PARKING SUMMARY:

SITE 1:

PROPOSED USE:	OFFICE
TOTAL S.F.:	250,000 S.F.
REQUIRED PARKING:	1,000 SPACES (4:1000)
PROPOSED PARKING:	1,524 SPACES (6 LEVEL DECK)

SITE 2:

PROPOSED USE:	OFFICE
TOTAL S.F.:	250,000 S.F.
REQUIRED PARKING:	1,000 SPACES (4:1000)
PROPOSED PARKING:	1,254 SPACES (6 LEVEL DECK)

SITE 3:

PROPOSED USE:	CONDO RESIDENTIAL/ RETAIL
RETAIL S.F.:	23,000 S.F.
REQUIRED PARKING:	115 SPACES (5:1000)
CONDO RESIDENTIAL:	130 UNITS
REQUIRED PARKING:	267 SPACES (2 SP PER UNIT + 1:20 UNITS)
REQUIRED PARKING.:	382 SPACES
PROVIDED PARKING:	382 SPACES

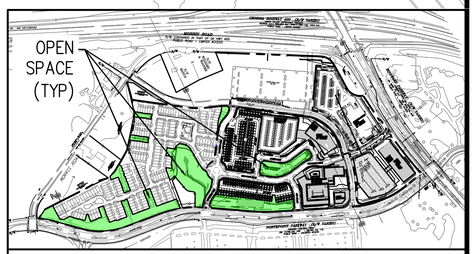
SITE 4:

PROPOSED USE:	TOWNHOMES
TOTAL UNITS:	49 UNITS
REQUIRED PARKING:	98 SPACES (2 PER UNIT)
PROPOSED PARKING:	98 SPACES (GARAGE SPACES)

SITE 5:

PROPOSED USE:	TOWNHOMES
TOTAL UNITS:	51 UNITS
REQUIRED PARKING:	102 SPACES (2 PER UNIT)
PROPOSED PARKING:	102 SPACES (GARAGE SPACES)

*STORMWATER MANAGEMENT WILL BE HANDLED IN THE EXISTING FACILITIES ALREADY CONSTRUCTED AND OPERATIONAL.



OPEN SPACE EXHIBIT
(15% OF AREA: 7.15 ac.)

AEC
CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE
50 Warm Springs Circle
Roswell • Georgia • 30075
(770) 641-1942 • www.aecatl.com

NORTH
100 0 100 200

ZONING PLAN

Windward Park

Alpharetta, Georgia

PROJECT INFORMATION

PROJECT NO.: 22-4755	
DATE: 11-1-2022 REVISED: 1-9-2023	
SCALE: 1" = 100'	
FILE NAME: Windward Park- 2022 Zoning Plan.dwg	
DESIGN/DRAWN: SLR/ slr	

MIXED USE DEVELOPMENT SUMMARY

USE	SQUARE FEET OR UNITS	MAXIMUM STORIES	PARKING REQUIRED	PARKING PROVIDED
RESIDENTIAL				
TOWNHOMES	191 UNITS	4 STORY	477 SPACES	438 SPACES
FOR SALE CONDOMINIUM	200 UNITS	8 STORY	400 SPACES	400 SPACES
LIVE WORK TOWNHOMES	24 UNITS	4 STORY	48 SPACES	48 SPACES
OFFICE				
A. WINDWARD PARKWAY	250,000 SF	10 STORY	1000 SPACES	1000 SPACES
B. DRYDEN ROAD	250,000 SF	10 STORY	1000 SPACES	1000 SPACES
RETAIL/RESTAURANT	27,400 SF	2 STORY	273 SPACES	274 SPACES
BANK	4,000 SF	2 STORY	14 SPACES	14 SPACES

NOTE: APPLICABLE LOADING REQUIREMENTS WILL BE SATISFIED

SITE AREA CALCULATIONS

PARCEL	TOTAL ACREAGE	GROUND COVERAGE (BUILDINGS, PARKING DECKS, AND SURFACE PARKING)	NET AREA	% GROUND COVERAGE
TOWNHOME	17.15	4.56	12.7	26.59%
HOTEL	5.49	2.58	2.91	46.99%
CORNER PARCEL AT N.P PARKWAY/WINDWARD	4.12	1.21	2.91	29.37%
RETAIL/OFFICE/RESIDENTIAL	18.19	7.88	10.42	43.30%
ENVIRONMENTAL BUFFER	2.6			
TOTAL	47.65	16.11		33.81%

NOTE: A MINIMUM OF 15% OF THE GROSS AREA AND 25% OF THE SIDE AS OPEN SPACE PER COMMUNITY UNIT PLAN REQUIREMENTS. SEE GREENSPACE PLAN FOR CALCULATIONS

WINDWARD POINT

LOCATED IN
LAND LOTS 1110, 1111 & 1121, 2nd LAND DISTRICT, 1st SECTION FKA
LAND LOTS 1109, 1110, 1111 & 1121, 2nd LAND DISTRICT, 2nd SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

LOT 1 AREA = 9.611 ACRES
LOT 3 AREA = 38.039 ACRES

TOTAL AREA = 47.65 ACRES

BASE INFORMATION OBTAINED FROM SURVEY DONE BY
ROBERTS & ASSOCIATES
ESTABLISHED AND TITLE 1/13/2017
BOUNDARY ATTACHED FOR TITLE NOTES AND TONE REVISION

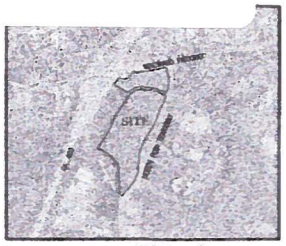
ZONING CLIP

"REFER TO ALTA/ACSM LAND TITLE SURVEY FOR LOT LOCATIONS AND DESCRIPTIONS"

PERVIOUS AREA (GREENSPACE) AS DEFINED BY CITY OF ALPHARETTA= 18.74 AC = 40% OF TOTAL SITE AREA
CITY REQ. 30% MIN

OPEN SPACE AS DEFINED BY CITY OF ALPHARETTA= 14.87 AC = 31% OF TOTAL SITE AREA
CITY REQ. 15% MIN

GROUND COVERAGE AS DEFINED BY CITY OF ALPHARETTA= 16.11 AC = 34% OF TOTAL SITE AREA
CITY REQ. 36% MAX



LOCATION MAP

0' 50' 100' 200'

NORTH

HGOR

Two Live Club
3445 Peachtree Rd NE
Suite 1-25
Atlanta, Georgia 30326
www.hgor.com
P: 404.978.1960
F: 404.248.1092

CONTACT INFORMATION
ROB KINCHELOE
3950 EAST JONES BRIDGE ROAD,
SUITE 145
NORCROSS, GA 30092

TEL: 770-448-8998
FAX: 770-448-8343

MASTER PLAN

WINDWARD POINT

POD 66 OF WINDWARD MASTER PLAN
ALPHARETTA, GA

JULY 8, 2015

WORTHINGTON HYDE PARTNERS
REAL ESTATE INVESTMENT

JOHN WIELAND HOMES AND NEIGHBORHOODS

PIEPER O'BRIEN HERR ARCHITECTS

Community Zoning Information Meeting (CZIM) **December 14, 2022**

Please sign-in and leave your comments and/or concerns.

MP-23-01/V-23-04 META/Windward Park

NAME	ADDRESS	COMMENTS
Keisha Berkley	935 Catamaran Ct. Alpharetta GA	
Stephanie & Shanan Byous	962 Catamaran Ct Alpharetta GA	more green space; enclosed play space for children; sit down restaurants in retail space

Community Zoning Information Meeting (CZIM) **December 14, 2022**

Please sign-in and leave your comments and/or concerns.

MP-23-01/V-23-04 META/Windward Park

NAME	ADDRESS	COMMENTS
Ashley Jennings and Trevor Toth	721 Topsail Lane Alpharetta GA 30005	- concerned about new office space being unoccupied. - Hopeful for restaurants + cafes being added to the community.
Sarah Thomas	5750 Windward Pkwy Alpharetta, GA 30005	—
Tammy Elliott	103 Caravelle LN Alpharetta, GA 30005	excited for development - would like to see playground for community

CITIZEN PARTICIPATION FORM - PART B

This form must be completed and submitted to the City of Alpharetta Community Development Department a minimum of twenty (20) working days prior to the scheduled Public Hearing. Failure to do so will result in cancellation of the scheduled hearing.

Public Hearing or Project Name: **MP-23-01 META (Winward Park)**

Contact Name: **Kathryn M. Zickert (Smith, Gambrell & Russell, LLP)** Telephone: **404. 815 . 3500**

Please describe comments and concerns provided by any and all individuals contacted as part of the the Citizen Participation Program. If any individuals provided written correspondence, please attach copies of same to this report.

Letters were sent to the property owners noted on the attached lists. A Community Zoning Information Meeting was held on December 14, 2022. The Applicant answered questions from the public generally regarding the scope of the development and what is being proposed. There was no express opposition at that meeting.

Method by which these individuals were contacted. Please mark all that apply. *Please provide samples of any and all written communications used to provide notification.*

- [X] Letter
- [ ] Personal Visits
- [ ] Telephone
- [ ] Group Meeting
- [ ] Email
- [ ] Other *(Please Specify)* _____

Attach a list of people who have been notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified.

I, the undersigned, as an authorized representative of the applicant and Public Hearing item identified above, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Citizen Participation Form - Part B and in any and all documents provided in support of this report are true and accurate. I further understand that any false statements provided by representatives of the applicant as part of this report may result in penalties up to and including denial of the subject application.

Signature of Authorized Agent: Kathryn M Zickert Date: **01.25.2023**

Print Form

MARTA
2424 PIEDMONT RD NE
ATLANTA GA 30324

MANUS GLENN E
80 SPRING PLACE DR
JASPER GA 30143

GRANDHI MRIDULA
332 BEACONS PL
ALPHARETTA GA 30005

BANDARU SREEKANTH & PAMU VIJAYA LAKSHMI
523 HEADWIND WAY
ALPHARETTA GA 30005

LENNAR GEORGIA INC
1000 HOLCOMB WOODS PKWY
BLDG/STE 200 200
ROSWELL GA 30076

MANNE VENKATA NAVEEN KUMAR & KOLLI JHANSI
330 BEACONS PL
ALPHARETTA GA 30005

WADHWANI POOJA & SHAVKANI DHARMENDRA KUMAR
326 BEACONS PL
ALPHARETTA GA 30005

ZHANG JIE & HUANG YUN
517 HEADWIND WAY
ALPHARETTA GA 30005

YANG NING & WANG DUYUAN
6240 CLIFTON CIR
SUWANEE GA 30024

SINGH RAM CHANDER & SINGH PRIYA
507 HEADWIND WAY
ALPHARETTA GA 30005

320 BEACONS PLACE LLC
4170 FALLS RIDGE DR
ALPHARETTA GA 30022

PONNAM BALA SUDARSHAN & KOLLI SRUTHI
509 HEADWIND WAY
ALPHARETTA GA 30005

AMARAPU SINDHU & DATHI VENKAT KIRAN
511 HEADWIND WAY
ALPHARETTA GA 30005

SWAMINATHAN SUBRAMANIAN
327 BEACONS PL
ALPHARETTA GA 30005

LINGAM SHEELA RANI
104 ROYAL BURGESS WAY
MCDONOUGH GA 30253

ADABALA RAMYA SREE & BUDI VENKATA SRIKANTH
331 BEACONS PL
ALPHARETTA GA 30005

GUO JINSI & GUAN HONG
2640 BARLEY DOWNS CIR
CUMMING GA 30040

DEVELOPMENT AUTHORITY OF FULTON COUNTY
141 PRYOR ST SW STE 2052
ATLANTA GA 30303

BAJAJ PAVAN K & LOYA SANDHYA
907 CATAMARAN CT
ALPHARETTA GA 30005

LEVITT FANNY
746 TOPSAIL LANE
ALPHARETTA GA 30005

CASE CHRISTINE MARIE CASE KAITLIN ELIZABETH
903 CATAMARAN CT
ALPHARETTA GA 30005

YOON HYUNG JU & YOON CHRISTINE JINHEE
738 TOPSAIL LANE
ALPHARETTA GA 30005

JENKINS ANTHONY LAMAR
722 TOPSAIL LANE
ALPHARETTA GA 30005

POLEPEDDI BHAVANI SHANKER NIVAS & BHAGAVATULA LAKSHMI SARASWATHI
720 TOPSAIL LANE
ALPHARETTA GA 30005

GUNTURU NAVEENA & PRASAD RAMISETTI VENKATESWARA RAVI
400 CARAVELLE WALK
ALPHARETTA GA 30005

OTERO GALVIS ROCELIE DEL MAR & IGLESIAS ABBATEMARCO GABRIEL ANDRES
537 HEADWIND WAY
ALPHARETTA GA 30005

METRO ATLANTA PROPERTY GROUP LLC
8025 PRESTWICK CIR
DULUTH GA 30097

MITRA ANGIR & SHARMISTHA
535 HEADWIND WAY
ALPHARETTA GA 30005

JENA AXAYA KUMAR & JENA BISMITA SRICHANDAN
408 CARAVELLE WALK
ALPHARETTA GA 30005

A T & T RESOURCE MGMT CORP
1010 PINE 9E-L-01
SAINT LOUIS MO 63101

WINDWARD MILL LLC
P O BOX 450233
ATLANTA GA 31145-0233

WINDWARD PARK MASTER ASSOCIATION INC
5605 GLENRIDGE DR STE 880
ATLANTA GA 30342

WINDWARD POINT WHP INC
3930 E JONES BRIDGE RD STE 145
NORCROSS GA 30092

ORF II WINDWARD CROSSING LLC A
5865 N POINT PARKWAY STE 250
ALPHARETTA GA 30022

GEORGIAS OWN CREDIT UNION
1155 PEACHTREE ST NE STE 400
ATLANTA GA 30309-3600

LAUKIEN DIRK
24 WATERWAY AVE STE 225
SPRING TX 77380

A D P INC
3520 PIEDMONT RD NE STE 410
ATLANTA GA 30305-1512

DIAMONDROCK ALPHARETTA OWNER LLC
3 BETHESDA METRO CENTER STE 1500
BETHESDA MD 20814

KM BUILDING LLC
5780 WINDWARD PKWY STE 275
ALPHARETTA GA 30005-5216

RADIANT NORTH POINT PROPERTIES LLLP
1170 PEACHTREE ST STE 2000
ATLANTA GA 30309

GAVINI SHIREESHA & SURENDAR REDDY
527 HEADWIND WAY
ALPHARETTA GA 30005

PALMER MAURICE LAJUANE
525 HEADWIND WAY
ALPHARETTA GA 30005

HUANG YINJIE
425 LAFAYETTE CLOSE
ROSWELL GA 30075

GUNDLA KONDAL REDDY
519 HEADWING WAY
ALPHARETTA GA 30005

SOMARAJU MADHURIMA & CHANDRASEKARA RAO
2495 MANOR VW
CUMMING GA 30041

YAN QIONG & CAO CHEN
4130 BRADBURY LN
ALPHARETTA GA 30022

NOMULA RAJANI & RAYABARAPU PAVAN
324 BEACONS PL
ALPHARETTA GA 30005

KIM YUUN KWAN & KYE OK
505 HEADWIND WAY
ALPHARETTA GA 30005

GUNDLA KONDAL REDDY
322 BEACONS PL
ALPHARETTA GA 30005

KOTAMRAJU NALINI R & KASTURIPANI VEERA LAXMAN
513 HEADWIND WAY
ALPHARETTA GA 30005

PANDYA SNEHALKUMAR GIRISHKUMAR & TANVI SNEHALKUMAR
321 BEACONS PL
ALPHARETTA GA 30005

JACKSON D J
323 BEACONS PL
ALPHARETTA GA 30005

KARNWAL HIMANSHU & GARIMA
5680 PRESERVE CIR
ALPHARETTA GA 30005

DONTHAMSETTY RAMESH C ET AL
304 BRIARCLIFF RD
WEST POINT GA 31833

WINDWARD MILL LLC
P.O. BOX 450233
ATLANTA GA 31145-0233

KAPOOR TARUN & KOTHAPALLI AKHILA REDDY
911 CATAMARAN CT
ALPHARETTA GA 30005

FRASARD MICHAEL C
909 CATAMARAN CT
ALPHARETTA GA 30005

NOBLE MERCY GIRLIE BERINA
905 CATAMARAN CT
ALPHARETTA GA 30005

ROGERS CAMPUS II LLC
2050 MARCONI DR
ALPHARETTA GA 30005

KUMARAVELU THIYAGARAJAN &
BABU BHARATHI SHANMUGA
736 TOPSAIL LANE
ALPHARETTA GA 30005

PENSON JUSTIN RASHAD & BROWN
NAKIA LESHAI
734 TOPSAIL LANE
ALPHARETTA GA 30005

KRUG KIMBERLY ANN
730 TOPSAIL LANE
ALPHARETTA GA 30005

ASAYESH NIHAL
728 TOPSAIL LANE
ALPHARETTA GA 30005

LANG RUILI & ZHANG CHUNFU
726 TOPSAIL LANE
ALPHARETTA GA 30005

RAVULAPALLI TEJASWINI &
CHOWDARY ARE NITIN
724 TOPSAIL LANE
ALPHARETTA GA 30005

KAUSHIK BHUPESH & SANGEETA
402 CARAVELLE WALK
ALPHARETTA GA 30005

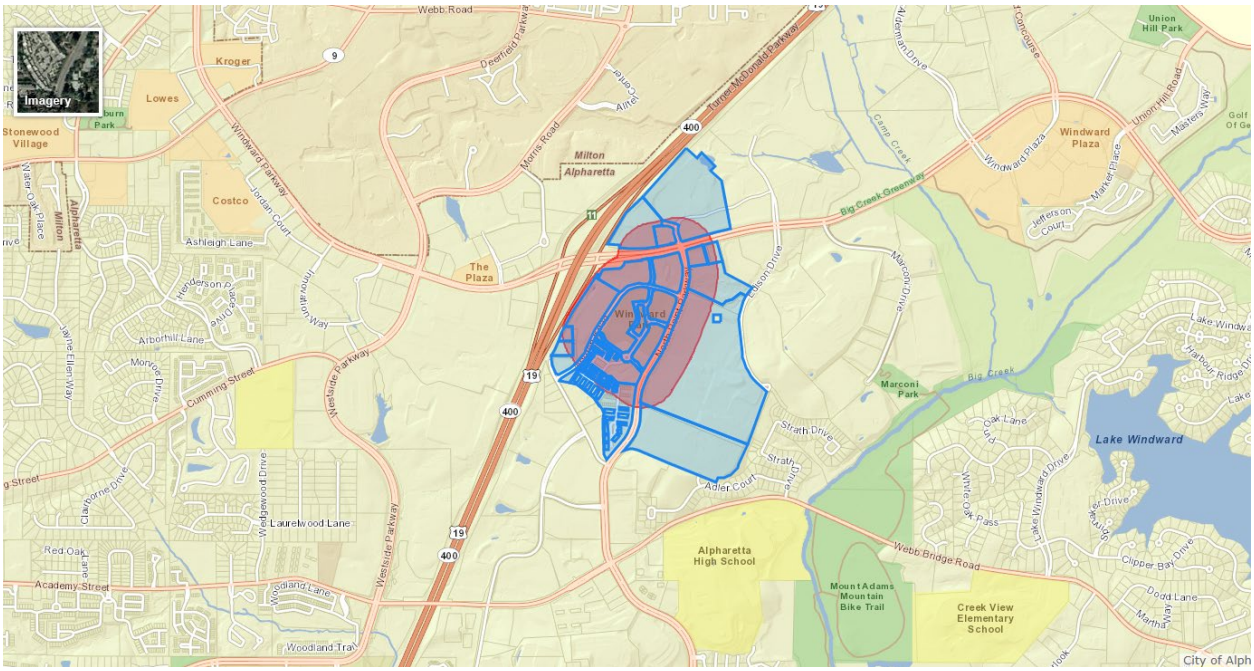
FLEMING JAI SHA MONE
539 HEADWIND WAY
ALPHARETTA GA 30005

YOUSEFI FAYSAL
8025 PRESTWICK CIR
DULUTH GA 30097

HAYES LARRY
533 HEADWIND WAY
ALPHARETTA GA 30005

JAMESON JOHN JOSEPH III
531 HEADWIND WAY
ALPHARETTA GA 30005

ZHANG YONG & MA LIYA
5566 FARMSIDE WAY
ALPHARETTA GA 30022


Imagery
Webb Road
Kroger
Lowes
Stonewood Village
Windward Parkway
Costco
Ashleigh Lane
Jordan Court
Henderson Place
Arborhill Lane
Morton Drive
Cumming Street
Clairborne Drive
Wedgewood Drive
Laurelwood Lane
Red Oak Lane
Academy Street
Woodland Lane
Woodland Trail
Westside Parkway
Deerfield Parkway
Morris Road
Milton
Alpharetta
The Plaza
Turner McDonald Parkway
Big Creek Greenway
Ellison Drive
Marconi Drive
Marconi Park
Big Creek
Strath Drive
Adler Court
Alpharetta High School
Mount Adams Mountain Bike Trail
Creek View Elementary School
Webb Bridge Road
Lake Windward
Union Hill Park
Windward Plaza
Jefferson Court
Marker Place
Masters Way
Union Hill Road
Camp Creek
Clipper Bay Drive
Dodd Lane
Martha Way
Oak Lane
White Oak Pass
Lake Windward Drive
Jane Ellen Way
Water Oak Place
City of Alph

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY
Case #: _____
PH #: _____
☐ Property Taxes & Code Violations Verified
☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT • 2 PARK PLAZA • ALPHARETTA, GA 30009

1. This page should be the first page in each of your completed application packets.
2. It is preferred that all responses be typed. Illegible applications will not be accepted.
3. Prior to signing and submitting your application, please check all information supplied on the following pages to ensure that all responses are complete and accurate. Incomplete applications will not be accepted.
4. Payment of all applicable fees must be made at the time of application. Payment may be made via cash, credit card (American Express, Master Card or Visa), or check made payable to "City of Alpharetta." Please note that a 3% convenience fee will be added to all credit card transactions.
5. Applications will be accepted on the designated submittal dates between the hours of 8:30 AM and 3:30 PM.
6. If you have any questions regarding this form, please contact the Community Development Department by calling 678-297-6070.

Contact Information:

Contact Name: Kathryn M. Zickert, Smith, Gambrell & Russell, LLP Telephone: 404.815.3500

Address: 1105 W. Peachtree Street, NE Suite: 1000

City Atlanta State: GA Zip: 30309 Fax: 404.685.7004

Mobile Tel: 404.906.2792 Email: kzickert@sgrlaw.com

Subject Property Information:

Address: See attached list of property owners Current Zoning: _____

District: 1 Section: 2 Land Lot: 748 Parcel ID: See attached

Proposed Zoning: MP Current Use: Partially built mixed-use development

This Application For *(Check All That Apply)*:

☐ Conditional Use
☐ Rezoning
☐ Variance
☐ Exception
☒ Master Plan Amendment
☐ Master Plan Review
☐ Public Hearing
☐ Other *(Specify)*: _____
☐ Comprehensive Plan Amendment

Property Owners' List

Parcel	Property Address	Owner	Acres
22-5450-1188-170-1	0 Dryden Road	WINWARD MILL LLC	0.442 ac.
22-5450-1188-057-0	0 Northpoint Parkway	WINWARD MILL LLC	4.848 ac.
22-5500-1177-142-5	0 Northpoint Parkway	WINWARD PARK MASTER ASSOCIATION INC	0.972 ac
21-5490-1112-050-0	0 Northpoint Parkway	WINWARD POINT WHP INC	3.27 ac.
22-5450-1188-059-6	0 Northpoint Parkway	WINWARD POINT WHP INC	7.3 ac.
21-5490-1112-049-2	0 Northpoint Parkway	WINWARD PARK MASTER ASSOCIATION INC	4.113 ac.

Applicant Request And Intent

What is the proposed use(s) of the property?

See attached Letter of Intent.

Applicant's Request (Please itemize the proposal):

See attached Letter of Intent.

Applicant's Intent *(Please describe what the proposal would facilitate)*:

See attached Letter of Intent.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Windward Mill, LLC Telephone:

Address: 5607 Glenridge Drive Suite: Suite 430

City Atlanta State: GA Zip: 30342 -

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

- ☐ Annexation
- ☐ Special Use
- ☐ Rezoning
- ☐ Conditional Use
- ☒ Variance
- ☒ Master Plan
- ☐ Land Use Application
- ☐ Other

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Kathryn M. Zickert - Smith, Gambrell & Russell, LLP Telephone: 404-815-3704

Address: 1105 W. Peachtree Street Suite: 1000

City Atlanta State: GA Zip: 30309 -

So Sworn and Attested:

Owner Signature: Robert D. Wood Date: 9/26/22

Notary:

Notary Signature: Betsy B. Marshall Date: 9/26/22

My Commission Expires: June 19, 2023

Betsy B Marshall NOTARY PUBLIC Gwinnett County, Georgia

12

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Windward Park Master Association, Inc. Telephone:

Address: 5607 Glenridge Drive Suite: Suite 430

City Atlanta State: GA Zip: 30342 -

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

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- ☐ Annexation
- ☐ Special Use
- ☐ Rezoning
- ☐ Conditional Use
- ☒ Variance
- ☒ Master Plan
- ☐ Land Use Application
- ☐ Other

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Kathryn M. Zickert - Smith, Gambrell & Russell, LLP Telephone: 404-815-3704

Address: 1105 W. Peachtree Street Suite: 1000

City Atlanta State: GA Zip: 30309 -

So Sworn and Attested:

Owner Signature: Date: 9/26/22

Notary:

Notary Signature: Betsy B. Marshall Date: 9/26/22

My Commission Expires: June 19, 2023

Betsy B Marshall NOTARY PUBLIC Gwinnett County, Georgia

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Windward Point WHP, Inc. Telephone:

Address: 5607 Glenridge Drive Suite: Suite 430

City Atlanta State: GA Zip: 30342 -

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

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- ☐ Special Use
- ☐ Rezoning
- ☐ Conditional Use
- ☒ Variance
- ☒ Master Plan
- ☐ Land Use Application
- ☐ Other

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Kathryn M. Zickert - Smith, Gambrell & Russell, LLP Telephone: 404-815-3704

Address: 1105 W. Peachtree Street Suite: 1000

City Atlanta State: GA Zip: 30309 -

So Sworn and Attested:

Owner Signature: Robert W. Wolf Date: 9/26/22

Notary:

Notary Signature: Betsy B. Marshall Date: 9/26/22

My Commission Expires: June 19, 2023

Betsy B Marshall NOTARY PUBLIC Gwinnett County, Georgia

DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent: Empire Communities

Subject Public Hearing Case: _____

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of $250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: Donald Mitchell Position: City Council

Description of Contribution: Campaign Contribution Value: $2,800

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-3.

Signature: _____ Date: 9/29/22

DISCLOSURE FORM

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Name of Applicant ~~or Opponent~~: META Real Estate Partners

Subject Public Hearing Case: _____

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of $250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: _____ Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-3.

Signature: _____ Date: 9/26/22

DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

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Name of Applicant ~~or Opponent~~: Windward Mill, LLC

Subject Public Hearing Case: _____

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of $250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: _____ Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-3.

Signature: _____ Date: 9/26/22

DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

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Name of Applicant ~~or Opponent~~: Windward Park Master Association, Inc.

Subject Public Hearing Case: _____

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of $250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: _____ Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-3.

Signature: _____ Date: 9/26/22

DISCLOSURE FORM

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Name of Applicant ~~or Opponent~~: Windward Point WHP, Inc.

Subject Public Hearing Case: _____

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of $250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: _____ Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-3.

Signature: _____ Date: 9/26/22

DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant ~~or Opponent~~: Winward Point WHP, Inc.

Subject Public Hearing Case: _____

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Name of Official: Donald Mitchell Position: City Council

Description of Contribution: Campaign Contribution Value: $500.00

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-3.

Signature: Kathryn M Zickert Kathryn M. Zickert
Smith, Gambrell & Russell, LLP Date: 09.30.2022

DISCLOSURE FORM

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Campaign Contribution Information:

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Signature: _____ J. Alexander Brock
Smith, Gambrell & Russell, LLP

Date: 09.30.2022

DISCLOSURE FORM

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Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant ~~or Opponent~~: Winward Point WHP, Inc.

Subject Public Hearing Case: _____

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Description of Contribution: _____ Value: _____

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Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-3.

Signature: Dennis J. Webb, Jr.
Smith, Gambrell & Russell, LLP

Date: 09.30.2022

Alpharetta Planning Commission Review Criteria

How will this proposal be compatible with surrounding properties?

See attached Letter of Intent

How will this proposal affect the use and value of the surrounding properties?

See attached Letter of Intent

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.

See attached Letter of Intent

What would be the increase to population and traffic if the proposal were approved?

See attached Letter of Intent

What would be the impact to schools and utilities if the proposal were approved?

See attached Letter of Intent

How is the proposal consistent with the Alpharetta Comprehensive Plan; particularly the Future Land Use Map?

See attached Letter of Intent

Are there existing or changing conditions which affect the development of the property and support the proposed request?

See attached Letter of Intent

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

Board Of Zoning Appeals Review Criteria

Please respond to the following ONLY if you are applying for a zoning variance.

Are there extraordinary and exceptional conditions pertaining to the subject property because of its size, shape, or topography? Please describe them.

N/A

Would the application of the Zoning Code standards as they relate to the subject property create an unnecessary hardship? Please explain.

N/A

Are there conditions that are peculiar to the subject property? Please describe them in detail.

N/A

Would relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the Zoning Code? Please defend your response.

N/A

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

CITIZEN PARTICIPATION FORM - PART A

This form must be completed and submitted with the applicant's completed Public Hearing Application. Applications submitted to the City of Alpharetta without a completed Citizen Participation Form - Part A will not be accepted.

Public Hearing or Project Name: _____

Contact Name: Kathryn M. Zickert Telephone: 404.815.3500

The following people will be notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified. Use additional pages as needed.

See attached

Method by which these individuals will be contacted. Please mark all that apply. *If you select "Other," please provide a description of the method of contact that will be used.*

- [x] Letter
- [ ] Personal Visits
- [ ] Telephone
- [ ] Group Meeting
- [ ] Email
- [ ] Other *(Please Specify)*

Please describe the method(s) by which these individuals will have the opportunity to respond or contact the applicant with questions or concerns about the proposal.

Individuals can ask questions via email or telephone, and at the public participation meeting.

500’ Property Owner List

Parcel #	Owner	Owner’s Address	
22 545011880190	MARTA	2424 PIEDMONT RD NE	ATLANTA GA 30324
22 545011880240	MANUS GLENN E	80 SPRING PLACE DR	JASPER GA 30143
21 550011771433	Unidentified	Unidentified	Unidentified
22 545011890892	GRANDHI MRIDULA	332 BEACONS PL	ALPHARETTA GA 30005
22 545011890694	BANDARU SREEKANTH & PAMU VIJAYA LAKSHMI	523 HEADWIND WAY	ALPHARETTA GA 30005
22 545011890975	LENNAR GEORGIA INC	1000 HOLCOMB WOODS PKWY BLDG/STE 200 200	ROSWELL GA 30076
22 545011890900	MANNE VENKATA NAVEEN KUMAR & KOLLI JHANSI	330 BEACONS PL	ALPHARETTA GA 30005
22 545011890991	LENNAR GEORGIA INC	1000 HOLCOMB WOODS PKWY BLDG/STE 200 200	ROSWELL GA 30076
22 545011890926	WADHWANI POOJA & SHAVKANI DHARMENDRA KUMAR	326 BEACONS PL	ALPHARETTA GA 30005
22 545011890728	ZHANG JIE & HUANG YUN	517 HEADWIND WAY	ALPHARETTA GA 30005
22 545011890801	LENNAR GEORGIA INC	1000 HOLCOMB WOODS PKWY BLDG/STE 200 200	ROSWELL GA 30076
22 545011880794	YANG NING & WANG DUYUAN	6240 CLIFTON CIR	SUWANEE GA 30024
22 545011880778	SINGH RAM CHANDER & SINGH PRIYA	507 HEADWIND WAY	ALPHARETTA GA 30005
22 545011880950	320 BEACONS PLACE LLC	4170 FALLS RIDGE DR	ALPHARETTA GA 30022
22 545011880760	PONNAM BALA SUDARSHAN & KOLLI SRUTHI	509 HEADWIND WAY	ALPHARETTA GA 30005
22 545011880752	AMARAPU SINDHU & DATHI VENKAT KIRAN	511 HEADWIND WAY	ALPHARETTA GA 30005
22 545011880851	SWAMINATHAN SUBRAMANIAN	327 BEACONS PL	ALPHARETTA GA 30005
22 545011880844	LINGAM SHEELA RANI	104 ROYAL BURGESS WAY	MCDONOUGH GA 30253
22 545011880836	ADABALA RAMYA SREE & BUDI VENKATA SRIKANTH	331 BEACONS PL	ALPHARETTA GA 30005
22 545011880828	GUO JINSI & GUAN HONG	2640 BARLEY DOWNS CIR	CUMMING GA 30040

22 545011881016	DEVELOPMENT AUTHORITY OF FULTON COUNTY	141 PRYOR ST SW STE 2052	ATLANTA GA 30303
22 545011881677	BAJAJ PAVAN K & LOYA SANDHYA	907 CATAMARAN CT	ALPHARETTA GA 30005
22 545011881578	LEVITT FANNY	746 TOPSAIL LANE	ALPHARETTA GA 30005
22 545011881651	CASE CHRISTINE MARIE CASE KAITLIN ELIZABETH	903 CATAMARAN CT	ALPHARETTA GA 30005
22 545011881560	LENNAR GEORGIA INC	1000 HOLCOMB WOODS PKWY BLDG/STE 200 200	ROSWELL GA 30076
22 545011881545	LENNAR GEORGIA INC	1000 HOLCOMB WOODS PKWY BLDG/STE 200 200	ROSWELL GA 30076
22 545011881537	YOON HYUNG JU & YOON CHRISTINE JINHEE	738 TOPSAIL LANE	ALPHARETTA GA 30005
22 545011881636	LENNAR GEORGIA INC	1000 HOLCOMB WOODS PKWY BLDG/STE 200 200	ROSWELL GA 30076
22 545011881503	LENNAR GEORGIA INC	1000 HOLCOMB WOODS PKWY BLDG/STE 200 200	ROSWELL GA 30076
22 545011881610	LENNAR GEORGIA INC	1000 HOLCOMB WOODS PKWY BLDG/STE 200 200	ROSWELL GA 30076
22 545011881602	LENNAR GEORGIA INC	1000 HOLCOMB WOODS PKWY BLDG/STE 200 200	ROSWELL GA 30076
22 545011881404	JENKINS ANTHONY LAMAR	722 TOPSAIL LANE	ALPHARETTA GA 30005
22 545011881586	LENNAR GEORGIA INC	1000 HOLCOMB WOODS PKWY BLDG/STE 200 200	ROSWELL GA 30076
22 545011881396	POLEPEDDI BHAVANI SHANKER NIVAS & BHAGAVATULA LAKSHMI SARASWATHI	720 TOPSAIL LANE	ALPHARETTA GA 30005
22 545011881487	GUNTURU NAVEENA & PRASAD RAMISETTI VENKATESWARA RAVI	400 CARAVELLE WALK	ALPHARETTA GA 30005
22 545011881107	OTERO GALVIS ROCELIE DEL MAR & IGLESIAS ABBATEMARCO GABRIEL ANDRES	537 HEADWIND WAY	ALPHARETTA GA 30005
22 545011881453	METRO ATLANTA PROPERTY GROUP LLC	8025 PRESTWICK CIR	DULUTH GA 30097

22 545011881115	MITRA ANGIR & SHARMISTHA	535 HEADWIND WAY	ALPHARETTA GA 30005
22 545011881446	JENA AXAYA KUMAR & JENA BISMITA SRICHANDAN	408 CARAVELLE WALK	ALPHARETTA GA 30005
21 550011760089	A T & T RESOURCE MGMT CORP	1010 PINE 9E-L-01	SAINT LOUIS MO 63101
22 545011881701	WINDWARD MILL LLC	P O BOX 450233	ATLANTA GA 31145-0233
22 545011880604	LENNAR GEORGIA INC	1000 HOLCOMB WOODS PKWY BLDG/STE 200 200	ROSWELL GA 30076
21 549011120500	WINDWARD PARK MASTER ASSOCIATION INC	5605 GLENRIDGE DR STE 880	ATLANTA GA 30342
21 549011120492	WINDWARD PARK MASTER ASSOCIATION INC	5605 GLENRIDGE DR STE 880	ATLANTA GA 30342
22 545011880596	WINDWARD POINT WHP INC	3930 E JONES BRIDGE RD STE 145	NORCROSS GA 30092
22 545011880646	MARTA	2424 PIEDMONT RD NE	ATLANTA GA 30324-3330
21 549011120237	ORF II WINDWARD CROSSING LLC A	5865 N POINT PARKWAY STE 250	ALPHARETTA GA 30022
21 549011120468	GEORGIAS OWN CREDIT UNION	1155 PEACHTREE ST NE STE 400	ATLANTA GA 30309-3600
21 549011120476	LAUKIEN DIRK	24 WATERWAY AVE STE 225	SPRING TX 77380
21 549011110345	A D P INC	3520 PIEDMONT RD NE STE 410	ATLANTA GA 30305-1512
21 549011110402	DIAMONDROCK ALPHARETTA OWNER LLC	3 BETHESDA METRO CENTER STE 1500	BETHESDA MD 20814
21 549011120419	KM BUILDING LLC	5780 WINDWARD PKWY STE 275	ALPHARETTA GA 30005-5216
21 550011780194	RADIANT NORTH POINT PROPERTIES LLLP	1170 PEACHTREE ST STE 2000	ATLANTA GA 30309
22 545011890678	GAVINI SHIREESHA & SURENDAR REDDY	527 HEADWIND WAY	ALPHARETTA GA 30005
22 545011890686	PALMER MAURICE LAJUANE	525 HEADWIND WAY	ALPHARETTA GA 30005
22 545011890967	LENNAR GEORGIA INC	1000 HOLCOMB WOODS PKWY BLDG/STE 200 200	ROSWELL GA 30076
22 545011890702	HUANG YINJIE	425 LAFAYETTE CLOSE	ROSWELL GA 30075
22 545011890983	LENNAR GEORGIA INC	1000 HOLCOMB WOODS PKWY BLDG/STE 200 200	ROSWELL GA 30076

22 545011890710	GUNDLA KONDAL REDDY	519 HEADWING WAY	ALPHARETTA GA 30005
22 545011890918	SOMARAJU MADHURIMA & CHANDRASEKARA RAO	2495 MANOR VW	CUMMING GA 30041
22 545011890736	YAN QIONG & CAO CHEN	4130 BRADBURY LN	ALPHARETTA GA 30022
22 545011890934	NOMULA RAJANI & RAYABARAPU PAVAN	324 BEACONS PL	ALPHARETTA GA 30005
22 545011880786	KIM YUUN KWAN & KYE OK	505 HEADWIND WAY	ALPHARETTA GA 30005
22 545011880943	GUNDLA KONDAL REDDY	322 BEACONS PL	ALPHARETTA GA 30005
22 545011880745	KOTAMRAJU NALINI R & KASTURIPANI VEERA LAXMAN	513 HEADWIND WAY	ALPHARETTA GA 30005
22 545011880885	PANDYA SNEHALKUMAR GIRISHKUMAR & TANVI SNEHALKUMAR	321 BEACONS PL	ALPHARETTA GA 30005
22 545011880877	JACKSON D J	323 BEACONS PL	ALPHARETTA GA 30005
22 545011880869	KARNWAL HIMANSHU & GARIMA	5680 PRESERVE CIR	ALPHARETTA GA 30005
22 545011880810	DONTHAMSETTY RAMESH C ET AL	304 BRIARCLIFF RD	WEST POINT GA 31833
22 545011891007	LENNAR GEORGIA INC	1000 HOLCOMB WOODS PKWY BLDG/STE 200 200	ROSWELL GA 30076
22 545011880570	WINDWARD MILL LLC	P.O. BOX 450233	ATLANTA GA 31145-0233
22 545011880588	MARTA	2424 PIEDMONT RD NE	ATLANTA GA 30324-3330
22 545011881693	KAPOOR TARUN & KOTHAPALLI AKHILA REDDY	911 CATAMARAN CT	ALPHARETTA GA 30005
22 545011881685	FRASARD MICHAEL C	909 CATAMARAN CT	ALPHARETTA GA 30005
22 545011881669	NOBLE MERCY GIRLIE BERINA	905 CATAMARAN CT	ALPHARETTA GA 30005
22 545011881552	LENNAR GEORGIA INC	1000 HOLCOMB WOODS PKWY BLDG/STE 200 200	ROSWELL GA 30076
22 545011881644	ROGERS CAMPUS II LLC	2050 MARCONI DR	ALPHARETTA GA 30005
22 545011881529	KUMARAVELU THIYAGARAJAN & BABU BHARATHI SHANMUGA	736 TOPSAIL LANE	ALPHARETTA GA 30005
22 545011881511	PENSON JUSTIN RASHAD & BROWN NAKIA LESHAI	734 TOPSAIL LANE	ALPHARETTA GA 30005

22 545011881628	LENNAR GEORGIA INC	1000 HOLCOMB WOODS PKWY BLDG/STE 200 200	ROSWELL GA 30076
22 545011881495	KRUG KIMBERLY ANN	730 TOPSAIL LANE	ALPHARETTA GA 30005
22 545011881438	ASAYESH NIHAL	728 TOPSAIL LANE	ALPHARETTA GA 30005
22 545011881420	LANG RUILI & ZHANG CHUNFU	726 TOPSAIL LANE	ALPHARETTA GA 30005
22 545011881412	RAVULAPALLI TEJASWINI & CHOWDARY ARE NITIN	724 TOPSAIL LANE	ALPHARETTA GA 30005
22 545011881594	LENNAR GEORGIA INC	1000 HOLCOMB WOODS PKWY BLDG/STE 200 200	ROSWELL GA 30076
22 545011881479	KAUSHIK BHUPESH & SANGEETA	402 CARAVELLE WALK	ALPHARETTA GA 30005
22 545011881099	FLEMING JAI SHA MONE	539 HEADWIND WAY	ALPHARETTA GA 30005
22 545011881461	YOUSEFI FAYSAL	8025 PRESTWICK CIR	DULUTH GA 30097
22 545011881123	HAYES LARRY	533 HEADWIND WAY	ALPHARETTA GA 30005
22 545011881131	JAMESON JOHN JOSEPH III	531 HEADWIND WAY	ALPHARETTA GA 30005
22 545011881149	ZHANG YONG & MA LIYA	5566 FARMSIDE WAY	ALPHARETTA GA 30022
21 550011771425	WINDWARD PARK MASTER ASSOCIATION INC	5605 GLENRIDGE DR STE 880	ATLANTA GA 3+A1:D920342

1105 W. Peachtree Street, N.E., Suite 1000
Atlanta, Georgia 30309-3592
Tel: 404 815-3500 www.sgrlaw.com

SMITH, GAMBRELL & RUSSELL, LLP
Attorneys at Law

Kathryn M. Zickert
Direct Tel: 404-815-3704
kzickert@sgrlaw.com

November 1, 2022

RE: 0 Dryden Road and 0 Winward Parkway Alpharetta, Georgia
Tax Parcel Nos.: 22-5450-1188-170-1; 22-5450-1188-057-1; 22-5500-1177-142-5; 21-5490-1112-050-0; 22-5450-1188-059-6; and 21-5490-1112-049-2

Dear Neighbor:

You are receiving this notification because you are an owner of property within 500 feet of the above-referenced property. This notice is to invite you, if you are interested, to a Community Zoning Information Meeting to detail the applicant's request involving property at 0 Dryden Road and 0 Winward Parkway Alpharetta, Georgia. The applicant seeks permission to develop _____. Their Application to the City of Alpharetta requests the following:

1. Amendment to the Windward Park Master Plan

The Community Zoning Information Meeting (CZIM) for this request will be held on Wednesday, November 9 2022 at 6:00 p.m. at City Hall, 2 Park Plaza, Alpharetta, GA 30009. This is an informal meeting to allow the public to view public hearing requests, ask questions, and provide feedback. If additional meetings seem advisable, then of course we will also have them.

This item will be considered by the Planning Commission on Thursday, December 1, 2022 at 6:30 PM and City Council on Monday, December 12, 2022 at 6:30 PM. All meetings will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached at 404.815.3500 or kzickert@sgrlaw.com.

Sincerely,

Kathryn M Zickert

Kathryn M. Zickert

cc: Ms. Kathi Cook
Mr. Dimitri Gach

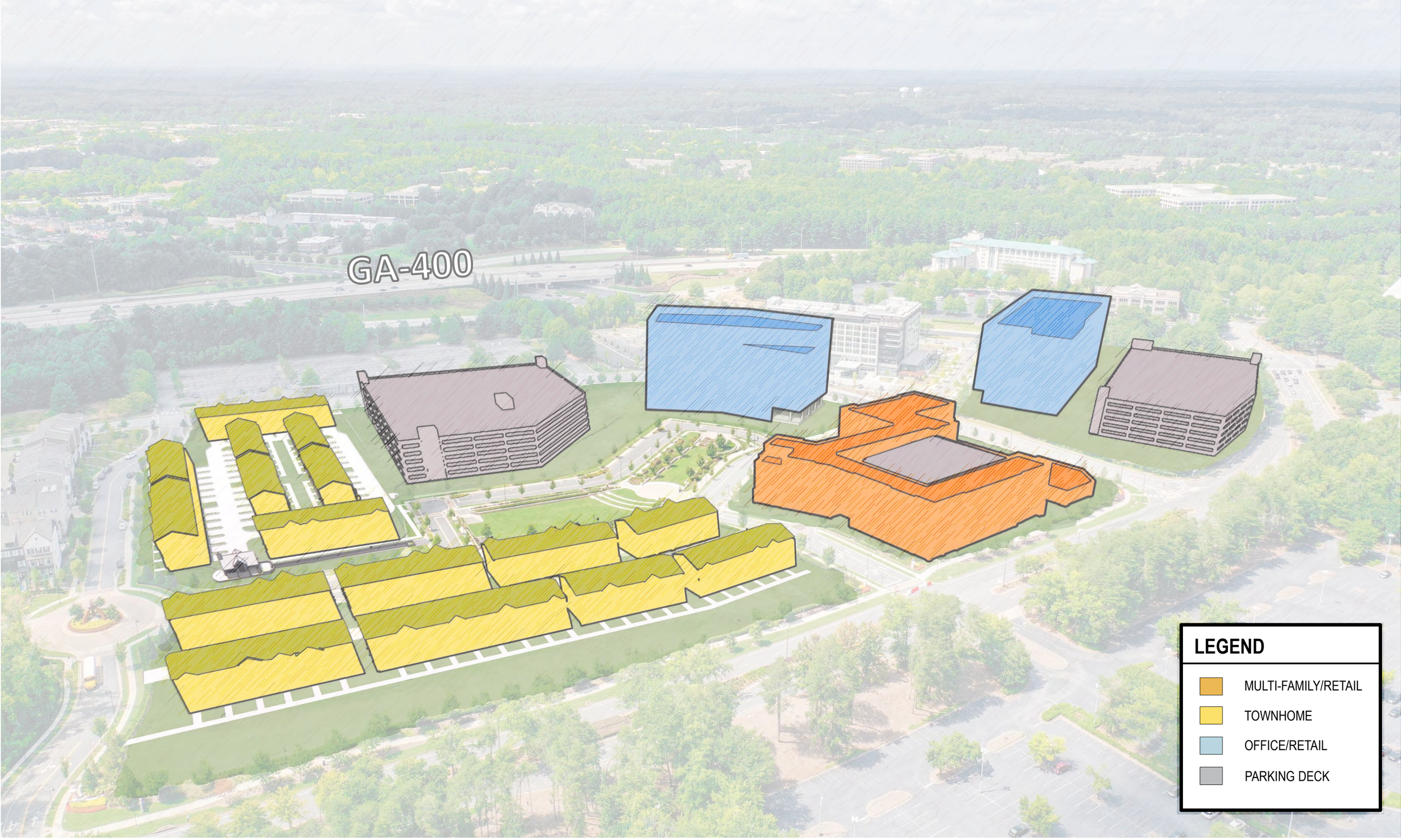
DRAFT

WINDWARD PARK

WINDWARD PARK 11-1-2022

EXISTING SITE OVERVIEW

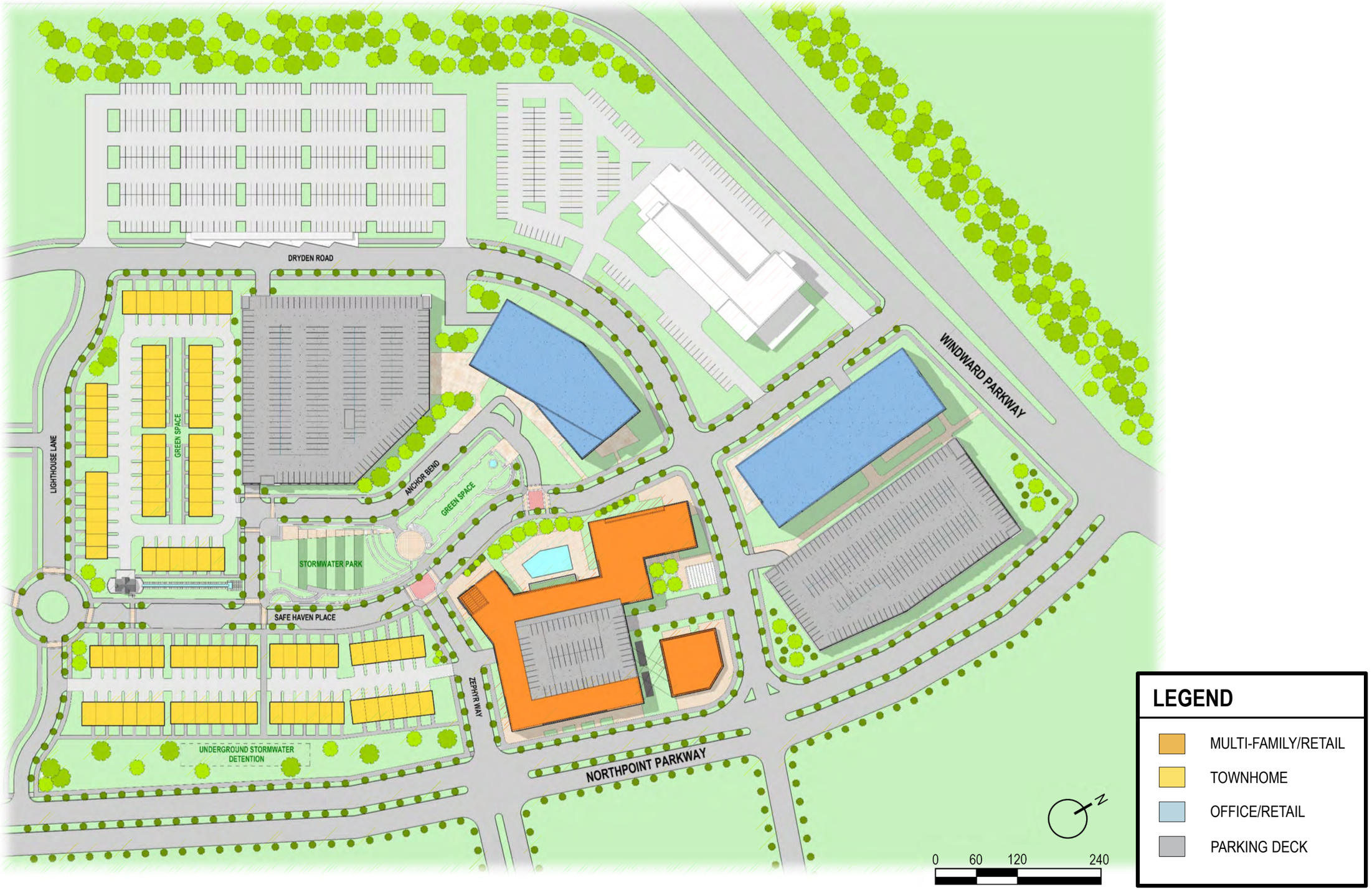
COOPER CARRY



WINDWARD PARK 11-1-2022

PROPOSED SITE OVERVIEW

COOPER CARRY



WINDWARD PARK 11-1-2022

SITE PLAN

COOPER CARRY

SITE PLAN CHECKLIST

- [x] KEY AND/OR LEGEND AND SITE LOCATION MAP WITH NORTH ARROW
- [x] BOUNDARY SURVEY OF SUBJECT PROPERTY WHICH INCLUDES DIMENSIONS ALONG PROPERTY LINES THAT MATCH THE METES AND BOUNDS OF THE PROPERTY'S WRITTEN LEGAL DESCRIPTION AND CLEARLY INDICATES THE POINT OF BEGINNING
- [x] ACREAGE OF THE SUBJECT PROPERTY
- [x] LOCATION OF LAND LOT LINES AND IDENTIFICATION OF LAND LOTS
- [x] EXISTING, PROPOSED, NEW DEDICATED, AND FUTURE RESERVED RIGHTS-OF-WAY OF ALL STREETS, ROADS, AND RAIL LINES ADJACENT TO AND ON THE SUBJECT PROPERTY.
- [x] PROPOSED STREETS ON THE SUBJECT SITE.
- [x] CURRENT ZONING OF THE SUBJECT SITE AND ADJOINING PROPERTIES.
- [x] EXISTING BUILDINGS (WITH SQUARE FOOTAGES, HEIGHTS, AND STORIES), WELLS, DRIVEWAYS, FENCES, CELL TOWERS, AND ANY OTHER STRUCTURES OR IMPROVEMENTS ON THE SUBJECT PROPERTY.
- [x] LOCATION OF PROPOSED BUILDINGS WITH SQUARE FOOTAGES, HEIGHTS, AND STORIES.
- N/A LAYOUT AND MINIMUM LOT SIZE OF PROPOSED SINGLE-FAMILY RESIDENTIAL LOTS.
- [x] TOPOGRAPHY OF SUBJECT SITE.
- [x] REQUIRED AND PROPOSED SETBACKS.
- [x] 100-YEAR FLOOD PLAIN HORIZONTAL LIMITS AND FLOOD ZONE DESIGNATIONS AS SHOWN ON SURVEY OR FEMA FIRM MAPS.
- [x] REQUIRED LANDSCAPE STRIPS, UNDISTURBED BUFFERS, AND ANY OTHER NATURAL AREAS AS REQUIRED OR PROPOSED.
- [x] TREE LINES, WOODLANDS, SIGNIFICANT TREES WITH CRITICAL ROOT ZONES (1.3 X TRUNK DIAMETER), AND OPEN FIELDS ON SUBJECT SITE.
- [x] REQUIRED AND PROPOSED PARKING SPACES, LOADING, AND UNLOADING FACILITIES.
- N/A LAKES, STREAMS, AND OTHER WATERS ON THE SITE AND ASSOCIATED BUFFERS. WETLANDS SHOWN ON GIS MAPS OR SURVEY.
- [x] PROPOSED STORMWATER MANAGEMENT FACILITIES.
- [x] ENTRANCE DISTANCE PROFILE ASSUMING THE DRIVER'S EYE AT A HEIGHT OF 3.5 FEET. EXISTING DRIVEWAYS LOCATED WITHIN 150 FEET OF THE SUBJECT PROPERTY ON ADJACENT OR NEARBY PARCELS (INCLUDING THOSE PARCELS ON THE OPPOSITE SIDE OF A PUBLIC STREET).
- [x] PROPOSED ACCESS DRIVEWAYS AND THE AVAILABLE INTERSECTION SIGHT DISTANCE (ACCORDING TO AASHTO GREEN BOOK)

SITE NOTES

NOTE 1:
NO CHANGES HAVE BEEN MADE TO THE EXISTING DRIVEWAYS AND AS SHOWN, MEET THE AASHTO REQUIREMENTS, REQUIREMENTS FOR SITE DISTANCE AND WERE PREVIOUSLY APPROVED BY CITY OF ALPHARETTA.

NOTE 2:
NO LAKES, STREAMS, WETLANDS, FLOOD ZONES OR FLOOD PLANS EXIST ON THE SITE.

SITE VICINITY MAP

PROPOSED USE (SITE)

SITE DATA
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
LAND LOTS: **1112, 1177, 1188, 1189**
CURRENT ZONING: **CUP**
FUTURE LAND USE: **MU**
TOTAL ACREAGE: **19.17 ACRES**

SETBACKS:
NORTHPOINT PKWY. @ SITE 4 – 60'-0"
NORTHPOINT PKWY. @ SITES 2 & 3– 30'-0"
WINDWARD PKWY. @ SITE 2 – 30'-0"
SAFE HAVEN PLACE – 10'-0"
DRYDEN ROAD – 10'-0"
ANCHOR BEND – 10'-0"
LIGHTHOUSE LANE – 10'-0"
ZEPHYR WAY – 10'-0"

LANDSCAPE STRIPS
NORTHPOINT PKWY. – 20'-0"
WINDWARD PKWY. – 20'-0"
ALL OTHER ROAD FRONTAGE (BOTH PRIVATE AND PUBLIC) – 10'-0"

SITE STANDARDS:
MIN. AMENITY AREA: **N/A**
PROP. AMENITY AREA: **0.97 ACRES**

MAX. BUILDING/PARKING COVERAGE:
PER MP-15-04/V-15-08: 36% of 47.65 ac = 17.15 AC ACROSS OVERALL MASTER PLAN
EXISTING BUILDING COVERAGE:
-5.14 ACRES (CARAVELLE)
-1.72 ACRES (HOTEL)
EXISTING TOTAL: 6.86 ACRES
PROPOSED BUILDING COVERAGE:
PROP. BUILDING COVERAGE: (295,619 SF) 6.79 ACRES
PROP. PARKING DECK COVERAGE: (89,339 SF) 2.05 ACRES
PROPOSED BUILDING/PARKING COVERAGE: (384,958 SF) 8.84 ACRES

OVERALL BUILDING/PARKING COVERAGE: 15.69 ACRES

PROPOSED USE (BUILDING)

SITE 1
ACREAGE: **4.25 ACRES**
BUILDING USE: **OFFICE**
TOTAL AREA: **250,000 SF**
HEIGHT: **132'-0"**
STORIES: **8**

SITE 2
ACREAGE: **4.33 ACRES**
BUILDING USE: **OFFICE**
TOTAL AREA: **250,000 SF**
HEIGHT: **118'-0"**
STORIES: **7**

SITE 3
ACREAGE: **3.16 ACRES**
BUILDING USE: **MULTI-FAMILY**
TOTAL AREA: **165,000 SF**
- **33,000 SF/FLOOR**

HEIGHT: **70'-0"**
STORIES: **5**
MULTI-FAMILY: **132,000 SF**
- UNITS: **130**
- AVG SF/UNIT: **1,015 SF**

RETAIL: **23,000 SF**
AMENITY: **10,000 SF**

SITE 4
ACREAGE: **3.42 ACRES**
TOWNHOME UNITS: **49**
HEIGHT: **42'-0"**
STORIES: **3**
SF/UNIT (LINDSEY): **2,100 SF**
SF/UNIT (CLOVER): **2,508 SF**

SITE 5
ACREAGE: **3.00 ACRES**
TOWNHOME UNITS: **51**
HEIGHT: **42'-0"**
STORIES: **3**
SF/UNIT (LINDSEY): **2,100 SF**
SF/UNIT (CLOVER): **2,508 SF**

PARKING

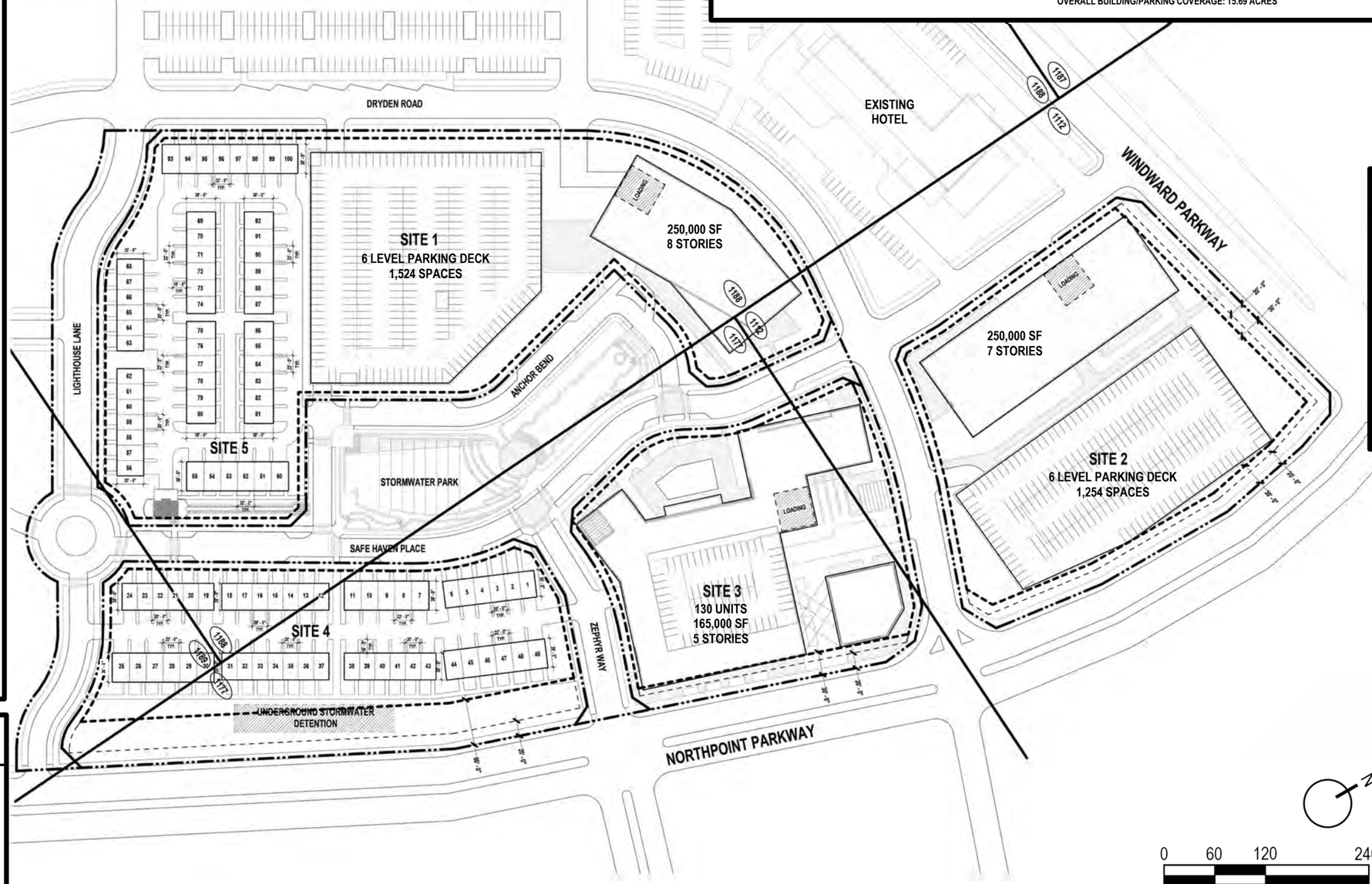
SITE 1
5.5 SPACES/1000 SF
TOTAL REQUIRED: 1,375 SPACES
TOTAL PROVIDED: **1,524 SPACES**
- **6 LEVELS @ 254 SPACES**

SITE 2
5.5 SPACES/1000 SF
TOTAL REQUIRED: 1,375 SPACES
TOTAL PROVIDED: **1,254 SPACES**
- **6 LEVELS @ 209 SPACES**

SITE 3
1.0 SPACE/BED | **375 SPACES**
RETAIL PARKING: **150 SPACES**
(WITH ON-STREET PARKING SPACES)

SITE 4
2.0 SPACE/UNIT | **98 SPACES**
(WITH ON-STREET PARKING SPACES)

SITE 5
2.0 SPACE/UNIT | **102 SPACES**
(WITH ON-STREET PARKING SPACES)



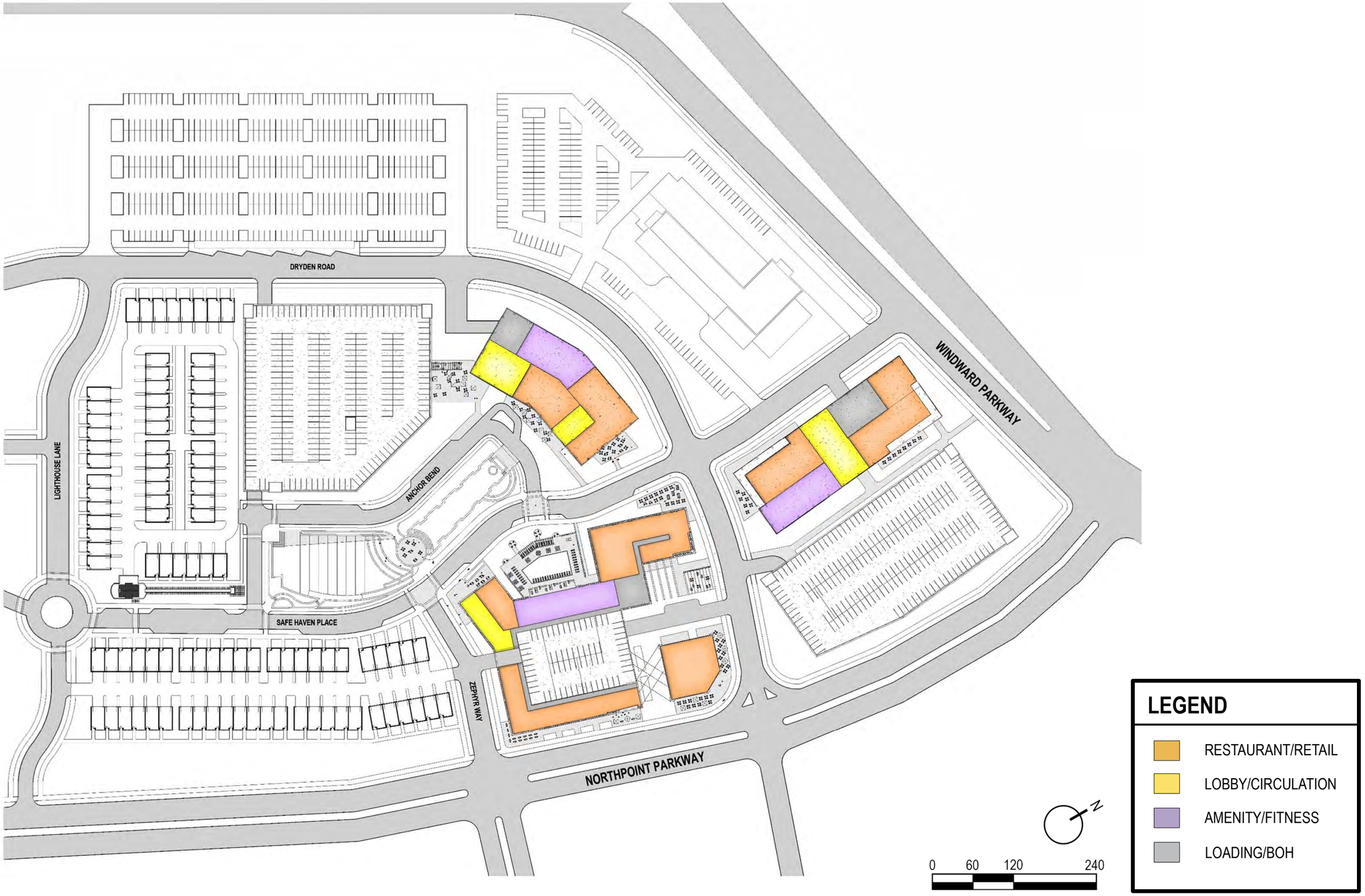
LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- LANDSCAPE STRIP
- ZONING PARCEL
- XXXX LANDLOT

WINDWARD PARK 11-1-2022

SITE PLAN / BUILDING INFO

COOPER CARRY



WINDWARD PARK 11-1-2022

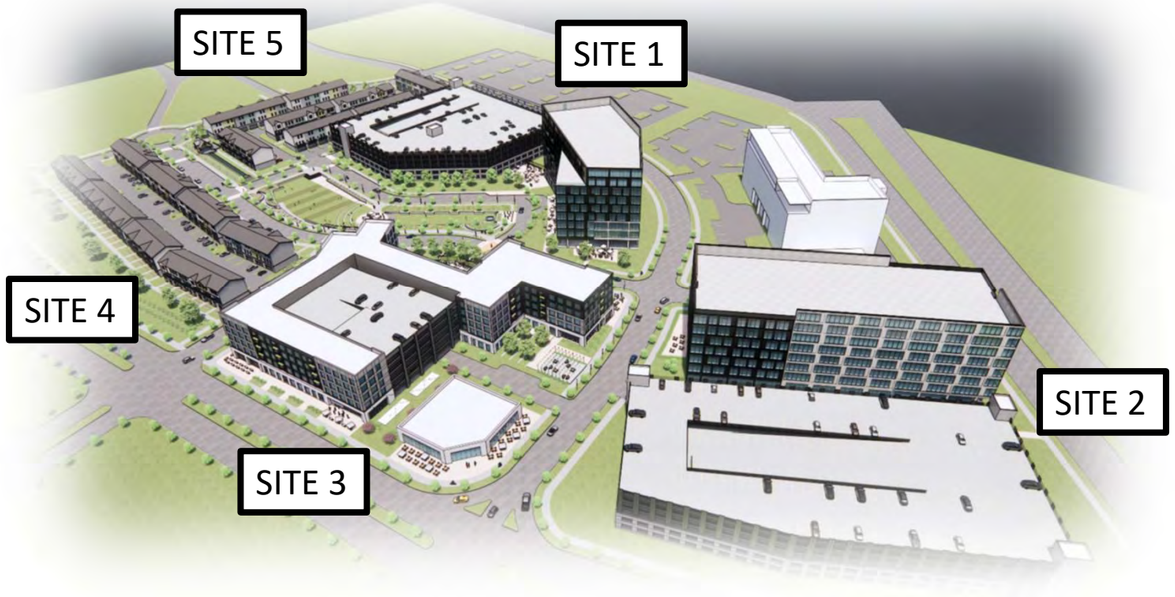
SITE PLAN, GROUND PLANE ACTIVATION

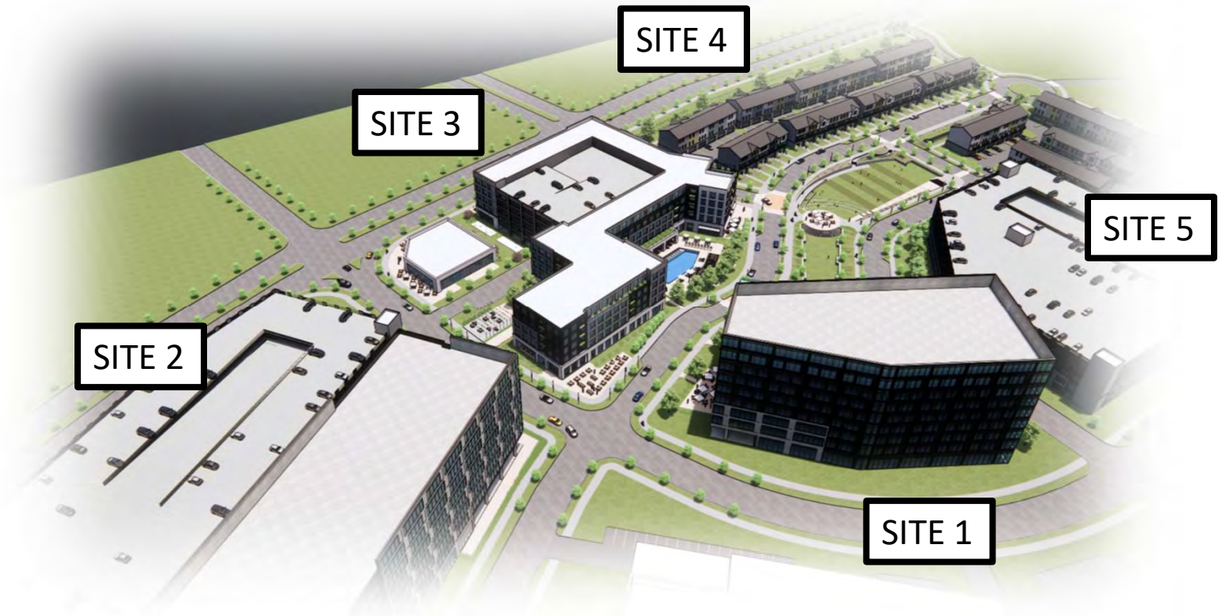
COOPER CARRY

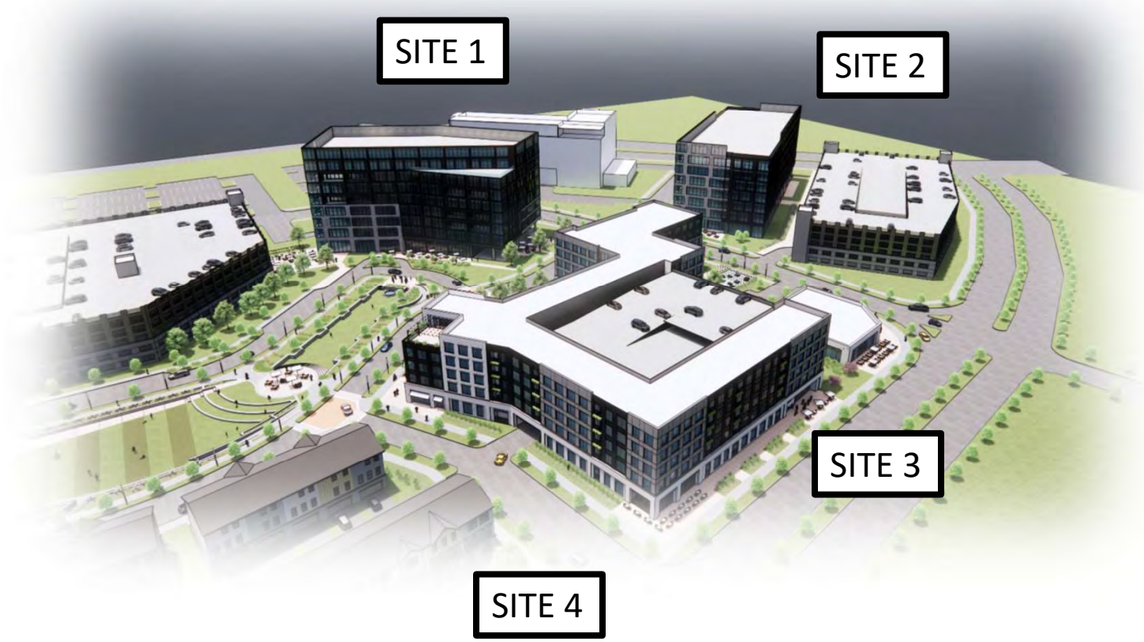
WINDWARD PARK 11-1-2022

SITE PLAN, GROUND PLANE ACTIVATION

COOPER CARRY


SITE 5
SITE 1
SITE 4
SITE 2
SITE 3


SITE 4
SITE 3
SITE 5
SITE 2
SITE 1


SITE 1
SITE 2
SITE 3
SITE 4

SITE 1
SITE 2
SITE 5
SITE 3
SITE 4

WINDWARD PARK 11-1-2022

SITE PERSPECTIVES

COOPER CARRY

WINDWARD PARK 11-1-2022

SITE PERSPECTIVES

COOPER CARRY

WINDWARD PARK 11-1-2022

SITE PERSPECTIVES

COOPER CARRY

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WINDWARD PARK 11-1-2022

SITE PERSPECTIVES

COOPER CARRY

WINDWARD PARK 11-1-2022

SITE PERSPECTIVES

COOPER CARRY

WINDWARD PARK 11-1-2022

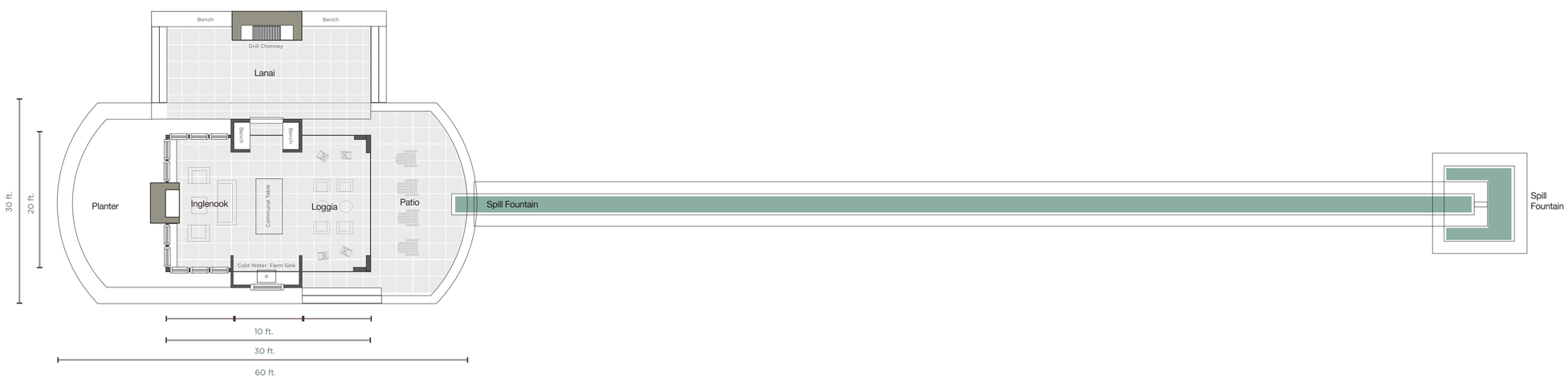
SITE PERSPECTIVES

COOPER CARRY

Lindsey
3BR/3BA
Rear Entry
(20x35)

ARGOSY PARK

PARK PAVILION



GRAPHIC SCALE IN FEET

0 10 20 40

NOTES:

EMPIRE COMMUNITIES

Troy King

SCALE: 1/16

DESIGNER: KING

CHECKER:

CLIENT: EMPIRE COMMUNITIES
5775 GLENRIDGE DRIVE
BUILDING D, SUITE 350
ATLANTA, GA 30328

PROJECT:

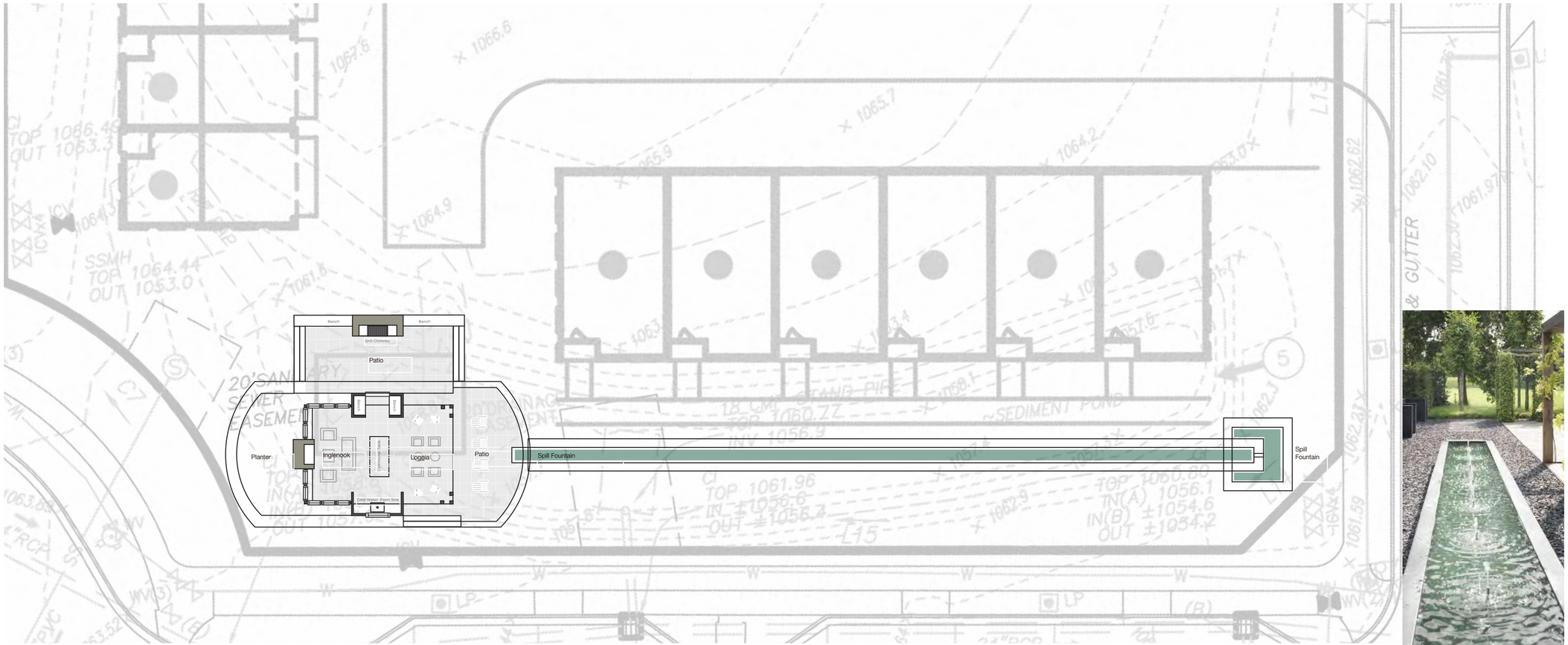
TITLE:

DATE:

0000000

SHEET NO: A10

PARK PAVILION



NOTES:

EMPIRE COMMUNITIES

Troy King

SCALE: 1/16

DESIGNER: KING

CHECKER:

CLIENT: EMPIRE COMMUNITIES
5775 GLENRIDGE DRIVE
BUILDING D, SUITE 350
ATLANTA, GA 30328

PROJECT:

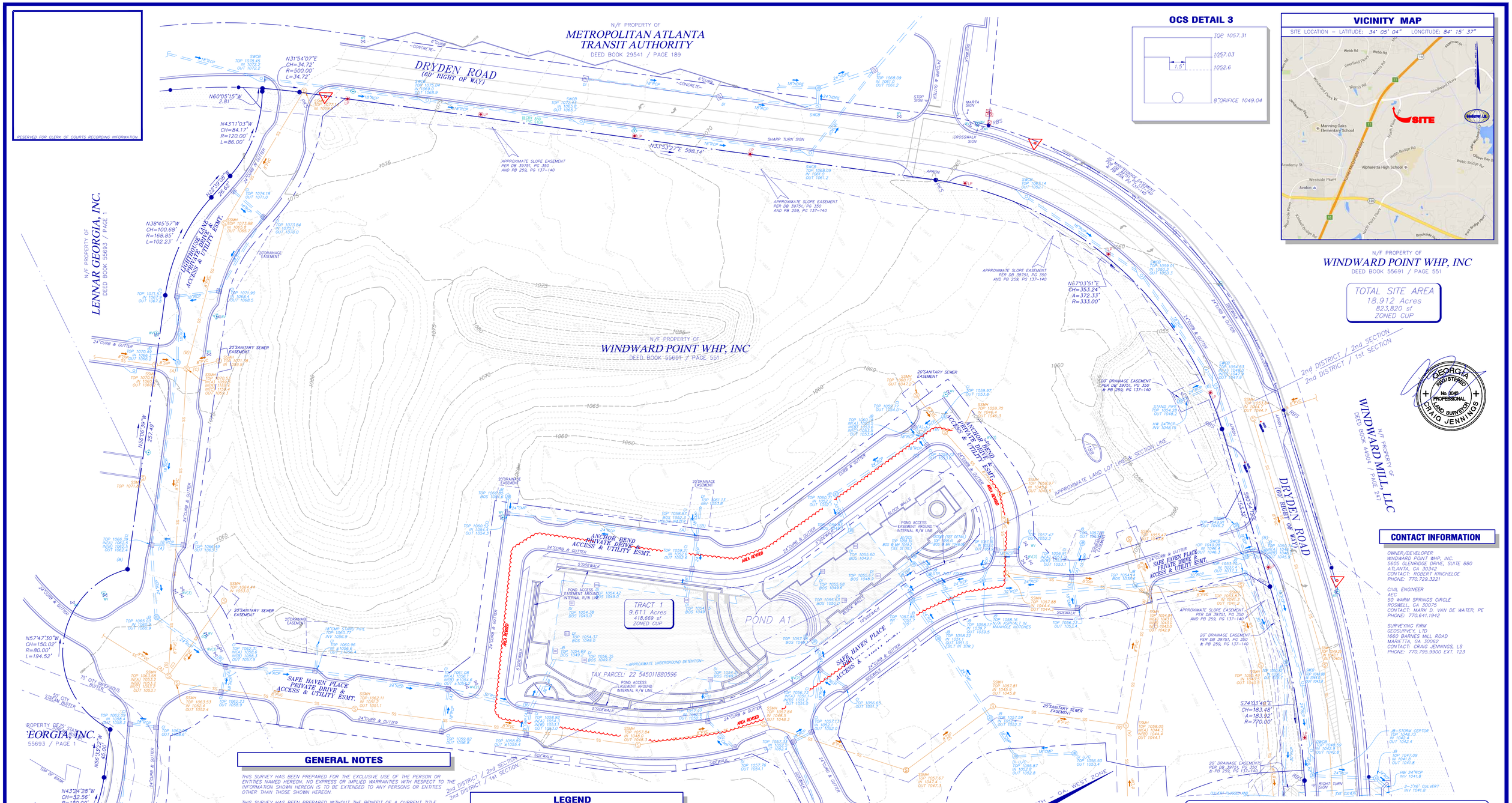
TITLE:

DATE:

0000000

SHEET NO: A10

RESERVED FOR CLERK OF COURTS RECORDING INFORMATION



OCS DETAIL 3

VICINITY MAP

SITE LOCATION – LATITUDE: 34° 05' 04" LONGITUDE: 84° 15' 37"

N/F PROPERTY OF
WINDWARD POINT WHP, INC
DEED BOOK 55691 / PAGE 551

TOTAL SITE AREA
18.912 Acres
823,820 sf
ZONED CUP

GEORGIA REGISTERED No. 3043 PROFESSIONAL LAND SURVEYOR CRAIG JENNINGS

GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13121C0059F, AND THE DATE OF SAID MAP IS SEPTEMBER 18, 2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

PLEASE NOTE: PROPERTY LINE INFORMATION IS SHOWN AS APPROXIMATE BASED ON SURVEY REFERENCE 2. NO UPDATED BOUNDARY SURVEY WAS PERFORMED BY GEOSURVEY, LTD.

THE SITE IS ZONED "CUP" (COMMUNITY UNIT PLAN DISTRICT).
PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

PLEASE NOTE: ABOVE GROUND UTILITIES ARE SHOWN HEREON.
NO UNDERGROUND UTILITIES WERE MARKED OR LOCATED.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(HARN)–STATE PLANE COORDINATE SYSTEM OF GEORGIA–WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

THIS PROJECT DOES ENCROACH ON EXISTING WETLANDS. A STATE STREAM BUFFER VARIANCE IS REQUIRED FOR THIS PROJECT, AND HAS BEEN RECEIVED (BV–060–16–1.1) DECEMBER 08, 2016, A USAGE WETLAND PERMIT HAS BEEN RECEIVED (SAS–2015–00577) ON APRIL 27, 2017.

CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 34,735, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE S–6 TOTAL STATION AND TRIMBLE TSC–3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 123,749 FEET. col. INT.

IF YOU DIG

Know what's **below.**
Call before you dig.
Dial 811
Or Call 800-282-7411

LEGEND

STANDARD ABBREVIATIONS		STANDARD SYMBOLS
AC	AIR CONDITIONER	OVERHEAD TRAFFIC SIGNAL LIGHT
BH	BORE HOLE	POWER POLE
BSL	BUILDING SETBACK LINE	GUY WIRE
CI	CURB INLET	POWER LINE
CMP	CORRUGATED METAL PIPE	LIGHT POLE
CMF	CONCRETE MONUMENT FND	ELECTRIC TRANSFORMER
CO	SANITARY CLEANOUT	
CPED	COMMUNICATION PEDESTAL	
CTP	CRIMPED TOP PIPE	WATER VAULT
DI	DROP INLET	
DIP	DUCTILE IRON PIPE	GAS VALVE
DWCB	DOUBLE WING CATCH BASIN	GAS METER
FNC	FENCE	WATER VALVE
FND	FOUND	WATER METER
GM	GAS METER	FIRE HYDRANT
INV	INVERT	UNDERGROUND ELECTRIC LINE
JB	JUNCTION BOX	UNDERGROUND GAS LINE
MH	MANHOLE	UNDERGROUND COMMUNICATION LINE
OHP	OVERHEAD POWER	UNDERGROUND WATER LINE
OTP	OPEN TOP PIPE	PHOTO POSITION INDICATOR
PM	POWER METER	
PKS	PK NAIL SET	
POB	POINT OF BEGINNING	
POC	POINT OF COMMENCEMENT	
RCP	REINFORCED CONCRETE PIPE	REGULAR PARKING SPACE COUNT
RBR	IRON REINFORCING BAR	
RBS	5/8"RBR SET CAPPED LSF 621	
SS	SANITARY SEWER	HANDICAP PARKING SPACE
SWCB	SINGLE WING CATCH BASIN	TREE POSITION INDICATOR
TRANS	ELECTRIC TRANSFORMER	SIGN

GRAPHIC SCALE

0 20 40 100 200

1" = 40'

SHEET 1 OF 2

GeoSurvey, Ltd.

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1660 Barnes Mill Road
Marietta, Georgia 30062
Phone: (770) 795–9900
Fax: (770) 795–8880
www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF–000621

BOUNDARY AND TOPOGRAPHIC SURVEY OF

Windward Point Commercial

FOR

WINDWARD POINT WHP, INC

GS JOB NO: 20155108–5	DRAWING SCALE: 1" = 40'	SURVEY DATE: 09/29/2017	
FIELD WORK: TB	CITY: ALPHARETTA STATE: GA	REVISIONS	
PROJ MGR: CAJ	COUNTY: FULTON	No. Date	Description
REVIEWED: JRC	LAND LOT: 1112 & 1177 DISTRICT: 2ND SECTION: 1ST	1. 03/08/20	Revised Pond 3
DWG FILE: 20155108–05.dwg	LAND LOT: 1188 & 1189 DISTRICT: 2ND SECTION: 2ND		

CONTACT INFORMATION

OWNER/DEVELOPER
WINDWARD POINT WHP, INC.
5605 GLENRIDGE DRIVE, SUITE 880
ATLANTA, GA 30342
CONTACT: ROBERT KINCHELOE
PHONE: 770.729.3221

CIVIL ENGINEER
AEC
50 WARM SPRINGS CIRCLE
ROSWELL, GA 30075
CONTACT: MARK D. VAN DE WATER, PE
PHONE: 770.641.1942

SURVEYING FIRM
GEOSURVEY, LTD
1660 BARNES MILL ROAD
MARIETTA, GA 30062
CONTACT: CRAIG JENNINGS, LS
PHONE: 770.795.9900 EXT. 123

RESERVED FOR CLERK OF COURTS RECORDING INFORMATION

GRID NORTH – GA. WEST ZONE

GeoSurvey, Ltd.

GEORGIA REGISTERED No. 3043 PROFESSIONAL LAND SURVEYOR CRAIG JENNINGS

N/F PROPERTY OF
WINDWARD POINT WHP, INC
DEED BOOK 55691 / PAGE 551

TOTAL SITE AREA
18.912 Acres
823,820 sf
ZONED CUP

TRACT 1
9.611 Acres
418,669 sf
ZONED CUP

TAX PARCEL: 22 545011880596

POND A1

POND A2

POND A3

~APPROXIMATE UNDERGROUND DETENTION~

ANCHOR BEND PRIVATE DRIVE & ACCESS & UTILITY ESMT.

SAFE HAVEN PLACE PRIVATE DRIVE & ACCESS & UTILITY ESMT.

LIGHTHOUSE LANE PRIVATE DRIVE & ACCESS & UTILITY ESMT.

BEEHIVE WAY PRIVATE DRIVE & ACCESS & UTILITY ESMT.

N/F PROPERTY OF
LENNAR GEORGIA, INC.
DEED BOOK 55693 / PAGE 1

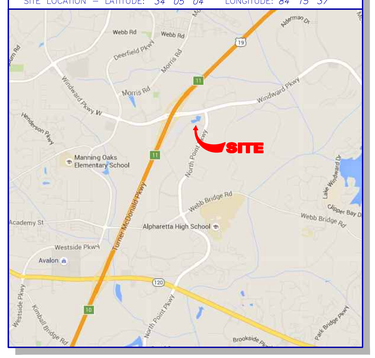
N/F PROPERTY OF
WINDWARD POINT WHP, INC
DEED BOOK 55691 / PAGE 551

2nd DISTRICT / 2nd SECTION
2nd DISTRICT / 1st SECTION

NORTHPOINT PARKWAY
(VARIABLE RIGHT OF WAY)

VICINITY MAP

SITE LOCATION – LATITUDE: 34° 05' 04" LONGITUDE: 84° 15' 37"



SHEET 2 OF 2

LEGEND

STANDARD ABBREVIATIONS

AC	AIR CONDITIONER
BH	BORE HOLE
BSL	BUILDING SETBACK LINE
CI	CURB INLET
CMP	CORRUGATED METAL PIPE
CMF	CONCRETE MONUMENT FND
CO	SANITARY CLEANOUT
CPED	COMMUNICATION PEDESTAL
CTP	CRIMPED TOP PIPE
DI	DROP INLET
DIP	DUCTILE IRON PIPE
DWCB	DOUBLE WING CATCH BASIN
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FND	FOUND
GM	GAS METER
INV	INVERT
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RBR	IRON REINFORCING BAR
RBS	5/8"RBR SET CAPPED LSF 621
SS	SANITARY SEWER
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TRANS	ELECTRIC TRANSFORMER

STANDARD SYMBOLS

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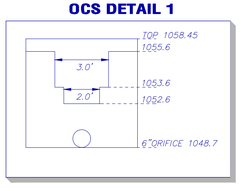
	POWER POLE
	GUY WIRE
	POWER LINE
LP	LIGHT POLE
	ELECTRIC TRANSFORMER
	WATER VAULT
GM	GAS METER
	GAS VALVE
	WATER VALVE
WM	WATER METER
	FIRE HYDRANT
E	UNDERGROUND ELECTRIC LINE
G	UNDERGROUND GAS LINE
CM	UNDERGROUND COMMUNICATION LINE
W	UNDERGROUND WATER LINE
1	PHOTO POSITION INDICATOR
XX	REGULAR PARKING SPACE COUNT
	HANDICAP PARKING SPACE
	TREE POSITION INDICATOR
	SIGN

OCS DETAIL 1



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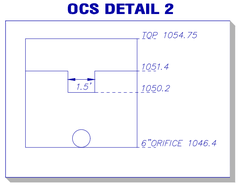
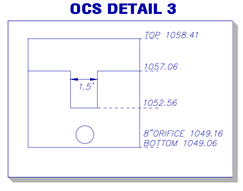


OCS DETAIL 3



GRAPHIC SCALE

0 20 40 100 200

1" = 40'

CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 34,735 , AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE S-6 TOTAL STATION AND TRIMBLE TSC-3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 123,749 FEET. caj INIT.

IF YOU DIG

811

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Certificate of Authorization #LSF-000621

BOUNDARY AND TOPOGRAPHIC SURVEY OF

Windward Point Commercial

FOR

WINDWARD POINT WHP, INC

GS JOB NO:	20155108-5	DRAWING SCALE:	1"= 40'	SURVEY DATE:	09/29/2017
FIELD WORK:	TB	CITY: ALPHARETTA	STATE: GA		
PROJ MGR:	CAJ	COUNTY:	FULTON		
REVIEWED:	JRC	LAND LOT: 1112 & 1177 DISTRICT: 2ND	SECTION: 1ST		
DWG FILE: 20155108-05.dwg		LAND LOT: 1188 & 1189 DISTRICT: 2ND	SECTION: 2ND		

REVISIONS

No.	Date	Description
1.	03/06/20	Revised Pond 3

EXHIBIT "A"

LOT 1

All that tract or parcel of land lying and being in Land Lot 1112, 2nd Land District, 1st Section and Land Lot 1188, 2nd Land District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a CMF (Concrete Monument Found) at the southeast end of the miter forming the intersection of the southern R/W (Right-of-Way) of Windward Parkway, said R/W varies, and the western R/W of Northpoint Parkway, said R/W Varies; thence, along said western R/W of Northpoint Parkway, South 13°03'15" East, a distance of 139.85 feet to a point; thence 178.33 feet along a curve to the right, said curve having a chord of South 06°24'25" East 177.93 feet and a radius of 768.51 feet to a point; thence South 10°55'31" West, a distance of 94.90 feet to a point; thence South 11°52'32" West, a distance of 118.94 feet to a point; thence South 40°27'40" West, a distance of 31.28 feet to a point; thence South 88°52'39" West, a distance of 30.78 feet to a point; thence, leaving said R/W, North 67°13'13" West, a distance of 124.17 feet to a point; thence 198.25 feet along a curve to the left, said curve having a chord of North 74°03'46" West 197.78 feet and a radius of 830.00 feet to a point; thence North 80°54'18" West, a distance of 153.31 feet to a point; thence 398.80 feet along a curve to the left, said curve having a chord of South 70°01'30" West 381.91 feet and a radius of 393.00 feet to a point; thence North 58°58'00" West, a distance of 365.12 feet to a point on the southeastern R/W of Morris Road, said R/W varies; thence, along said R/W, North 30°13'16" East, a distance of 154.62 feet to a CMF; thence North 87°30'00" East, a distance of 196.16 feet to a point; thence 158.53 feet along a curve to the left, said curve having a chord of North 51°10'04" East 148.12 feet and a radius of 125.00 feet to a CMF on the aforementioned southern R/W of Windward Parkway; thence, along said R/W North 82°51'01" East, a distance of 243.73 feet to a point; thence North 05°52'08" West, a distance of 10.58 feet to a point; thence 387.24 feet along a curve to the left, said curve having a chord of North 80°19'30" East 386.98 feet and a radius of 3044.00 feet to a CMF; thence North 76°40'47" East, a distance of 143.91 feet to a CMF at the northwest end of the aforementioned miter forming the R/W intersection of said Windward Parkway and Northpoint Parkway; thence South 58°14'46" East, a distance of 21.74 feet to the POINT OF BEGINNING.

Said tract contains 9.611 acres shown on that certain survey entitled "ALTA/ACSM Land Title Survey for Windward Mill, LLC, Columbus Bank and Trust Company and Chicago Title Insurance Company", prepared by Rochester & Associates, Inc., bearing the seal and certification of Josh W. Trawick, Georgia Registered Land Surveyor No. 2974, dated April 18, 2007, last revised April 25, 2007.

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=50057438&key1=44904&key2=262&county=60&countyname=FULTON&userid=527&appid=4 1/4

LOT 3

All that tract or parcel of land lying and being in Land Lots 1112 & 1177, 2nd Land District, 1st Section and Land Lots 1188, 1189 & 1260, 2nd Land District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a CMF (Concrete Monument Found) at the southeast end of the miter forming the intersection of the southern R/W (Right-of-Way) of Windward Parkway, said R/W varies, and the western R/W of Northpoint Parkway, said R/W Varies; thence, along said western R/W of Northpoint Parkway, South 13°03'15" East, a distance of 139.85 feet to a point; thence 178.33 feet along a curve to the right, said curve having a chord of South 06°24'25" East 177.93 feet and a radius of 768.51 feet to a point; thence South 10°55'31" West, a distance of 94.90 feet to a point; thence South 11°52'32" West, a distance of 118.94 feet to a point; thence South 16°46'34" West, a distance of 163.44 feet to the TRUE POINT OF BEGINNING; thence, continuing along said western R/W of Northpoint Parkway South 22°30'00" West, a distance of 539.98 feet to a point; thence 202.47 feet along a curve to the right, said curve having a chord of South 26°41'45" West 202.29 feet and a radius of 1382.41 feet to a point; thence South 30°53'30" West, a distance of 377.58 feet to a point; thence 387.44 feet along a curve to the left, said curve having a chord of South 18°06'43" West 384.24 feet and a radius of 868.52 feet to a point; thence South 05°19'56" West, a distance of 286.62 feet to a point; thence 372.07 feet along a curve to the right, said curve having a chord of South 23°30'09" West 365.86 feet and a radius of 586.61 feet to a point; thence South 41°40'22" West, a distance of 229.36 feet to a point; thence 124.87 feet along a Curve to the left, said curve having a chord of South 36°27'46" West 124.70 feet and a radius of 686.62 feet to a point; thence, leaving said R/W, North 30°34'37" West, a distance of 86.15 feet to a CMF; thence North 00°54'46" West, a distance of 181.40 feet to a CMF; thence North 00°48'51" West, a distance of 199.81 feet to a CMF; thence North 04°27'30" West, a distance of 124.83 feet to a 1/2" RB (Rebar); thence North 10°32'30" East, a distance of 74.92 feet to a CMF; thence North 19°57'32" West, a distance of 72.25 feet to a CMF; thence North 32°55'22" West, a distance of 107.89 feet to a CMF; thence North 34°43'36" West, a distance of 92.25 feet to a CMF; thence North 50°29'07" West, a distance of 178.10 feet to a CMF; thence North 55°00'30" West, a distance of 131.97 feet to a CMF; thence North 75°32'01" West, a distance of 110.81 feet to a CMF; thence North 34°02'31" East, a distance of 401.61 feet to a point; thence North 33°56'36" East, a distance of 62.82 feet to a point; thence 135.63 feet along a curve to the left, said curve having a chord of North 27°00'19" East 135.30 feet and a radius of 560.00 feet to a point; thence North 20°03'56" East, a distance of 116.54 feet to a point; thence 120.63 feet along a curve to the right, said curve having a chord of North 26°58'41" East 120.34 feet and a radius of 500.00 feet to a point; thence North 33°53'21" East, a distance of 598.14 feet to a point; thence 372.33 feet along a curve to the right, said curve having a chord of North 67°03'45" East 353.24 feet and a radius of 333.00 feet to a point; thence South 80°54'18" East, a distance

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of 153.32 feet to a point; thence 183.92 feet along a curve to the right, said curve having a chord of South 74°03'46" East 183.48 feet and a radius of 770.00 feet to a point; thence South 67°13'13" East, a distance of 116.03 feet to a point; thence South 44°36'49" East, a distance of 49.59 feet to a point; thence South 00°14'48" West, a distance of 44.61 feet to the TRUE POINT OF BEGINNING.

Said tract contains 38.039 acres shown on that certain survey entitled "ALTA/ACSM Land Title Survey for Windward Mill, LLC, Columbus Bank and Trust Company and Chicago Title Insurance Company", prepared by Rochester & Associates, Inc., bearing the seal and certification of Josh W. Trawick, Georgia Registered Land Surveyor No. 2974, dated April 18, 2007, last revised April 25, 2007

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November 1, 2022

Ms. Kathi Cook, Director
Community Development
City of Alpharetta, Georgia
287 South Main Street
Alpharetta, Georgia 30004

Re: The Application of META Real Estate Partners and Empire Communities to amend the Master Plan for the Windward Point Development.

Dear Ms. Cook:

Please accept this letter as the Letter of Intent of my client, Meta Real Estate Partners ("Meta" and/or "Applicant") in support of the above referenced Applications.

Meta seeks to develop the property located at 0 Northpoint Parkway and 0 Dryden Road, (Parcel IDs 22-5450-1188-170-1, 22-5450-1188-057-0, 22-5500-1177-142-5, 21-5490-1112-050-0, 22-5450-1188-059-6, 21-5490-1112-049-2) ("Subject Property") for a mixed-use development. A Site Plan by Cooper Carry dated November 1, 2022 more particularly details the nature of the intended project, which includes ±500,000 square feet (sf) of office space, ±31,400 sf of retail, ±250-key hotel, and ±415 units of residential ("Proposed Development"). The residential component will include 130 multifamily units with a mix of bedrooms and a minimum unit size of 600 sf. The Applicant is also proposing 100 townhome units in addition to the 185 townhomes previously built by Lennar Corporation in its Caravelle development.[1] The Subject Property is currently zoned Community Unit Plan (CUP) and within Pod 66 of the Windward Master Plan (Pod 66 is herein referred to as "Windward Park" for reasons detailed below). To allow the Proposed Development, Meta requests an amendment to the Windward Park Master Plan to update the master site plan and conditions of zoning.

A. Relevant Background Information

The Subject Property is identified as Pod 66 in the Windward Master Plan which was originally approved in 1993. The Windward Master Plan has undergone several revisions since

[1] The 185 townhomes were entitled under the current master plan.

that time, including a Master Plan Amendment to Pod 66 (MP-15-04) was approved in 2015 ("2015 Master Plan"). The 2015 Master Plan envisioned a development titled Windward Park ("Windward Park") that envisioned the construction of 500,000 square feet (sf) of office space, 31,400 sf of retail, 250-key hotel, and 415 units of residential consisting of 24 live-work townhomes, 200 condominium units, and 191 townhomes. Windward Park was only partially constructed, including the townhome and hotel developments, but never fully realized. The Lennar Corporation built approximately 185 townhomes in its Caravelle development[2] and a 250-key Hilton Hotel[3] was constructed on a parcel facing Windward Parkway. Additionally, much of the roadway infrastructure and underground utilities for the entire Master Plan were completed. The remainder of Windward Park was graded, however remained unbuilt.

The Applicant now seeks to complete the balance of Windward Park's development. To do so, however, the Applicant requests a revision to the 2015 Master Plan to bring it into alignment with current development trends. In particular, the Applicant requests a new master site plan, as well as a change in the residential unit types for the development. The 2015 Master Plan currently calls for a mix of live-work townhomes, condominium units and townhomes. As noted above approximately 185 townhomes were built as a part of the Caravelle community, however the other residential units were not constructed. Since the Master Plan's approval in 2015, the residential market has seen a dramatic change in housing demand. Although the townhome market has remained steady, there has been an increased demand in the rental market partially attributable to rising home costs and interest rates. To accommodate these housing demands, the Applicant seeks to replace the 200 condominium units and 24 live-work townhomes with 130 for-rent multifamily units and an additional 100 for-sale townhome units. It is important to note that the requested amendment will not increase the number of units and will be a density-neutral adjustment[4].

In addition to revising the housing types, the Applicant seeks to update the master site plan design for Windward Park. The 2015 Master Plan called for the retail to be located in several smaller buildings with a large amount of surface parking along Northpoint Parkway. Instead of the retail and surface parking, the Applicant intends to construct a 5-story multifamily building located along Northpoint Parkway that includes ground floor retail and a wrapped parking deck. Also, in place of the condominium building shown in the 2015 Master Plan, the proposed site plan calls for a 6-story structure parking. The structured parking is located along Dryden Road, interior to the site, and will not be visible from either Northpoint Parkway or Windward Parkway. Also, proposed plan calls for 100 townhome units. The townhomes will range in size from 1,500 sf to 1,800 sf of heated floor space, each with at least two bedrooms and a two-car garage.

Although some of the elements of the 2015 Master Plan will change, the Applicant is preserving many of the important design features of that plan. For instance, the Proposed

[2] Constructed between 2017 and 2020.

[3] Constructed in 2020.

[4] The 2015 Master Plan allows 415 residential units and the current request will remain at 415 units.

Development maintains the stormwater park which is intended as a central green space and communal focal point for gatherings. In addition, the ±250,000 sf office building and parking deck at the corner of Northpoint Parkway and Windward Parkway will remain, but with a new site configuration. The proposed site plan also maintains 500,000 sf of office space, that will be spilt between two structures. One 250,000 sf office building will be located at the corner of Windward Parkway and Northpoint Parkway, with the office building aligned with Windward Parkway and the parking deck to the rear. The second 250,000 sf office building will be internal to the development along Dryden Road. Finally, the existing roadway network will remain and the Proposed Development will incorporate sidewalk connections throughout. The sidewalk network will facilitate pedestrian movement within the development and connect to the existing sidewalks along Northpoint Parkway and Windward Parkway for easy access to nearby commercial uses. In sum, the requested amendments to the Windward Park Master Plan are intended to keep the spirit and intent of the original 2015 design, while updating certain elements to bring it in conformance with current development trends.

B. Phasing

The project will be constructed in three phases split between the townhome, office and multifamily developments. The Applicant intends to construct the townhomes in the initial phase, however the remaining development scheduling has not yet been determined.

C. Trip Generation

The Applicant is not increasing the number of residential units and the amount of non-residential development is not changing. As a consequence, the proposed vehicular trips are anticipated to remain the same after approval of this application with no negative impacts to the surrounding roadways.

D. Schools

The school-age children living in the residences will attend Creek View Elementary School; Webb Bridge Middle School; and Alpharetta High School. Creek View Elementary and Webb Bridge Middle School are listed as at or over capacity. Alpharetta High School is under capacity. Regardless, the proposed Master Plan amendment is not increasing the number of units and is a density-neutral change. As a result, the proposed amendment will not affect the school capacity beyond what is already approved in the 2015 Mast Plan.

E. Proposed Conditions

A list of the revisions to the MP-15-04 conditions is attached as Exhibit 1.

F. Preservation of Rights

It is the position of the Applicant that the Alpharetta Zoning Ordinance, in limiting the property to the uses allowed in the current Master Plan and its current zoning is unconstitutional

in that it destroys the marketability of the property and renders the property economically unfeasible, and such zoning therefore constitutes a taking of property without just and adequate compensation and without due process of law in violation of the Fifth and Fourteenth Amendments to the Constitution of the United States, as well as Article 1, Section 1, Paragraph 1; Article 1, Section 3, Paragraph 1(a); and Article 3, Section 6, Paragraph 2 of the Constitution of the State of Georgia (1983). To zone this property with any intervening conditions less than requested would be unconstitutional, would render the property unusable and would constitute the taking of Applicant's property without just and adequate compensation and without due process of law in violation of the provisions of the United States and Georgia Constitutions cited in this paragraph. The same effect would occur by imposing conditions in restraint of trade, or onerous, burdensome, unconstitutional, or unnecessary conditions on the property. The denial of this request would bear no reasonable relation to the health, safety, morals or welfare of the public.

CONCLUSION

The Applicant respectfully requests that the Alpharetta City Council grant the requested amendment to the current Master Plan as submitted. We very much look forward to working with you, your staff, and the Council towards development of an excellent project

Sincerely,

J. Alexander Brock
Attorney

JAB/jab

cc: Rob Kincheloe, Meta Real Estate Partners

General Conditions:

Master plan shall be revised to reflect the conditions contained herein. Development regulations shall be as follows:

1. Commercial use and density
   a. Retail uses shall be limited to 31,400 square feet and shall be located within buildings that have at least one floor of non-retail uses or have a minimum front facade of ~~24~~ 16 feet. The floor of non-retail uses shall be comparable in size to the retail use floor. Landscaping shall be provided at the corner of the retail area (intersection at North Point Parkway and new private road **"B")** in order to frame the corner and reduce the view of the retail parking lot. The allowed retail uses shall be those that are already permitted within Pod 66 of the Windward Master Plan and accessory retail uses, as follows:

      Art Gallery
      Bakery
      Barber Shop and Beauty Shop
      Book store
      Clinic
      Club, association or lodge Computer
      / computer supply store Copy center
      Day care center
      Dry Cleaning pickup station Fitness
      studio
      Florist
      News Stand
      Office supply store (not to exceed 1200 sq. ft.)
      Optometrist / Eye wear
      Package shipping / mail box store
      Phone store
      Print Shop
      Shop or studio, Craftsman/ Artist
      School, Commercial
      Staffing / personnel office Stationery
      / card store
      Stock brokerage/ financial services office Tax
      preparation office
      Technology Sales (cell phones, computers, etc.)
      Travel agency

      The following uses are not required to be developed with at least one floor of non-retail uses as those uses shown above:

      - Restaurant, sandwich shop, coffee shop, or similar without drive-through (except that one free standing coffee shop may have a

drive-through). Up to three of these uses may be free-standing.

- Bank or Financial Services
- Gourmet food store (up to 12,000 square feet in size)
- Prohibited uses:
  Liquor Store
  Nail Salon
  Tanning Salon (if not part of full service spa)

b. Office/Hotel use and density

- Office - 500,000 sq. ft. maximum office.
- Hotel - one, 250 room (minimum of 130 room) full service or select service hotel, excluding extended stay shall be permitted, which may be dual branded with a minimum of 3500 square feet of meeting space.

c. Residential use and density

- For-sale single family attached, condominiums and townhomes, and for-lease multifamily (for sale units -at least 90% shall be owner occupied). This restriction shall also be included in all recorded declarations; the declarations shall provide that the restriction may not be amended without the written consent of the City of Alpharetta.
  - ~~200 condominium units and 191~~ 285 townhomes maximum ~~and 24 live/work townhomes~~. ~~Condominium unit size shall **be a** minimum of 800 sq. ft.~~ 130 Multifamily units maximum.
  - ~~Live-work townhomes shall be rear **loaded**~~.
  - ~~Live-work townhomes shall be limited to office uses only~~.

  The townhome development portion of the master plan shall have the following regulations:
  - No unfinished wood decks shall be visible from adjacent public or private rights-of-way.
  - Side and rear elevations facing a public or private right-of-way shall have the same level of architectural detail as the front elevation.

d. Setbacks shall be as follows:

1. Building setbacks along North Point Parkway and Windward Parkway shall be 65' ~~with~~ including a 20' landscape strip within, with the exception of the office, retail, and multifamily buildings which shall be permitted a 30' setback along North Point Parkway.
2. Building setbacks along internal streets for non-residential buildings shall be 10' with a 5' landscape strip. Non-residential buildings shall be 20' with a 5' landscape strip.

e. Height shall be as follows:

1. Buildings located within the first 300 ft. of both Windward Parkway and North Point Parkway shall be a maximum of 6-stories, or 100 ft., whichever is less from grade of those roadways with the exception of the hotel which may have a maximum of 10 stories. The office building at the intersection of Windward and Northpoint Parkway may have a maximum of 10 stories above structured parking.
2. Buildings located within the second 300 ft. of both Windward Parkway and North Point Parkway shall be a maximum of 10 stories, or 145 ft., whichever is less from grade of those roadways.

f. Grading Condition:

Grading for the overall master infrastructure shall be permitted to the south and east of Dryden Road only. Grading and landscaping plan for the parcels south and east of Dryden

Road shall be approved by the Director of Community Development. Any parcels graded, but not considered to be under active development, shall be grassed and landscaped - as approved by the Director of Community Development - before the first Certificate of Occupancy. All grading activity between Dryden Road and Windward **Parkway** shall occur in accordance with UDC requirements.

g. Irrigation:

Site irrigation will incorporate and connect to water re-use lines for landscape, water features and similar uses as soon as available.

3. Maximum ground area coverage of all buildings, parking decks and surface parking lots (not including roads and driveways) shall not exceed 36% of the 47.65 acres per the Windward Master Plan.
4. No retail use (other than those contained within, and incidental to, the hotel) shall be located within 600 ft. of the GA 400 interchange.
5. Provide pedestrian connections between buildings and all uses to Windward Parkway and to North Point Parkway. Pedestrian crossings throughout development shall be ramped and the materials shall be brick pavers, cobblestones or architecturally treated concrete products as approved by Staff.
6. The corner of Windward Parkway and North Point Parkway shall be designed with a minimum 3,500 square foot green space area and shall incorporate a visible water feature as approved by ORB.
7. Gathering areas as depicted on the submitted plan shall be incorporated into the final plan and shall include open spaces and seating areas.
8. Prior to the first LOP, applicant shall submit a revised master plan to the City for the entire parcel which shall incorporate the approved conditions.
9. A master detention study and plan for the entire development shall be provided in order to identify possible combined detention pond areas. The developer shall strive toward the development of large, central detention facilities for the site. No detention facility shall be visible from North Point Parkway or Windward Parkway except as a decorative water feature approved by Staff. Plan shall be submitted prior to LOP for Townhouses.
10. All site plans and civil design plans hereafter submitted to the City of Alpharetta shall state as the first note:

This plan reflects conditions stipulated through public hearing regarding case ~~MP-15-04N-15-08~~XXXX Windward Point/Windward Pod 66

11. Each entrance off North Point Parkway and Windward Parkway shall be designed to incorporate a water feature, sculpture or similar focal point feature, as approved by Staff prior to a Land Disturbance Permit.
12. Required parking for residential units shall be the lesser of 2 spaces per unit or 1 space per bedroom. Hotel and Office parking may be reduced up to 25% by Staff contingent upon acceptance of a shared parking study analysis.
13. All non-residential buildings above 3 stories in height, excluding the hotel shall be designed to LEED (Leadership in Energy and Environmental Design) Certified standards or such equivalent standards as approved by Staff.

Landscape Conditions:

14. Detailed street planting shall be provided for North Point Parkway, Dryden Road and internal streets and Windward Parkway. Landscape plan shall be approved by Staff prior to a Land Disturbance Permit.
15. Landscaping areas shall not contain any parking, water detention area or buildings, or portion thereof, except that a detention pond or ponds may be located within the landscaping area if it is specifically designed as a water feature or park.
16. Parking lot islands shall be planted with trees, shrubs and or ground covers (not with mulch only).
17. Reasonable effort shall be made to incorporate the specimen trees identified as good and excellent condition per the arborist report dated March 16, 2015 into the design of the development and areas of greenspace. Special consideration shall be given to groupings of specimen trees as well as significant groupings of smaller trees. Staff shall review and approve removal of any specimen trees.

Design Conditions:

18. The proposed site plan includes a 1 acre active park and a 2.5 acre natural park. The natural park shall contain walking paths and pedestrian connectivity placed to maximize tree preservation. The active park will provide open lawn and seating as well as perimeter and cross pedestrian. The active park will also function as part of the project's storm water management by either or both water quality and storage. Stormwater Park shall be required subject to final approval by Staff.
19. Park/greenway trail shall be extended south to the roundabout and north to Dryden, including a pedestrian crossing (brick paver) at Dryden Rd to provide connectivity to the office and hotel uses.
20. In order to provide useable greenspaces and limit impervious surfaces, the majority of office parking shall be provided within a parking structure.

21. Prior to the first LDP, the applicant shall submit to ORB for approval a document to be entitled 'Windward Point'. This document shall identify the design guidelines for the development and shall include: elevations or architectural themes of buildings, specifications for street furniture including benches, trash receptacles, lighting, and bicycle racks, bus shelter, signage, landscaping themes, focal point features, and the list of all the approved zoning conditions. This document shall also be submitted to the Windward Business Association for review.
22. Decorative street lights, decorative cross walks, benches, planters, kiosks, trash receptacles, bicycle racks and other street furniture shall be incorporated throughout the development and shall maintain a coordinated **appearance as** approved in the Windward Point Design Standards document.
23. Free-standing signs shall not exceed ten (10) feet in height.
24. Buildings with retail uses facing Windward or North Point Parkways shall not exceed 200 ft. in length, excluding the Multifamily Building, which incorporates ground floor retail.
25. A minimum of 20 feet of heavily planted greenspace shall be provided on the north end of Private Road "A".
26. Buildings shall be architecturally compatible in style and scale. Applicant shall submit drawings to the Design Review Board for approval. Plans submitted to the DRB shall include building elevations, illumination standards, sign package and decorative fixture types to be used along roadways, pedestrian paths and parking lots.
27. Stand-alone parking decks that are not integrated into office or residential buildings shall be located internal to the site and shall not be placed along Windward or North Point Parkways.
28. Where parking decks are visible from public right-of-way, they shall be faced with similar materials as the primary use buildings incorporating similar architectural detail or other such screening as approved by Staff.
29. Both surface parking areas and structured parking buildings shall be screened from North Point and Windward Parkway views.
30. A bus drop-off area with shelter and dedicated lane shall be provided if **requested by MARTA.**
31. Applicant shall submit a sign package to be reviewed and approved by the Design Review Board. Sign package shall be incorporated into the Design Standards and shall include standards for ground signs, wall signs, awning signs, directional signs and miscellaneous signs. The Unified Development Code shall govern sizes and quantities of signs except that retail uses may not utilize window advertising.
Instead, words can be used on the lip of the awning overhanging the retail establishment.
32. All buildings along Windward Parkway and North Point Parkway must face those streets or elevations facing those streets must contain the same materials as the front of the buildings. No backside of

buildings, "back of house" functions (such as loading or dumpster area), or non-ornamental subdivision type walls or fences along the perimeter of development shall be allowed facing those streets.

33. All dumpsters, utility boxes, telecommunications equipment, and mechanical equipment shall be screened from ground view ~~and~~ on public rights-of-way.
34. Master plan approval pertains to the project concept only. As individual sites are developed, site standards regarding codes, stream buffers and other requirements will have to be met.

General Traffic:

35. Driveway #1 along Windward Parkway shall remain right-in only.
36. Proposed signalized intersections shall be evaluated at 80% of build out and constructed if warranted and approved by Engineering Department.
37. The ORI Traffic Study shall be revised as Directed by Department of Engineering.
38. Improve internal drive, Morris Road and Dryden Road with **bike** lanes, sidewalk and planting strip incorporating street trees. Typical section to be approved by staff based on available right of way and existing conditions.
39. AII internal streets, excluding those in the townhome section, shall be public roadways; however, the Developer (and subsequent Property Owners' Association) shall be responsible for all roadways, landscaping and other common **area** maintenance within the Windward Point development.
40. The proposed roadway, intersection geometry, internal roadway network, curb cut locations and right-of-way for the project will be determined after final review of traffic study and final conditions of approval. The current site design shown in the application should be considered concept only.
41. The developer shall bear the responsibility for payment and installation for the necessary traffic signals and traffic regulatory devices, deceleration lanes and other improvements, which are necessitated by impact of the proposed development as identified by the Engineering Department. Any such improvements constituting system improvements shall result in impact fee credits for eligible portions of improvements.
42. Prior to the issuance of the first building permit, applicant shall submit a Roadway Improvement Phasing Plan. The Plan shall identify the required improvements to be made and the schedule for project development. Each roadway improvement project shall be tied to the issuance of a building Certificate of Occupancy so that improvements are made prior to, or concurrent with, development. The Roadway

Improvement Phasing Plan shall be reviewed and approved by the Community Development and Engineering Department Staff.

43. Developer shall submit a detailed long-term schedule for inspection and maintenance of the storm water facilities. The schedule should describe all maintenance and inspection requirements and person performing maintenance and inspection activities.
44. All proposed intersections shall align properly with existing and proposed new curb cuts as approved by Engineering Department Staff.
45. Signalized intersections shall not be designed as a split phase operation because of poor alignment or sight distance.
46. Un-signalized driveways shall provide a minimum throat length of 150 feet or as approved by the Engineering Department.
47. Certain conditions of this application related to the dedication and construction of roadway system improvements may be superseded by a more definitive private development agreement if the terms and conditions are agreed upon by the Community Development and Engineering Department Staff and applicant no more than 120 days **after** the rezoning.
48. The developer shall provide one (1) electric vehicle charging station per 100 parking spaces or a minimum of one (1) electric vehicle charging station for hotel, office, and commercial buildings requiring 25 or more parking spaces.
49. Developer shall use brick paver accents at key intersections and traffic circle as depicted on site plan.
50. The townhouse portion of the site may be vehicular gated only with no pedestrian restrictions.

GRTA Requirements:

Road Connectivity

51. Provide a direct vehicular connection from Northpoint Parkway to MARTA access driveway on Dryden Road constructed to local street standards and aligned with MARTA access.
52. At driveway 1, provide a right in only.
53. Pedestrian Facilities
    a. Provide bikes racks near entrances of each nonresidential building and residential recreation center.
    b. Provide for pedestrian and **bike** access on paved path along Northpoint Parkway southbound
    c. Provide pedestrian connections to all buildings
    d. Provide crosswalks at each intersection
    e. Provide sidewalks on both sides of all private roadways

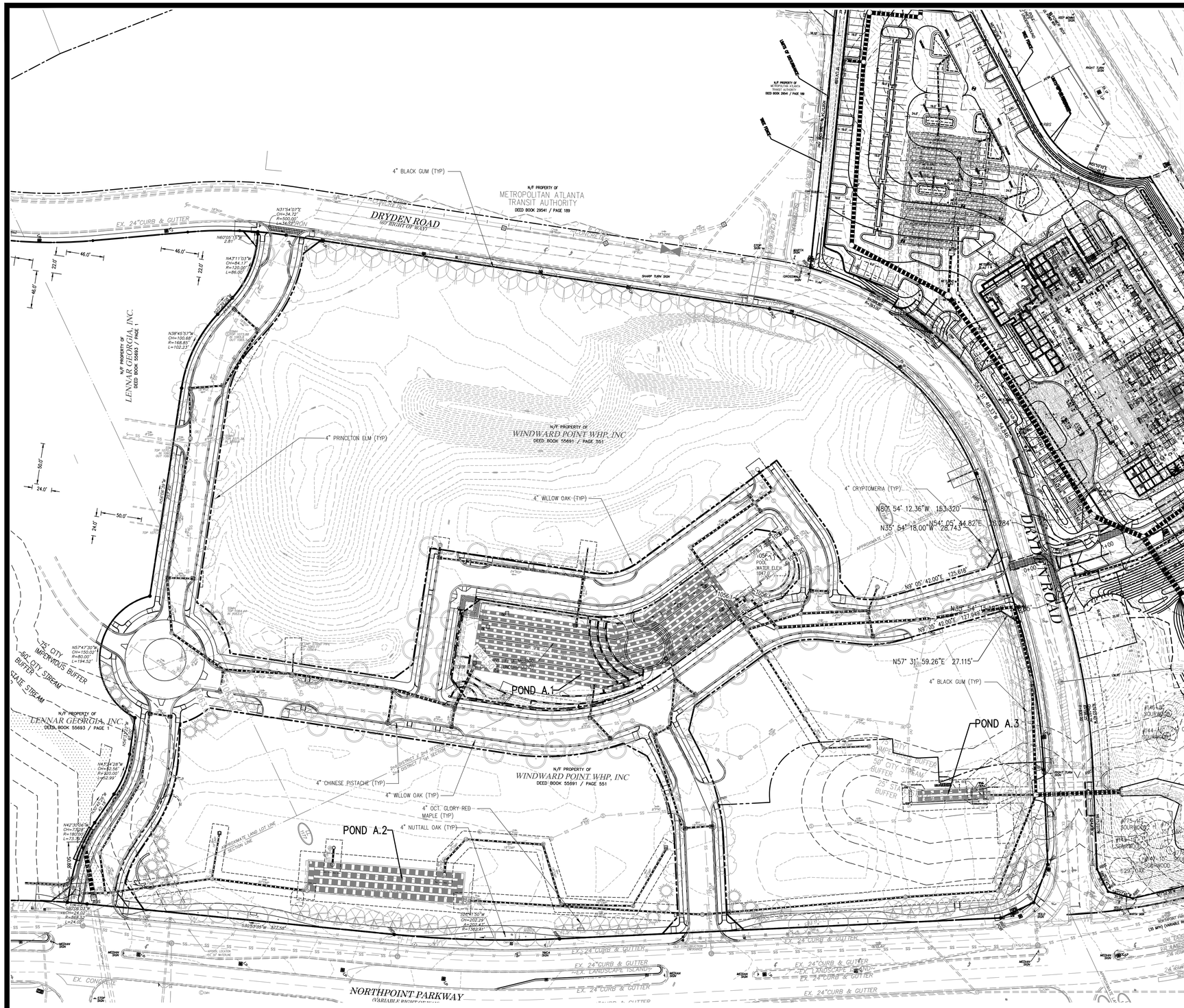
Roadway Improvements as Conditions to GATA Notice of Decision:

The following improvements are required on and adjacent to non-state routes:

54. Windward Parkway @ North Point Parkway (Intersection #3)
    - Provide an additional westbound turn lane on Windward Parkway from Northpoint Parkway to GA 400 northbound ramp.
55. North Point Parkway at Dryden Road
    - Install a traffic signal, when warranted.
56. North Point Parkway at Driveway #2
    - Install a northbound left-turn lane along North Point Parkway.
    - Install an eastbound shared left-turn / through lane and a separate right-turn lane along the proposed driveway #2.
57. North Point Parkway at Driveway #3
    - Install a northbound left-turn lane along North Point Parkway.
    - Install an eastbound shared left-turn / through lane and a separate right-turn lane along the proposed driveway #3.
    - Install a traffic signal, when warranted.
58. North Point Parkway at Future Site Driveway/ Existing Median break/ Driveway 0/ Opposing Driveway
    - Install a northbound left-turn lane along North Point Parkway.
    - Install an eastbound shared left-turn / through lane and a separate right-turn lane along the proposed driveway #4.
59. Dryden Road at Proposed Driveway #4
    - Install a shared left-turn / through lane and separate right-turn lane southbound along driveway

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	City of Alpharetta's Assessment
775	10" Sourwood	Fair	Fair	Yes			
776	11" Sourwood	Good	Fair	Yes			
777	35"(24"-9) White Oak	Good	Poor	No	2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to condition tree is not a design consideration.	13	

Tree ID	Species	Common Name	DBH	Condition	Notes	Photo
139	*Broussonetia papyrifera*	Paper mulberry	26	Poor	Leaning with dieback in canopy	86-87
140	*Quercus nigra*	Water oak	27	Fair/Poor	Hypoxylon canker and dieback in canopy	88
141	*Liriodendron tulipifera*	Tulip poplar	30	Good		
142	*Liriodendron tulipifera*	Tulip poplar	27	Good		
144	*Oxydendrum arboreum*	Sourwood	10	Poor	Two trunks with included bark and wound at base	90
145	*Liriodendron tulipifera*	Tulip poplar	29	Good		
146	*Oxydendrum arboreum*	Sourwood	8	Poor	Decay at base	91
147	*Oxydendrum arboreum*	Sourwood	10	Good		
149	*Oxydendrum arboreum*	Sourwood	10	Good		
151	*Liriodendron tulipifera*	Tulip poplar	29	Good		



NOTE:

1. REFERENCE SURVEY BY GEOSURVEY, LTD. DATED 4-5-2018
2. REFERENCE ARBORIST REPORTS BY BROOKWOOD TREE DATED 3-16-2015 AND OUTDOOR SPACES DATED 5-15-2018. TREE SIZE INFORMATION UPDATED AND LANDSCAPE TREES OF QUALITY ADDED BY AEC, INC. ON 9-30-2022.

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NORTH

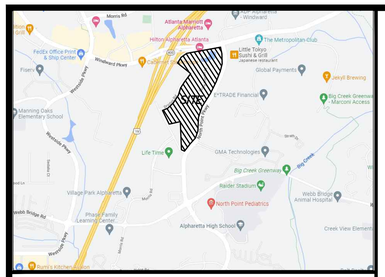
60 0 60 120

TREE SURVEY-ARBORIST PLAN

WINDWARD PARK

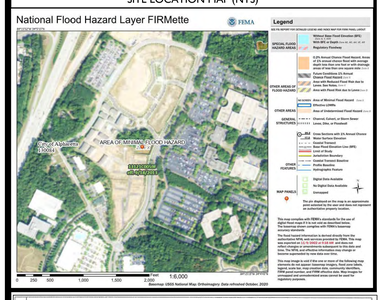
ALPHARETTA, GEORGIA

PROJECT INFORMATION
PROJECT NO.: 22-4755
DATE: SEPTEMBER 30, 2022
SCALE: 1" = 60'
FILE NAME: 15-3805 C12- Tree Info-NGH.dwg
DESIGN/DRAWN: SLR/NGH

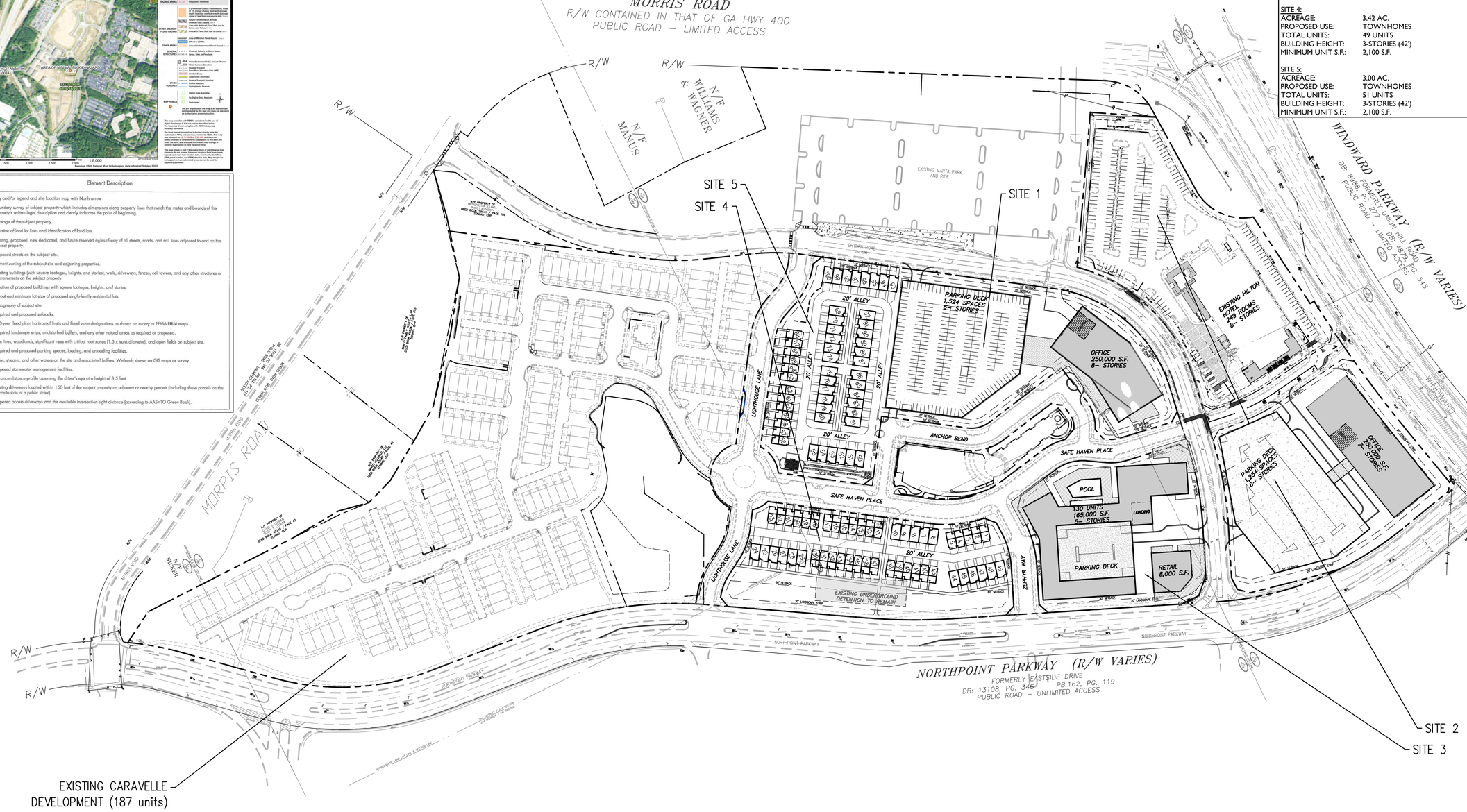


SITE LOCATION MAP (NTS)

National Flood Hazard Layer FIRMette



	Element Description
X	Key and/or legend and site location map with North arrow
X	Boundary survey of subject property which includes dimensions along property lines that match the metes and bounds of the property's written legal description and clearly indicates the point of beginning.
X	Acreage of the subject property.
X	Location of land lot lines and identification of land lots.
X	Existing, proposed, new dedicated, and future reserved rights-of-way of all streets, roads, and rail lines adjacent to and on the subject property.
X	Proposed streets on the subject site.
X	Current zoning of the subject site and adjoining properties.
X	Existing buildings (with square footages, heights, and stories), walls, driveways, fences, cell towers, and any other structures or improvements on the subject property.
X	Location of proposed buildings with square footages, heights, and stories.
X	Layout and minimum lot size of proposed single-family residential lots.
X	Topography of subject site.
X	Required and proposed setbacks.
X	100-year flood plain horizontal limits and flood zone designations as shown on survey or FEMA FIRM maps.
X	Required landscape strips, undisturbed buffers, and any other natural areas as required or proposed.
X	Tree lines, woodlands, significant trees with critical root zones (1.3 x trunk diameter), and open fields on subject site.
X	Required and proposed parking spaces, loading, and unloading facilities.
X	Lakes, streams, and other waters on the site and associated buffers. Wetlands shown on GIS maps or survey.
X	Proposed stormwater management facilities.
N/A	Entrance distance profile (assuming the driver's eye at a height of 3.5 feet.
X	Existing driveways located within 150 feet of the subject property on adjacent or nearby parcels (including those parcels on the opposite side of a public street).
X	Proposed access driveways and the available intersection sight distance (according to AASHTO Green Book).



PROPOSED PARCEL DATA

SITE 1:

ACREAGE:	4.25 AC.
PROPOSED USE:	OFFICE
TOTAL S.F.:	250,000 S.F.
BUILDING HEIGHT:	8-STORIES (132')

SITE 2:

ACREAGE:	4.33 AC.
PROPOSED USE:	OFFICE
TOTAL S.F.:	250,000 S.F.
BUILDING HEIGHT:	7-STORIES (118')

SITE 3:

ACREAGE:	3.16 AC.
PROPOSED USE:	MULTI-FAMILY/ RETAIL
RETAIL S.F.:	23,000 S.F.
MULTI-FAMILY S.F.:	132,000 S.F
AMENITY S.F.:	10,000 S.F.
TOTAL S.F.:	165,000 S.F. (33,000 PER FLOOR)
BUILDING HEIGHT:	5-STORIES (70')
TOTAL UNITS:	130 UNITS
AVERAGE UNIT SIZE:	1,015 S.F.

SITE 4:

ACREAGE:	3.42 AC.
PROPOSED USE:	TOWNHOMES
TOTAL UNITS:	49 UNITS
BUILDING HEIGHT:	3-STORIES (42')
MINIMUM UNIT S.F.:	2,100 S.F.

SITE 5:

ACREAGE:	3.00 AC.
PROPOSED USE:	TOWNHOMES
TOTAL UNITS:	51 UNITS
BUILDING HEIGHT:	3-STORIES (42')
MINIMUM UNIT S.F.:	2,100 S.F.

SITE DATA:

LAND LOTS	1112, 1177, 1188, & 1189
1st DISTRICT	2nd SECTION
CITY OF ALPHARETTA	
FULTON COUNTY, GEORGIA	

TOTAL ACREAGE:	47.65 ac.
SITE PLAN REVISION ACREAGE:	19.17 ac.
CURRENT ZONING:	CUP
FUTURE LAND USE:	MU

PROPOSED USES:

• TOWNHOME:	(187 units existing, 100 units proposed)
• HOTEL:	(249 room hotel existing)
• OFFICE:	(500,000 s.f. proposed)
• RETAIL:	(23,000 s.f. proposed)
• MULTI-FAMILY RESIDENTIAL:	(130 units proposed)

PROPOSED SETBACKS

FRONT (SITE 4):	60' at NORTHPOINT PARKWAY
FRONT (SITES 2& 3):	30' at NORTHPOINT PARKWAY
FRONT (SITE 2):	30' at WINDWARD PARKWAY
FRONT:	10' at ALL INTERNAL STREETS

PROPOSED LANDSCAPE STRIPS

NORTHPOINT PKWY:	20'
WINDWARD PKWY:	20'
ALL OTHER STREETS:	10' (PUBLIC AND PRIVATE)

MAXIMUM BUILDING/ PARKING COVERAGE:	17.15 ac. (36%)
EXISTING BUILDING/ PARKING COVERAGE:	
- CARAVELLE:	5.14 ac.
- HILTON HOTEL:	1.72 ac.
PROPOSED BUILDING/ PARKING COVERAGE:	
- BUILDINGS:	6.79 ac.
- PARKING (DECK AND SURFACE):	2.05 ac.
TOTAL PROPOSED BUILDING/ PARKING COVERAGE:	8.84 ac.
TOTAL OVERALL BUILDING/ PARKING COVERAGE:	15.69 ac. (33%)

PROPOSED PARKING SUMMARY:

SITE 1:

PROPOSED USE:	OFFICE
TOTAL S.F.:	250,000 S.F.
REQUIRED PARKING:	1,000 SPACES (4:1000)
PROPOSED PARKING:	1,524 SPACES (6 LEVEL DECK)

SITE 2:

PROPOSED USE:	OFFICE
TOTAL S.F.:	250,000 S.F.
REQUIRED PARKING:	1,000 SPACES (4:1000)
PROPOSED PARKING:	1,254 SPACES (6 LEVEL DECK)

SITE 3:

PROPOSED USE:	MULTI-FAMILY/ RETAIL
RETAIL S.F.:	23,000 S.F.
REQUIRED PARKING:	115 SPACES (5:1000)
MULTI-FAMILY :	130 UNITS
REQUIRED PARKING:	267 SPACES (2 SP PER UNIT + 1:20 UNITS)
REQUIRED PARKING.:	382 SPACES
PROVIDED PARKING:	382 SPACES (WITH ON-STREET PARKING)

SITE 4:

PROPOSED USE:	TOWNHOMES
TOTAL UNITS:	49 UNITS
REQUIRED PARKING:	98 SPACES (2 PER UNIT)
PROPOSED PARKING:	98 SPACES (GARAGE SPACES)

SITE 5:

PROPOSED USE:	TOWNHOMES
TOTAL UNITS:	51 UNITS
REQUIRED PARKING:	102 SPACES (2 PER UNIT)
PROPOSED PARKING:	102 SPACES (GARAGE SPACES)

*STORMWATER MANAGEMENT WILL BE HANDLED IN THE EXISTING FACILITIES ALREADY CONSTRUCTED AND OPERATIONAL.

NOTE:

1. ALL WETLANDS BEING IMPACTED ON THE PROPERTY ARE PERMITTED WITH THE ARMY CORP OF ENGINEERS.
2. BASED UPON THE ARBORIST REPORT BY OUTDOOR SPACES, THE REMAINING SPECIMEN TREES ARE LOCATED ON SITE 2.
3. THERE ARE NO PROPOSED CHANGES TO THE EXISTING ROADS AND TIE IN POINTS TO THE PUBLIC RIGHT OF WAY.
4. ALL INTERNAL ROADS ARE PRIVATE.
5. SITE DESIGN BY COOPER CARRY, DATED 11-1-2022.
6. ALL RESIDENTIAL DRIVEWAYS ARE 18' DEPTH MINIMUM (MEASURED FROM EDGE OF GARAGE TO EDGE OF ALLEY).
7. TYPICAL PROPOSED TOWNHOME DIMENSION IS 22' WIDE x 38' DEEP AND 20' WIDE x 35' DEEP..

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NORTH

100 0 100 200

ZONING PLAN

Windward Park

Alpharetta, Georgia

PROJECT INFORMATION

PROJECT NO.: 22-4755

DATE: 11-1-2022 REVISED: 11-10-2022

SCALE: 1" = 100'

FILE NAME: Windward Park- 2022 Zoning Plan.dwg

DESIGN/DRAWN: SLR/ slr