



City Council Meeting and Public Hearing MAY 22, 2017

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

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE TO THE FLAG
- IV. PROCLAMATIONS AND PRESENTATIONS
 - A. Retirement Proclamation - Lyn Kennedy
 - B. Alpharetta Arts Awareness Day
- V. CONSENT AGENDA
 - A. Council Meeting Minutes (Meeting of 05/15/2017)
 - B. Alcoholic Beverage License Applications
- VI. PUBLIC HEARING
 - A. CLUP-17-03 / MP-17-05 / Z-17-05 / CU-17-05 / V-17-16: Northwinds Summit / Pope & Land
NOTE: This item will be neither heard nor discussed during this meeting. It has been deferred by the Applicant and will be placed on the Planning Commission Agenda for Thursday, June 1, 2017.
Consideration of a request to rezone 24.547 acres from O-I (Office-Institutional) to CUP (Community Unit Plan) to allow for the construction of a mixed-use development, including 140 'For-Rent' apartment units, 32 'For-Sale' stacked condominium units, 1,230,000 square feet of office, 140-room hotel and 30,000 square feet of retail/restaurant use. A comprehensive land use plan amendment is requested from Corporate Office to Mixed Use, as well as a master plan amendment to the Northwinds Master Plan Pod A to add the proposed development mix to the subject property. A conditional use is requested to allow 'Dwelling, 'For-Rent' Residential' use and a variance is requested from the 'Dwelling, 'For-Rent' Residential' standards. The property is located at the northeast corner of Haynes Bridge Road and Georgia 400 and is legally described as being located in Land Lots 752, 753, 798 and 799, 1st District, 2nd Section, Fulton County, Georgia.
 - B. PH-17-12: Design Review Board Ordinance and Design Guidelines Amendments
NOTE: This item will be neither heard nor discussed during this meeting. It has been deferred at the request of City Staff. A future date for consideration has not been scheduled.
Consideration of amendments to the Design Review Board Ordinance and Design Guidelines with regard to sign regulations.

C. CLUP-17-02 / Z-17-04: Taylor Morrison/40 Cumming Street/DT-R

NOTE: This item will be neither heard nor discussed during this meeting. It has been deferred by the Applicant and will be placed on the Planning Commission Agenda for Thursday, June 1, 2017.

Consideration of a request to rezone 0.837 acres from R-15 (Dwelling, 'For-Sale' Residential) to DT-LW (Downtown Live-Work) and rezone 10.868 acres from R-15 to DT-R (Downtown Residential) to allow for the construction of 40 'For-Sale' townhomes, 30 'For-Sale' detached homes and to allow a historic structure to be used for an office. A comprehensive land use plan amendment is requested from Downtown Residential Density to Central Business District. The property is located on the north side of Cumming Street between Highway 9 and Manning Drive at 40 Cumming Street and is legally described as being located in Land Lots 1196 and 1253, 2nd District, 2nd Section, Fulton County, Georgia.

D. Z-17-03: Thompson Street / Burnett Circle / DT-LW

Consideration of a request to rezone 5.78 acres from R-12 (Dwelling, 'For-Sale' Residential) and R-15 (Dwelling, 'For-Sale' Residential) to DT-LW (Downtown Live-Work) to allow for the construction of 44 'For-Sale' Townhomes. The property is located on the north side of the Thompson Street and Westside Parkway intersection and is legally described as being located in Land Lot 802, 1st District, 2nd Section, Fulton County, Georgia.

E. PH-17-06: Burnett Circle Road Abandonment

Consideration of a request to abandon the Burnett Circle right-of-way. The property is legally described as being located in Land Lot 802, 1st District, 2nd Section, Fulton County, Georgia.

F. PH-17-15: Unified Development Code - Text Amendments **(1st reading)**

Consideration of text amendments to the Unified Development Code to add a definition to Section 1.4.2 and determine appropriate zoning districts in Section 2.2.

VII. OLD BUSINESS

A. MP-16-13 / Z-16-11 / CU-16-19 / V-16-26: TPA/Fuqua Development / Peridot

NOTE: This item was tabled by City Council on Monday, April 17, 2017. It must be removed from the table prior to discussion or consideration.

Consideration of a request to amend the Peridot (A.K.A. MetLife) Master Plan and previous conditions of zoning to allow 320 'For-Rent' residential units, 167 'For-Sale' Attached units, 55,500 square feet of retail/restaurant use, 664,400 square feet of office use, and a 200-room hotel. A rezoning is requested on 15.51 acres from O-I (Office-Institutional) to MU (Mixed-Use) and a conditional use is requested to allow 'Dwelling, 'For-Rent' and 'Bank, Savings and Loan' uses. A variance is requested to allow first floor 'For-Rent' dwellings on three building sides and to allow first floor 'For-Rent' dwellings on a Storefront Street. The property is located on the west side of Haynes Bridge Road south of Lakeview Parkway and is legally described as Land Lots 744, 745, 752, and 753, 1st District, 2nd Section, Fulton County, Georgia.

VIII. NEW BUSINESS

A. North Fulton Community Improvement District Expansion Request

B.

Janitorial Services for City Facilities, RFP 17-113

C. Downtown Shuttle / Trolley Pilot Program

D. Approval: Release Of An Indication Of Interest To Solicit Potential Public / Private Partnership In The Development Of A Performing Arts Center

NOTE: This item was tabled by City Council on Monday, October 24, 2016. It must be removed from the table prior to discussion or consideration.

IX. WORKSHOP

- A. Kimball Bridge Road Bicycle/Pedestrian/Operational Improvements (TSPLOST)**
- B. Old Milton Parkway Capacity Improvements (TSPLOST)**
- C. Alpharetta Downtown Parking Study Update: Existing Conditions And Next Steps**
- D. Presentation and Discussion of the Recommended Fiscal Year 2018 Budget**

X. PUBLIC COMMENT

XI. REPORTS

XII. ADJOURNMENT TO EXECUTIVE SESSION