



PLANNING COMMISSION MEETING

JUNE 1, 2017

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

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MEETING MINUTES

a.

The May Minutes will be considered for Approval on July 12, 2017.

- IV. ITEMS FROM BOARD MEMBERS
- V. ITEMS FROM STAFF
- VI. PUBLIC HEARING

- a. CLUP-17-02/Z-17-04 Taylor Morrison/40 Cumming Street
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.
- b. c. CU-17-06/V-17-15 Village Park at Wills Road/Assisted Living
Consideration of a request for conditional use to allow an assisted living facility. Variances are requested to reduce setbacks, increase building height and reduce the undisturbed buffer requirement between residential and non-residential uses. The property is located at the northwest corner of Highway 9 and Wills Road at 437 Wills Road and 1650 South Main Street and is legally described as being located in Land Lot 600, 1st District, 2nd Section, Fulton County, Georgia.
- c. b. CLUP-17-03/MP-17-05/Z-17-05/CU-17-05/V-17-16 Northwinds Summit/Pope & Land
Consideration of a request to rezone 24.547 acres from O-I (Office-Institutional) to MU (Mixed Use) 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 and to reduce the minimum lot size in the MU district. 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.
- d. PH-17-12 UDC TEXT AMENDMENTS (Deferred by Planning Commission)
Consideration of text amendments to the Unified Development Code addressing 'Hotel' definitions and reduce front setback requirements for certain North Main Street properties

- VII. ADJOURNMENT

