

SPI-9 Development Review Committee

MEMORANDUM

TO: Charletta Wilson-Jacks, Director City of Atlanta Office of Planning

FROM: Denise Starling on behalf of the SPI-9 Development Review Committee

Date: February 6, 2013

Committee Members Present

Denise Starling, BATMA
Sally Silver, City Council District 7
Dwight Bell, BCID
Bob Staisowski, NPU-B
Bonnie Dean, BCID

City Staff Members Present

Karl Smith-Davids

1. **Proposed Development Address: Aspen E- Paces Ferry**

Applicant: John Williams (Michael Saard on behalf of owner)

SAP#:

Project Scope:

Variation Requested:

Project Details: Unpermitted 340 s.f. outdoor dining deck constructed on the front side of the building to provide additional 36 seats for restaurant. Deck has already been constructed by removing two parking spaces and is constructed of stone and Trex material with a fixed railing.

Recommendations: The plans provided appear to have inconsistencies with the actual as built condition observed from the aerial photographs provided, particularly regarding the placement of the deck and its adjacency to the handicapped accessible parking space. Due to this inconsistency, the committee cannot adequately determine the number of usable parking spaces and has concerns about the accessibility of the handicapped parking space in particular. A minimum of 9 parking spaces (and maximum of 11) must be provided. The applicant should revise the plans based upon as built conditions and resubmit those plans at the March DRC meeting.

The committee also notes inconsistencies with the SPI-9 requirements related to the construction of the deck itself – specifically the height and the fixed railings. Outdoor

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dining is required by the code to have movable “enclosures” when located in the supplemental zone. The applicant should explore options for meeting this requirement.

The applicant indicated a desire to remove the existing planter adjacent to the street. This planter was installed as a condition of the previous reviews to satisfy the requirements of screening parking from adjacent sidewalks with a 30 – 42” screen. The committee does not object to the removal of the planter provided a vegetative screen is installed in its place that meets the requirements. The applicant should provide specific landscaping plans to inform the committee of the proposed approach.

The applicant noted a desire to “decorate” the wood power pole that provides site lighting. The committee requests the applicant provide specific plans for the proposed approach.

2. **Proposed Development Address: Restoration Hardware (former ESPN Zone site)**

Applicant: Jim Woodcox, Steve Cadranel on behalf of Restoration Hardware

SAP#: not submitted

Project Scope:

Variation Requested:

Project Details:

This being the second visit to the DRC, the applicant reviewed specific items highlighted by the committee in previous meetings. The applicant indicated a desire to submit formally for the SAP next week, to do site development work in April, demolition activities in May and begin construction in June with anticipated opening in July/August of 2014.

Recommendations:

The applicant has addressed committee concerns about providing vegetative screening at the entrance to the parking deck and exterior façade by including a vegetative “trellis” and painting the deck.

The applicant has addressed committee concerns regarding pedestrian circulation from the parking deck to the store with the addition of striped pedestrian traffic areas.

The applicant has addressed committee concerns regarding loading by striping the loading areas suggested by the committee.

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The applicant has revised parking calculations as instructed in the prior meeting and there is a surplus of parking available.

The applicant indicated they will be providing additional lighting in the parking deck itself.

The applicant has shifted the building footprint to meet setback calculations as calculated from the curb rather than property line as instructed by the committee.

The applicant has requested a variation for Section 16-18I.027 – Architectural Design to allow the use of stucco for the entire front façade (excluding fenestration). The actual material proposed is a high quality Venetian plaster. The committee agrees with the proposed variation.

The applicant has requested a variation from section 16-18I.017(5) fenestration requirements related to the proposed wall on the Peachtree Frontage. The proposed wall is 9 feet in height and runs the entire front of the development with the exception of the main entry “oculus.” The applicant has proposed to include additional water features and landscaping to address the concerns raised previously by the committee regarding activating the street frontage for pedestrians.

While the committee recognizes the importance of the interior spaces provided by the proposed wall and supports the additional landscaping and water features incorporated into the proposed design, based upon further discussion the committee remains concerned with the proposed “wall” as it does not achieve the intended requirements of the district, and recommends further actions be considered.

Specific actions could include:

- 1) Widen the front opening “gates” to the extent possible without compromising design proportions to maximize the portion of the sidewalk that is directly accessible to the resulting opening;
- 2) Change the material of the proposed front gates to incorporate a more visually permeable material such as wrought iron to enhance visual interest and provide an inviting feel for pedestrian traffic.

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- 3) Activate the proposed landscaped area to ensure code requirements of 60% accessible are satisfied. Provide benches and other such “park-like” features and materials that invite pedestrians into the landscaped space.
- 4) The committee recognizes the applicant’s desire to preserve the tranquility of the interior space behind the proposed wall, however, the committee maintains that the integrity of the pedestrian environment for the district must also be preserved and can be achieved without compromising the interior needs. The committee suggests additional “exterior only” approaches to articulate the wall be further explored and incorporated. The proposed west elevation provides a good example of what the committee is looking to achieve.

3. Proposed Development Address: 3215 Peachtree Road (Community and Southern Bank)

Applicant: Patrick Johnson AI3

SAP#:

Project Scope:

Variation Requested:

Project Details:

The proposed project is a new concept for providing financial services in a community based setting that reflects the interaction of money and life. The structure includes a two story structure consisting of 9,964 square feet. The development will include bank, office and coffee house components. There are 26 parking spaces on site and an additional 26 spaces through a lease agreement with the neighboring property. The main entrance is located on Shadowlawn and there is a right turn only onto Peachtree. The applicant indicated that LEED certification will not be sought, however, many energy efficient strategies will be incorporated.

Recommendations:

The design should be modified to accommodate the Peachtree Corridor streetscaping section that was provided to the applicant.

The main entrance on Shadowlawn requires screening between the parking and the sidewalk. The screen must be 5 feet in width and 30 to 42 inches in height and can be vegetative.

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The proposed outdoor patio area should be “enclosed” or demarcated in a manner consistent with the ordinance incorporating movable planters or other appropriate material.

The applicant should provide evidence of the lease agreement for the offsite spaces should it choose to use those spaces.

Should the offsite parking be incorporated, the applicant must provide screening between the parking and the sidewalk/street to satisfy the code requirements for that lot.

The applicant is encouraged to consider all energy efficient technologies and participating in recycling efforts underway through the community.

4. Proposed Development Address: 3081 Maple Drive

Applicant: Chip Pottinger, Loudermilk Companies

SAP#:

Project Scope: Demolition of house

Variation Requested:

Project Details:

The applicant is proposing to tear down the existing structure on the site and replace it with a flat grassed area that is bounded by a small post and chain fence. The applicant is requesting relief from upgrading the existing sidewalk for 60 months which is the anticipated schedule for redeveloping a larger project in the area. The existing sidewalk will remain in the interim.

Recommendation:

The committee supports the requested variation provided the area is maintained and grassed as planned. Committee member Dwight Bell recused himself from consideration of this project due to perceived conflict of interest.

5. Proposed Development Address: 3420 Piedmont Road Lovies BBQ

Applicant: Carl Burnett

SAP#: 13-004

Project Scope:

Variation Requested:

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Project Details:

The applicant is proposing expansion of the bottom level of the proposed site to incorporate a new expanded kitchen and outdoor seating area to support new tenant Lovies BBQ. The proposed development will include 34 designated parking spaces, restriping the parking lot and will not be serving alcohol.

Recommendations:

Committee Member Bonnie Dean recused herself from consideration of this project due to a conflict of interest as Selig Enterprises, her employer, is the owner of the property under consideration.

The committee notes the dumpster is not properly screened and must be upgraded to include a 6 foot high opaque wall with an operable gate.

The applicant must meet the surface parking lot requirements in the tree ordinance and has 24 months in which to do so by the ordinance, however, the committee recommends these upgrades be made at this time as significant work is being undertaken.

The committee is concerned that the proposed designation of parking may cause conflicts with the neighboring property Chipotle and recommends this be further considered.

The committee recommends the applicant include landscaping around the proposed outdoor dining to provide a buffer between the parking lot and the dining space.

The committee recommends the applicant consult the sign ordinance to ensure proposed signage is in compliance with the ordinance.

The applicant was advised that the SAP must be formally filed before permits can proceed.

The committee notes concerns regarding outdoor dining and the precedent that is set by allowing it on sites that are adjacent to residential development. Therefore, the committee recommends the dining be allowed in this case provided the use remains limited to an establishment that does not sell alcohol and should the sale of alcohol be considered, the project must come back for further consideration.