

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: September 4, 2013

Committee Members Present

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

Committee Members Absent

Dwight Bell, BCID

City Staff Members Present

Karl Smith-Davids
Tshaka Warren

1. Proposed Development Address: 3081 E. Shadowlawn Ave.

Applicant: Victoria Bell/Spencer Danner

SAP#: SAP-13-129

Project Scope: Spa

Variation Requested:

The applicant is redeveloping the existing property into an 1872 sf spa offering weight loss counseling, personal training and refreshments.

The submittal package for the SAP is currently incomplete. The applicant must provide a signed "notice to applicant" form along with an updated survey of the site that shows the existing conditions. The SAP cannot be processed until such time as these items are included.

Additionally, the following items must be submitted to the City's Office of Planning; a copy of the off-site parking agreements and an easement for the access to the adjacent site to allow vehicles to exit the spa property.

The DRC also recommends the driveway be marked with arrows to indicate one way traffic flow. The DRC recommends the parking lot in the back be cleared of all vegetation and restriped with parking angled along the rear edge of the site to match

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the traffic flow. This striping should allow about 5 spaces on site. The applicant will need to demonstrate through the off-site agreement that the additional spaces are secured to meet the code requirements. 7 spaces are required.

The DRC also recommends the applicant consult with the City Arborist to ensure clearing of the vegetation does not harm the tree located at the back of the site.

2. **Proposed Development Address: 128 E. Andrews Drive**

Applicant: Smokebelly BBQ

SAP#: SAP -13-128

Project Scope:

Variation Requested:

The applicant is converting the former Tavern 99 to a new BBQ restaurant including interior renovations, roof repair, the addition of new service doors to the patio, wood accents around the windows and entrance and adding “accordion style” windows.

Sec 16-181.017(5) - The DRC recommends the applicant provide a fenestration calculation to the City to ensure the street front fenestration requirements (65% of the length of the façade) are satisfied.

Sec 16-181.022 and .023 - The DRC recommends the parking lot be brought into compliance with parking lot landscaping requirements including 36 to 42” vegetative screening between the sidewalk and the street (planters or a planted landscape strip).

Sec 16-18.019 (4) - The DRC recommends the applicant provide clearly demarcated pedestrian access across the parking lot to provide a connection from the sidewalk to the entrance of the restaurant.

Sec 16-181.025 The DRC recommends the inclusion of a bike rack to accommodate 2 bicycles.

Sec 16-181.017 (5) The DRC recommends the dumpster be screened in accordance with the code which requires a 6 foot opaque enclosed structure with a gate.

The DRC notes the canopy overhangs the adjacent property and recommends a copy of the easement to allow this condition be provided to the City.