

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 Design Review Committee

Date: November 6, 2013

Committee Members Present

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

Committee Members Absent

Bonnie Dean, BCID

City Staff Members Present

Karl Smith-Davids

1. Proposed Development Address: PNC Bank – Former Wendy’s Site on Peachtree

Applicant: Jake Bendick/ John Hightower, PNC/owners reps

SAP#: previously submitted and reviewed

Project Scope: New construction

Variation Requested:

All previous recommendations regarding screening, streetscapes, bike racks incorporated satisfactorily.

Variation request – elimination of two windows on the front and one on the side of the building to incorporate vaults and ATMs which have significant security considerations. The committee does not support the reduction of the fenestration on the front façade. However, the committee instead recommends the applicant be allowed to build the “windows” on the front façade that would otherwise be eliminated as display “boxes” designed to look like windows and be allowed to count the full area toward the fenestration requirement. It is important to note that these display “boxes” should have at least 12 inches of depth, be conditioned and lighted and should not include any material that could be construed as advertising. The goal is for the “boxes” to read as fenestration and provide visual interest to the pedestrians on Peachtree. The

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committee supports the variation of the fenestration requirements along Mathieson given unique security requirements related to a banking facility.

Additionally, the committee recommends the ADA ramps on Mathieson be reconfigured to meet the code and that the applicant coordinate with the Buckhead CID to determine the street frontage that will be needed as a result of the Phase III of Peachtree Corridor project and build that frontage to be in compliance with the project specifications.

2. **Proposed Development Address: 77 East Andrews Monte Hewett Homes**

Applicant: Jessica Hill/Monte Hewett

SAP#: SAP-13-165

Project Scope: New townhomes, single family develop – Second Visit

Variation Requested:

The applicant provided the same plans presented to the committee previously and also provided the background of the original plans for the site as it was configured under the Development of Regional Impact Review conducted by GRTA and ARC – per the request of the committee. The original plans included a commercial office or mixed use for the site as well as a parking deck on the back end of the site adjacent to the single family neighborhood abutting the development.

The committee recommends allowing the variation requested to allow the retaining wall with wrought iron on top to be 5 feet in height.

There was a difference of interpretation in Table 6 regarding active use as applied to single family development. City staff indicated that active use requirements do apply to single family and as such the applicant requests a variation from this requirement. The committee recommends support of the variation requested.

The committee recommends approval of the proposed site plan as presented to the committee (which does not include the interparcel “road”) with the variations noted above.

3. **Proposed Development Address: Hennessy Land Rover/Jaguar**

Applicant: Steven Ellis/ Mark Hennessy

SAP#:

Project Scope:

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Variation Requested:

The proposed development includes a significant update /expansion to the façade of the existing building.

The committee notes there are no surface parking lot requirements for Auto dealerships and that the proposed changes bring an existing nonconformity closer to conformity.

The committee recommends reducing the number of curb cuts on Piedmont from three to two.

The committee recommends removing the middle curb cut on East Paces Ferry in the second phase of development or within 18 months, whichever comes first.

The committee recommends removing the sloped roof on the Land Rover side of building and removing the protruding Jaguar from the building, not permitted by SPI-9 standards.