

SPI-12 Development Review Committee

MEMORANDUM

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

FROM: Denise Starling on behalf of the SPI-12 Design Review Committee

Date: December 6, 2013

Committee Members Present

Denise Starling, BATMA

Sally Silver, NPU-B

Andrea Bennett, NPU-B

Jim Feldman, BCID

John Crocker, MARTA

Michael McLean, BCID

Peter Davis, NPU-B

Committee Members Absent

City Staff Members Present

Karl Smith-Davids

Tshaka Warren

1. 1:30 Proposed Development Address: True Foods Kitchen, Lenox Square

Applicant: Cindy Silver

SAP#:

Project Scope:

Variation Requested:

Description: New restaurant on the northwest corner of Lenox Square (facing Peachtree Road) in the previous Clubhouse space with expanded outdoor dining area.

The committee notes the code requirement Section 16-18L.010(4) which establishes height requirements (max 42") and requirements for the fence to be open (60%). The committee cannot determine the height from the plans presented and recommends the City ensure these requirements are satisfied.

In order to maintain a satisfactory amount of pedestrian accessibility surrounding the proposed development, the committee recommends the northeast corner of the development adjacent to the valet operation be modified to allow more pedestrian circulation space. It is suggested that the corner of the building be chamfered, curved

SPI-12 Development Review Committee

or indented to facilitate this change. The canopy may remain in place as long as support column does not encroach on the sidewalk clear zone.

It is requested that the applicant provide documents which provide the context of the site more coherently.

2. **2:00 Proposed Development Address: 1000 Park Avenue**

Applicant: Presence not requested

SAP#:

Project Scope:

Variation Requested:

The committee has concerns over the proposed change (increase) to the intensity of the use of the site indicated by the significant increase in number of units incorporated into the development (previously 110 now 300+). It is the committee's understanding that the applicant has the discretion to travel under the previously approved plan provided no changes are made to use, height or density. While it is clear the increased number of units increases the intensity of use, it is unclear whether the change to the number of units constitutes an increase in density as defined by the City. The committee found that although FAR of the 2001 approved plan is not exceeded, the original zoning under PD MU stated the FAR and the number of units approved. Any increase in the number of units is not consistent with the 2001 approved PD MU site plan and therefore may require a new plan if increase in units is found to constitute a change in density.

In light of the consideration described above, the committee requests a formal interpretation from the City as to how the calculation of density is defined – whether it is based upon square footage or number of units.

The committee also requests a formal interpretation from the City as to whether the number of units is considered to be a condition on the previously approved plans since it is specifically noted on those plans along with the square footage of the site.

Regarding the requested variation from Section 16-18L.010(3)(a) – it is the committee's recommendation (as stated previously) that the applicant be required to provide pedestrian and bicycle access to Phipps Boulevard via the service drive accessing the west side of the development. This access should include a sidewalk along the drive connecting the building to Phipps Boulevard that is a minimum of four feet in width and a landscape strip a minimum of 3 feet in width separating the sidewalk from the drive.