

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: April 2, 2014

Committee Members Present

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

Committee Members Absent

City Staff Members Present

Karl Smith-Davids

1. **3:00 Proposed Development Address: The Hanover 3030 Old Decatur**

Applicant: Jessica Hill

SAP#:

Project Scope: New Development

Variation Requested: Second Review – Committee member Dwight Bell recused himself from this discussion given the role of one of his development partners in this transaction.

The subject property is parcel D of a previously zoned master plan for the area. The site is 3.63 acres and the proposed development is a 100 units per acre density and 6 story configuration. The parking deck is located interior to the site and is completely wrapped by the residential units. The proposed development is 375 units (70% 1 bedroom and 30% 2 bedroom) of high-end luxury rental housing developed in a highly amenitized fashion using modern design with brick and stucco finishes and heavily fenestrated street level facades fronting the business center and tenant amenities portions of the development. Street level units are accessed directly from the street with front stoops. No street level retail is proposed due to proximity to the Buckhead Atlanta Development.

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Several previous conditions apply to the site, including a greenspace requirement of 25,000sf of contiguous greenspace to be cumulative from all parcels with 21,250 sq ft of that to be contiguous green space on this parcel. The committee is adamant that the applicant uphold this standard and make every effort possible to configure the space in a usable fashion rather than a “cobbled together” approach. The proposed connectivity from Pharr Road to Buckhead Avenue is a beneficial approach; however, efforts need to be made to ensure the connection does not become an unsafe alley – particularly in maximizing the width for the connection.

SECOND REVIEW – The applicant indicated there is 12 feet between the building and property line and then 20 feet to the adjacent Allure Apartment building. The walkway is to be a 3 foot decomposed granite, lighted and gate controlled to be locked with only resident access after hours. The committee recommends the walkway be expanded to a minimum of 4 feet instead of 3 feet.

Initial plans reflect the allowed three curb cuts with two located on Buckhead Avenue rather than on Old Decatur due to conflicts with the access for the Suzuki School across the street. The committee agrees with this rationale.

SECOND REVIEW – This condition remains the same as initially proposed and the committee recommends approval of this change.

The applicant indicated the labyrinth park area would be privately held, but open to public access during key daytime hours similar to public park hours. The area is to be fully ADA accessible.

The applicant indicated a likely request for a variation to allow for reduced parking – likely 1.5 to 1.6 per unit minimum. The committee concurs with this request provided adequate accommodations are made for visitor parking.

SECOND REVIEW – The applicant requested a variation to allow for a reduction of parking from 656 spaces to 590. The committee supports the approval of this request.

The plans indicate a patio area that encroaches into the clear zone of the sidewalk. The applicant clarified that that paving material is the encroachment, but the clear zone remains unimpeded. The committee maintains a preference for keeping the clear zone consistent with paving materials, but will review a request provided greater detail is provided.

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SECOND REVIEW - The applicant again showed this condition and requested a variation, the committee does not support this request and recommends the plans be modified to remove the need for this variation.

The committee recommends the application revisit the alignment of the curb cuts on both Buckhead Ave and Pharr Road to ensure conflicts with driveways across the street are minimized. The city standard is 100 feet offset and this is anticipated to be an issue raised by public works.

SECOND REVIEW – The applicant noted that they had coordinated with The Department of Public Works regarding the alignment consideration and that the current plans presented reflected the input from public works – including a realignment of the roadways and the provision of preventing left turns out of the parking deck for the development onto Pharr road. Right out and left in movements are still allowed.

The committee recommends the applicant take further steps to ensure the development supports the “no parking” on Buckhead Avenue through the incorporation of bulbouts or other mechanisms.

SECOND REVIEW – The applicant explored these options and found the width of the roadway did not support these options. They did note that the current condition is a no parking zone and that the parking happening is supporting the existing complex which does not have adequate parking. The applicant noted that this condition will be eliminated with the proposed development.

The committee recommends the applicant change the turning radius of the Old Decatur/Buckhead Ave intersection along the property to tighten it up closer to 90 degrees resulting in shortened crossing distances and a more pedestrian friendly environment.

SECOND REVIEW – This was not addressed in the second review.

The committee notes the loading zone curb cut is wider than the allowed 24 feet and recommends this be reduced to meet the standard unless justification can be made otherwise.

SECOND REVIEW – The applicant noted the width of the loading zone had been reduced to be consistent with the code requirements.

The Applicant noted the need for a variation to reduced the number of required loading spaces from three to two. The committee supports this request.

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The committee noted the need to coordinate with the Buckhead Community Improvement District regarding two of its initiatives- The Village Streetscape program and the restriping of Pharr Road.

2. 3:30 Proposed Development Address: NaanStop – 3420 Piedmont Road

Applicant: Neal Idnani

SAP#: not filed

Project Scope: Renovation of existing space above Lovies + outdoor patio

Variation Requested: Committee Member Bonnie Dean recused herself from discussion regarding this project due to her role as landlord of the property.

Description: New restaurant offering counter service for fast casual Indian dining incorporating the owner’s family recipes. The project will include renovation to the interior spaces as well as the construction on a new patio, partially covered by an awning, on the front facing Piedmont Road. Service will include alcohol sales.

Recommendations:

Section 16-18I.023 Off street parking requirements (see table). Parking includes 1 space per 300sf of indoor dining and 1 per 400sf of outdoor dining. The minimums are 75% of the maximums. The applicant appears to satisfy these requirements, but needs to confirm and include the calculations (for the entire building) on plans.

Section 16-18I.015 Sidewalks. The outdoor dining must be set back from the curb in accordance with the streetscape requirements for a Type 2 street

Section 16-18I.016(1) and (2) Supplemental Zone. The proposed outdoor dining deck must satisfy height specifications established in these sections – a maximum of 30 inches above sidewalk

Section 16-18I.017 (6) (II) Railing height of the proposed outdoor dining must meet the requirements of this section – height of no more than 36 inches above the finished floor.

Section 16018I.017(2)(a)(b) Pedestrian entrances shall connect the building entry directly to the street.

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Sec16-181.025 Minimum Bicycle Parking Requirements. One bike rack for every 4,000 sf or two racks (the greater of the two calculations) are required.

Screening of surface parking from the street does not apply in this case due to the limited scope of renovations.

It is the committee's understanding from the City staff that no code requirements apply to the proposed awning as it is a temporary structure.

The committee notes the need for an easement to provide connections across the back of the Chipotle parking lot to provide egress.

The applicant notes they will be using the same dumpster as Lovies BBQ which is appropriately screened.

The committee notes that parking lot landscaping requirements will go into effect this fall (2014) and will require 1 tree for every 8 spaces and 10% of the parking lot to be landscaped. The committee recommends the applicant work with the landlord to comply with these regulations.

The committee notes that no internal illumination is allowed per the sign ordinance.

3. 4:00 Proposed Development Address: 4237 Roswell Road – Rock n Taco

Applicant: Antrell Gales

SAP#:

Project Scope: new rooftop patio

Variation Requested:

Description: The applicant is proposing to build a rooftop deck over the existing enclosed patio of the current structure.

The plans presented to the committee were not appropriately scaled and did not include any site detail as required for the committee to provide comments. The applicant has been instructed to develop detailed plans before returning to the DRC.

Initial comments provided are outlined below:

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The previous work to enclose the outdoor space appears to not be properly permitted. This must be corrected as part of the SAP submittal. The property owner must sign off on the Special Administrative Permit.

Parking and square footage needs to be verified and broken out by the type of space (indoor, outdoor patio, etc).

Landscape requirements for the parking lot will be required Fall 2014 and should be satisfied at this time.

Sec16-181.025 Minimum Bicycle Parking Requirements. One bike rack for every 4,000 sf or two racks (the greater of the two calculations)are required.

Section 16-181.023 Off street parking requirements (see table). Parking includes 1 space per 300sf of indoor dining and 1 per 400sf of outdoor dining. The minimums are 75% of the maximums. The applicant needs to confirm and include the calculations on plans.

Section 160181.017(2)(a)(b) Pedestrian entrances shall connect the building entry directly to the street.

The president of the neighboring Buckhead Village Lofts and their attorney were present to provide additional concerns regarding the proposed development. There is an existing access easement with the HOA that is not currently being honored. The valet operation is blocking the driveway in for the residents creating an unsafe condition and blocking the residents from accessing the development. Additionally, the noise from the live music and outdoor speaker systems appear to be in violation of the alcohol code. The applicant and the HOA are going to work through these issues prior to the next review of the project by the DRC.