

# SPI-9 Development Review Committee

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## 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:** May 7, 2014

### 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

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1. **3:00 Proposed Development Address: Rock N Taco**

**Applicant:** Antrell Gales/Joe Ryan/Brad(?)

**SAP#:**

**Project Scope:** Rooftop Deck Second Review

**Variation Requested:** Second review

### Recommendations:

- Revise plans to properly reflect sidewalk and landscape areas adjacent to Roswell Road as well as cooler, dumpster and landscaping on the southern edge of the site.
- **Sec 16-18L.017(2)** - Provide 4' wide sidewalk (or pavers) from Roswell Road sidewalk to the building access doors fronting Roswell Road.
- **Sec 16-18L.019(4)** - Screen dumpsters with minimum of 6 foot opaque wall and gate.
- **Sec 16-18L.017(3)** - Include Building Address at least 6 inches in height on front of building.
- **Sign Ordinance 16-28A** remove existing sign and incorporate new signage attached to building as allowed in sign ordinance

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- **Sec 16-181.025** – Bicycle Parking – modify proposed location to provide better accessibility to the rack and mitigate interference with parking.
- Revise plans to clarify that bar on rooftop deck is a service bar only.
- **Sec 16-181.023(5) Table** – Parking Requirements – revise plans to reflect calculation of parking requirements 1 parking space per 300 sf of floor area.
- **Sec 16-181.017(5)** – Fenestration – Ensure proposed façade facing Roswell road satisfies fenestration (window) requirements of 65%
- **Sec 16-181.017(6)** – Ensure fence on ground level surrounding outdoor dining does not exceed 36” in height and satisfies alcohol code requirements.
- **Sec 16-181.023(5)(b)(5)** – Valet Agreement – provide a valid agreement with valet that designates specific spaces being used for offsite parking.
- **Sec 16-181.023 (4)** – Provide shrubs or other decorative fence or vegetation between 30 and 42 inches in height between the Roswell Road sidewalk and adjacent surface parking for the establishment
- Ensure adherence to easement with adjacent property owner to not block access to their property.

2. **3:30 Proposed Development Address: Churchills - Cains Hill Place**

**Applicant:** Garrett Coley/ Seth(?)

**SAP#:**

**Project Scope: Variation Requested:**

**Description:** Enclosure of existing patio space on the front of the building to include open air outdoor space more formally enclosed than existing fence.

**Recommendations:**

- Provide additional documentation of square footage of the building for parking requirements.
- **Sec 16-181.023(5)(b)(5)** – Valet Agreement – provide a valid agreement with valet that designates specific spaces being used for offsite parking.
- **Sec 16-181.019(4)** - Screen dumpsters with minimum of 6 foot opaque wall and gate.
- **Sec 16-181.017(2)** - Provide 4’ wide pedestrian access (striped) from Cains Hill sidewalk to the building access doors fronting Cains Hill.
- **Sec 16-181.017(3)** - Include Building Address at least 6 inches in height on front of building.

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- **Sec 16-181.023(5) Table** – Parking Requirements –reflect calculation of parking requirements 1 parking space per 300 sf of floor area.
- If sufficient parking is provided at the rear of the property to satisfy parking requirements, consider eliminating parking in front (with the exception of the handicapped space) and incorporating landscaping and sidewalk.

### 3. **4:00 Proposed Development Address: St Regis Hotel**

**Applicant:** Clay Massey

**SAP#:**

**Project Scope:** Enclosure of existing 439 sf outdoor patio space to incorporate into Paces 88 restaurant interior space. Addition of service bar.

**Variation Requested:** None needed, recommend approval.

### 4. **4:30 Proposed Development Address: 11 on Maple**

**Applicant:** Billy Allen

**SAP#:**

**Project Scope:** Addition of 600sf deck for new building use (previously hair salon) which is a 1940's style Hollywood type restaurant concept. Late night breakfast on weekends, live entertainment. Semi-formal jacket required. Parking to be 100% valet operated by Executive Parking – offsite agreements with neighboring Garland Law Firm and Travel agency. Liquor license application has been submitted to the City of Atlanta and applicant has appeared before NPU-B in that regard.

#### **Recommendations:**

- **Sec 16-181.023(5) Table** – Parking Requirements –reflect calculation of parking requirements 1 parking space per 300 sf of floor area. Provide additional documentation of square footage of the building for parking requirements for heated floor area of building as well as patron area. (Applicant provided this information immediately following the meeting. The lower level is 1,638sf, the main level is 1,996sf, and the upper level is 680sf. The total interior square footage is 4,314 and the total exterior square footage is 286. The total square footage for the building is 4,600)
- **Sec 16-181.023(5)(b)(5)** – Valet Agreement – provide a valid agreement with valet that designates specific spaces being used for offsite parking.
- **Sec 16-181.019(4)** - Screen dumpsters with minimum of 6 foot opaque wall and gate.
- **Sec 16-181.025** – Bicycle Parking – incorporate parking as required.

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- **Sec 16-181.023 (4)** – Provide shrubs or other decorative fence or vegetation between 30 and 42 inches in height between the Maple Drive sidewalk and adjacent surface parking for the establishment.