

SAP Narrative and Variation Summary

Buckhead Village Project

The Hanover Company proposes to redevelop the existing surface parking lot located at 3116 Roswell Road with a mixed use project with ground floor commercial uses and high rise apartments above the commercial uses and parking structure. The current program includes 351 apartments and 12,975 square feet of commercial space. Parking spaces will be incorporated into the development for use for parking for parking by the adjacent Buckhead Theater as well. Prior to the adoption of the current SPI-9 zoning district regulations, the property was rezoned pursuant to Ordinance 08-O-1465, a copy of which is included in this application submittal.

Below are the variations identified for the proposed development:

1. Variation from Section 16-18I.023 to reduce required parking spaces from 769 parking spaces to 662 parking spaces.

Based on a market demand, the applicant proposes to provide 1.48 spaces per unit for the residential component and 144 parking spaces for the combined use of the 12,975 square feet of retail and the adjacent Buckhead Theater. [Note: The 769 parking spaces required does not include parking required for the Buckhead Theater. There are approximately 119 parking spaces on the existing surface lot being redeveloped.]

2. Variation from Section 16-18I.023 to reduce the required number of parking spaces for the Buckhead Theater located at 3110 Roswell Road to zero during construction.

Development of the property will displace the existing surface parking lot that currently provides parking for the Buckhead Theater. During construction, off site parking will be arranged to service the Buckhead Theater. Details regarding the specific location of the off site parking and access to such parking will be provided upon filing of the SAP application.

3. Variation from Section 16-18I.019 to reduce required loading spaces from four (4) loading spaces to two (2) loading spaces.

The request to reduce the number of required loading parking spaces is consistent with the demand similar mixed use projects generate for such loading spaces. The leasing of the units will be coordinated through the leasing office to ensure the loading areas are not overburdened during the leasing process. Further there will be some sharing of loading spaces based on the mix of uses in the development.

4. Variation from Section 16-18I.020(2)(c)(iv) to allow two curb cuts to be located on Early Street.

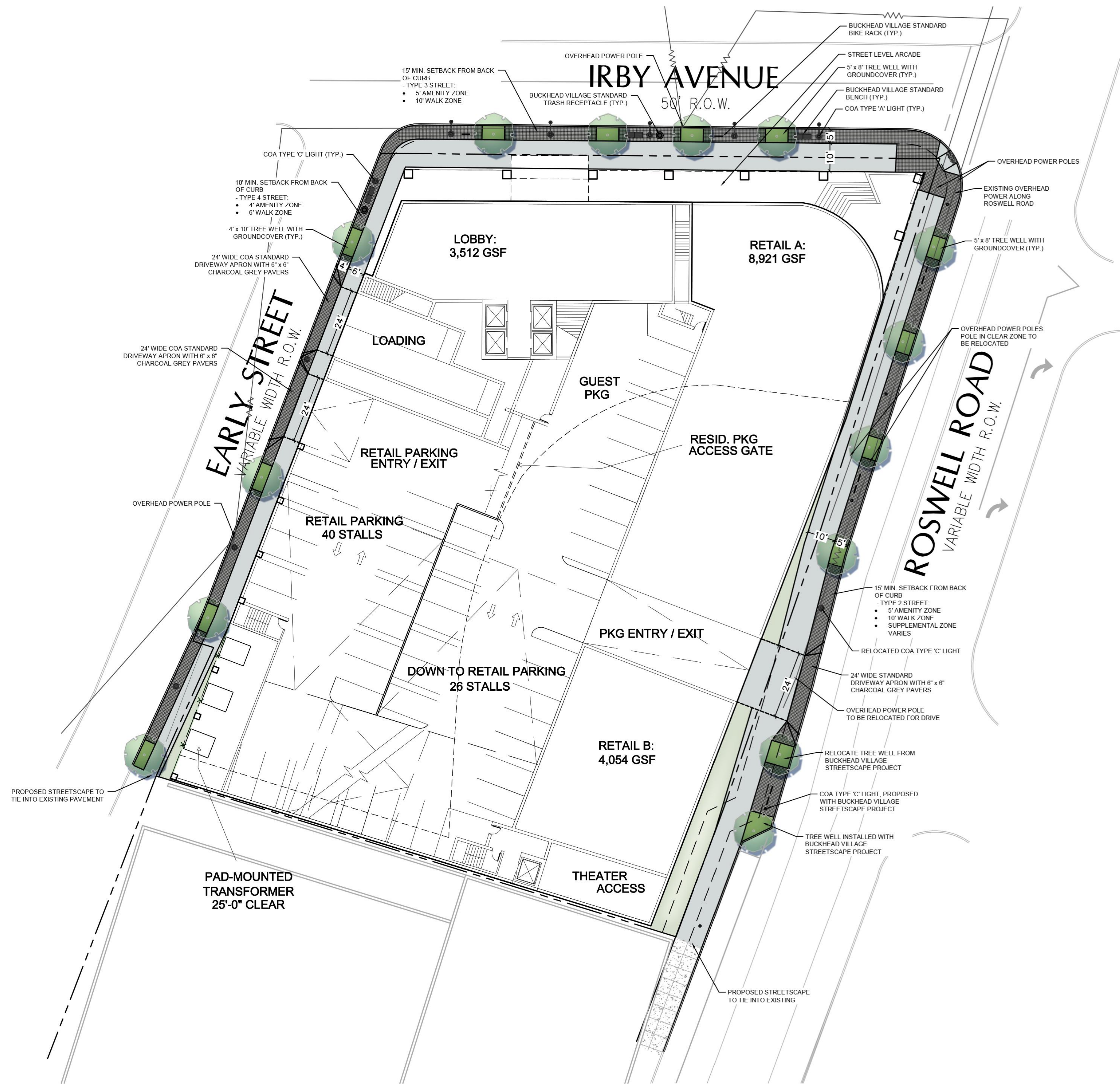
Due to the property's adjacency to three streets, three curb cuts are allowed for the development. The applicant is seeking the permitted number of curb cuts but would like to locate two on Early Street. One of the two curb cuts on Early Street will be for service use only. The other curb cut will be on Roswell Road in a location to be approved by GDOT and the City of Atlanta Office of Transportation

5. Variation from Section 16-18L.016(3)(b)(i) to delete the requirement for a five foot (5') supplemental zone on Early Street and Roswell Road.

The site is narrow along its east to west plane which limits the opportunity for provision of the full required sidewalk. The eastern side of Early Street is currently developed with the rear of buildings, service areas and parking. Eliminating the supplemental zone along what is currently a service oriented street will not adversely impact the area. In addition, to align in an aesthetically appropriate manner with the existing Buckhead Theater, a variation for the supplemental zone is required along Roswell Road.

Drawing name: K:\AMI_DWG\191699001_Hanover Buckhead Village\CADD\Exhibits\Graphic Base.dwg Layout1 Sep 24, 2014 4:52pm by: david.young

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LOT SIZE:
 NET LOT AREA (NLA) = 1.17ACRES (51,012 SF)
 GROSS LOT AREA (GLA) = 1.66 ACRES (72,157 SF)

OPEN SPACE CALCULATIONS:

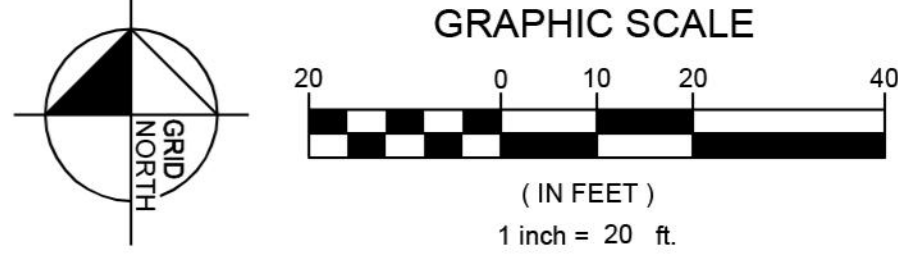
- USEABLE OPEN SPACE REQUIRED (20% NLA) = 10,166 SF
- USEABLE OPEN SPACE PROVIDED = 27,913 SF
 - AMENITY ZONE IN NLA = 508 SF
 - SIDEWALK CLEAR ZONE = 6,489 SF
 - ROOFTOP AMENITY DECK = 18,400 SF
 - ARCADE AREA = 2,536 SF
- TOTAL PUBLIC SPACE REQUIRED (50% UOSR) = 5,083 SF
- TOTAL PUBLIC SPACE PROVIDED = 9,133 SF

BIKE RACK NOTES:

- TOTAL BIKE PARKING REQUIRED: 75 SPACES
- TOTAL BIKE PARKING REQUIRED IN AMENITY SPACE: 15 SPACES
- 8 BIKE RACKS (16 SPACES) PROVIDED ON THE SITE WITHIN THE AMENITY ZONE.
- TOTAL BIKE PARKING REQUIRED IN PARKING DECK: 60 SPACES

SAP File Number: SAP - XX-XXX

Zoning Classification
SPI-9 Subarea Type 1



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No.	REVISIONS	DATE	BY

HANOVER BUCKHEAD VILLAGE
 ATLANTA, GA 30305

SAP PLAN

THE HANOVER COMPANY
 5847 SAN FELIPE, SUITE 3600
 HOUSTON, TEXAS 77057

SCALE (H): AS SHOWN
 SCALE (V): AS SHOWN
 DESIGNED BY: KSS
 DRAWN BY: DMY
 CHECKED BY: KSS
 DATE: 09/24/2014
 KHA PROJECT NO.: 019699001
 SHEET NUMBER
EX-1



Southeast View
Buckhead Village
The Hanover Company
Atlanta, GA

09.24.2014
5080.016

CITY



Buckhead

Downtown Atlanta

SITE



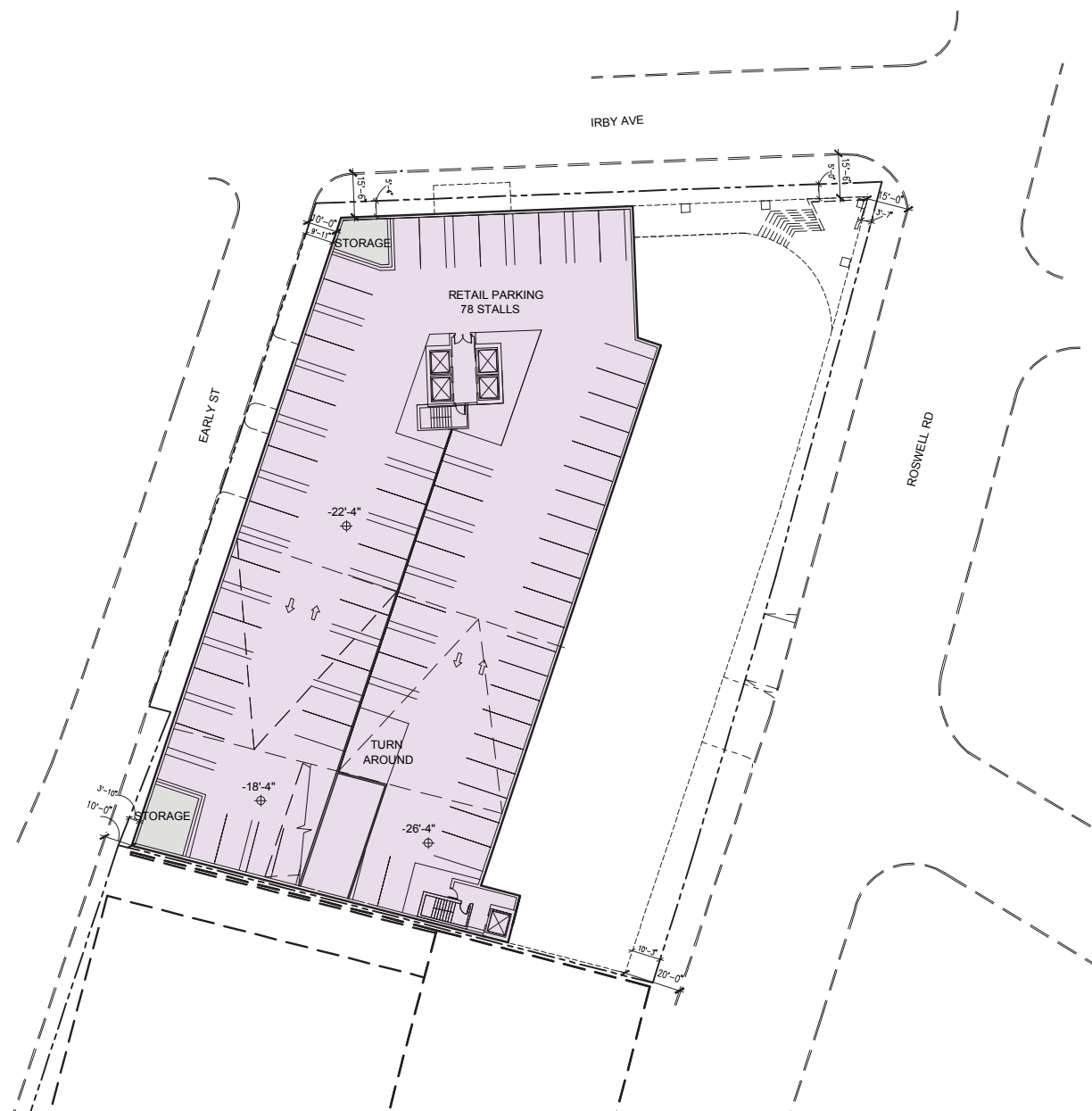
SITE DIAGRAM

Buckhead Village
The Hanover Company
Atlanta, GA

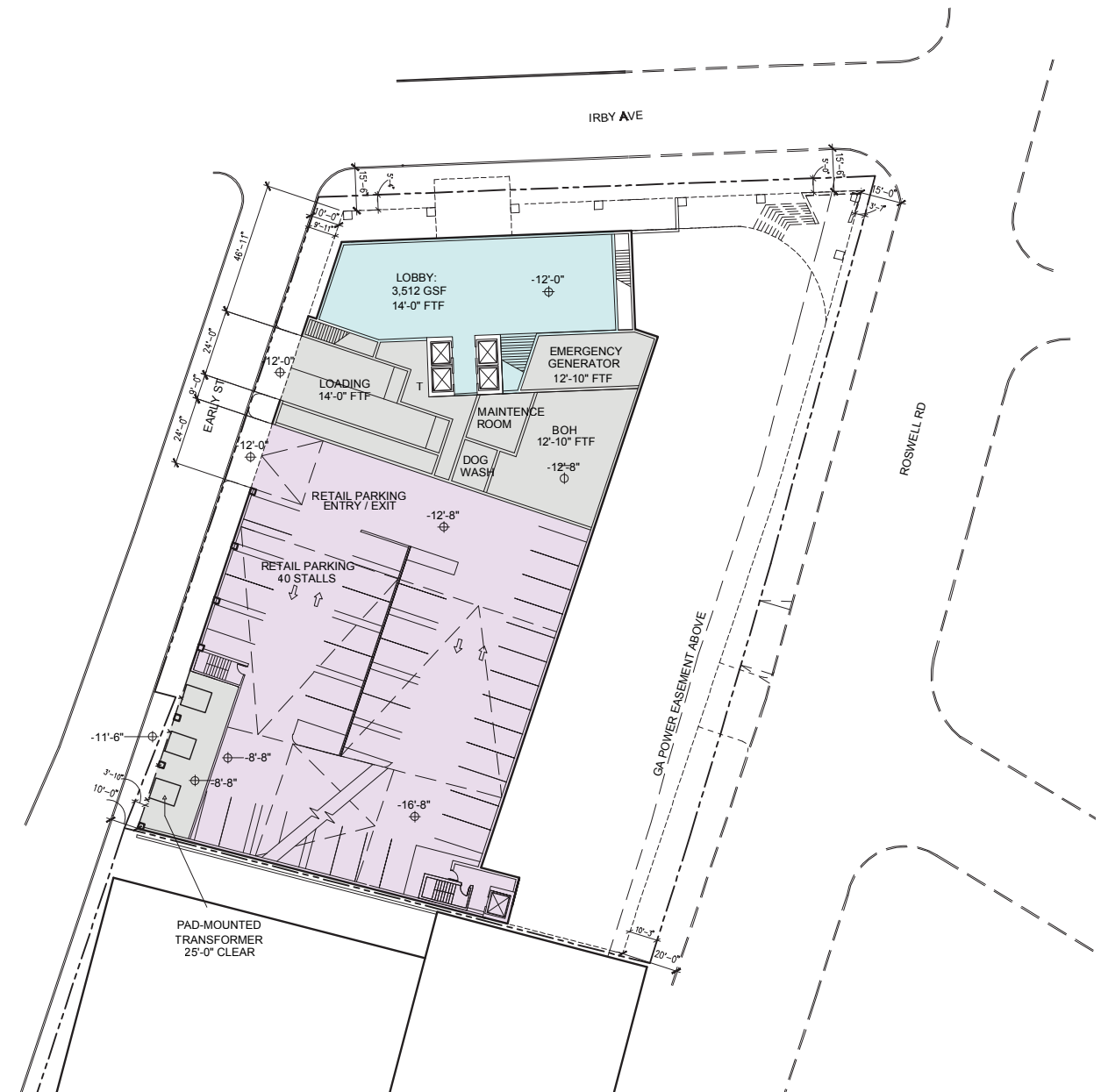
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PLAN | LOWER LEVEL 2

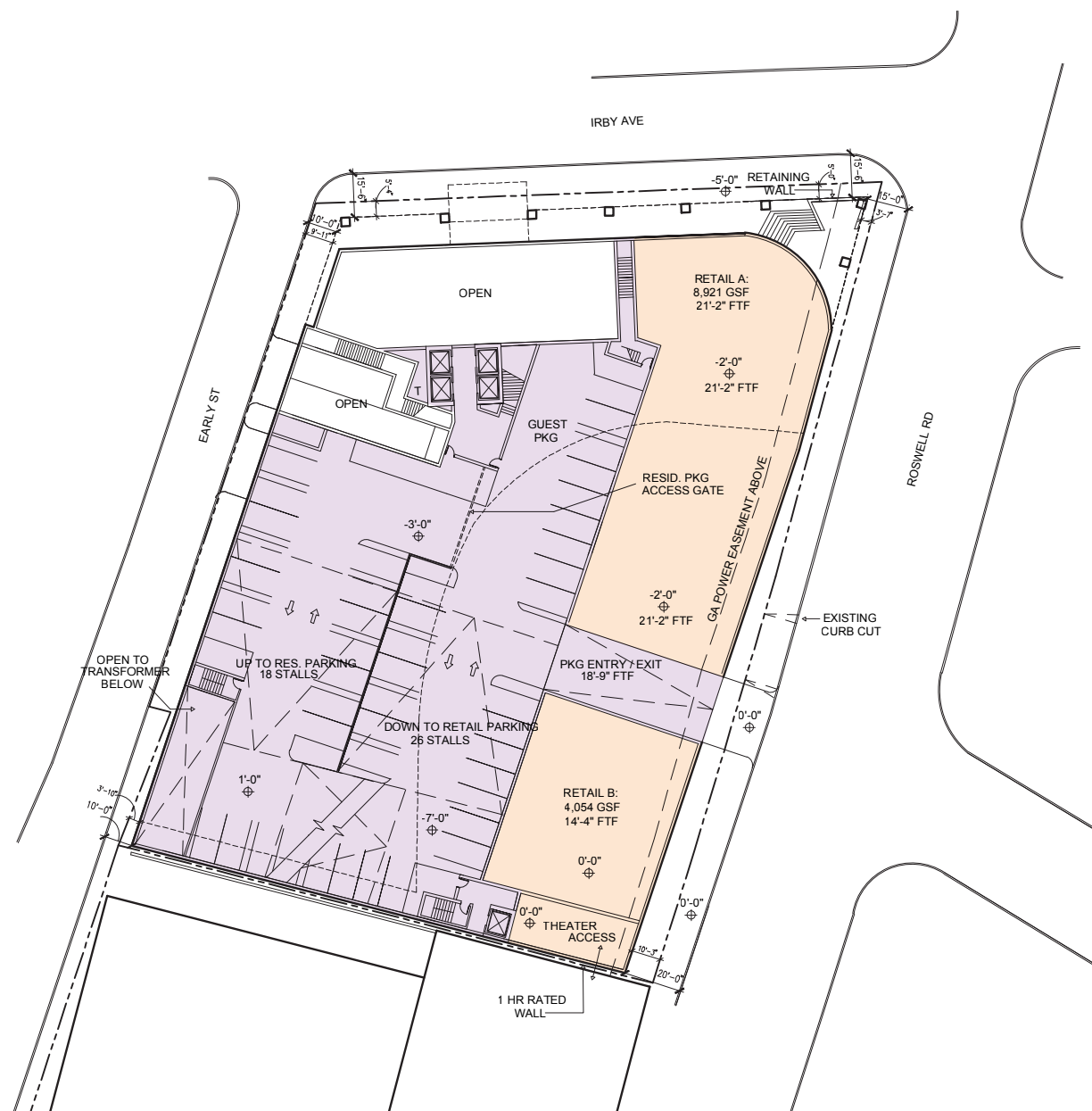


PLAN | LOWER LEVEL 1
(GROUND LEVEL AT EARLY ST.)

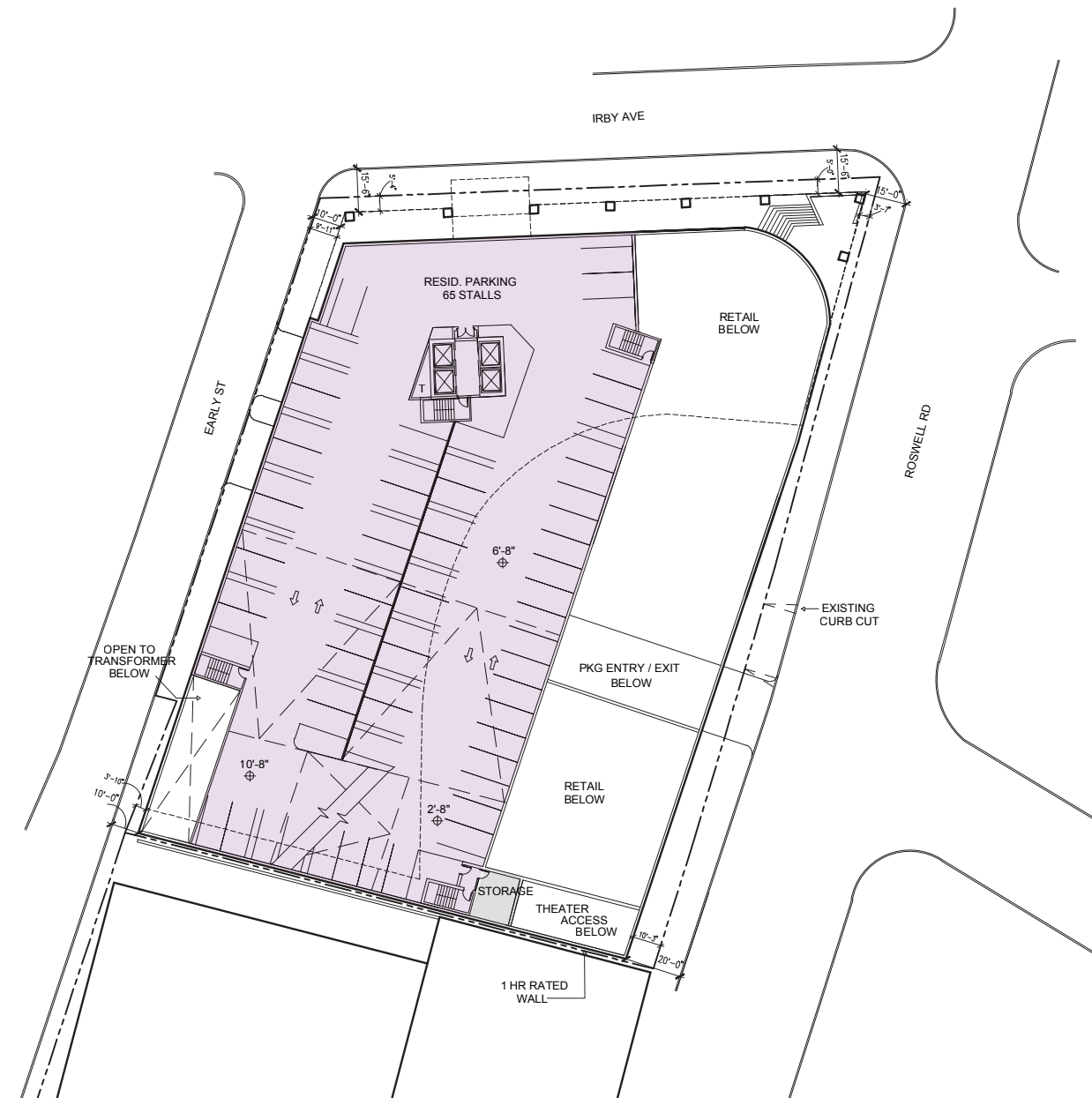
0 30' 60'

IN PROGRESS





PLAN | GROUND FLOOR
(GROUND LEVEL AT ROSWELL RD.)



PLAN | 1M

0 30' 60'

IN PROGRESS

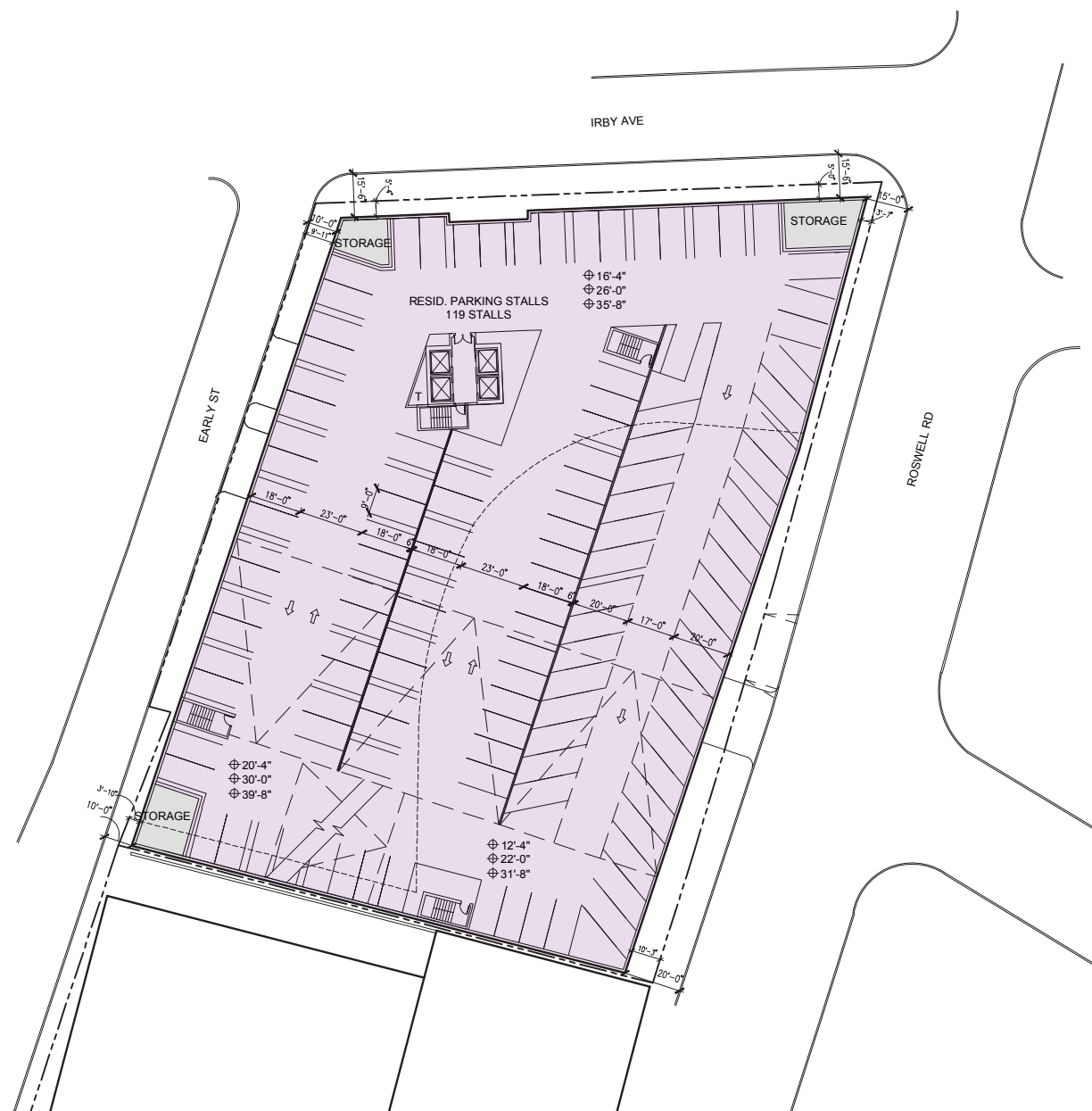
PLANS

Buckhead Village
The Hanover Company
Atlanta, GA

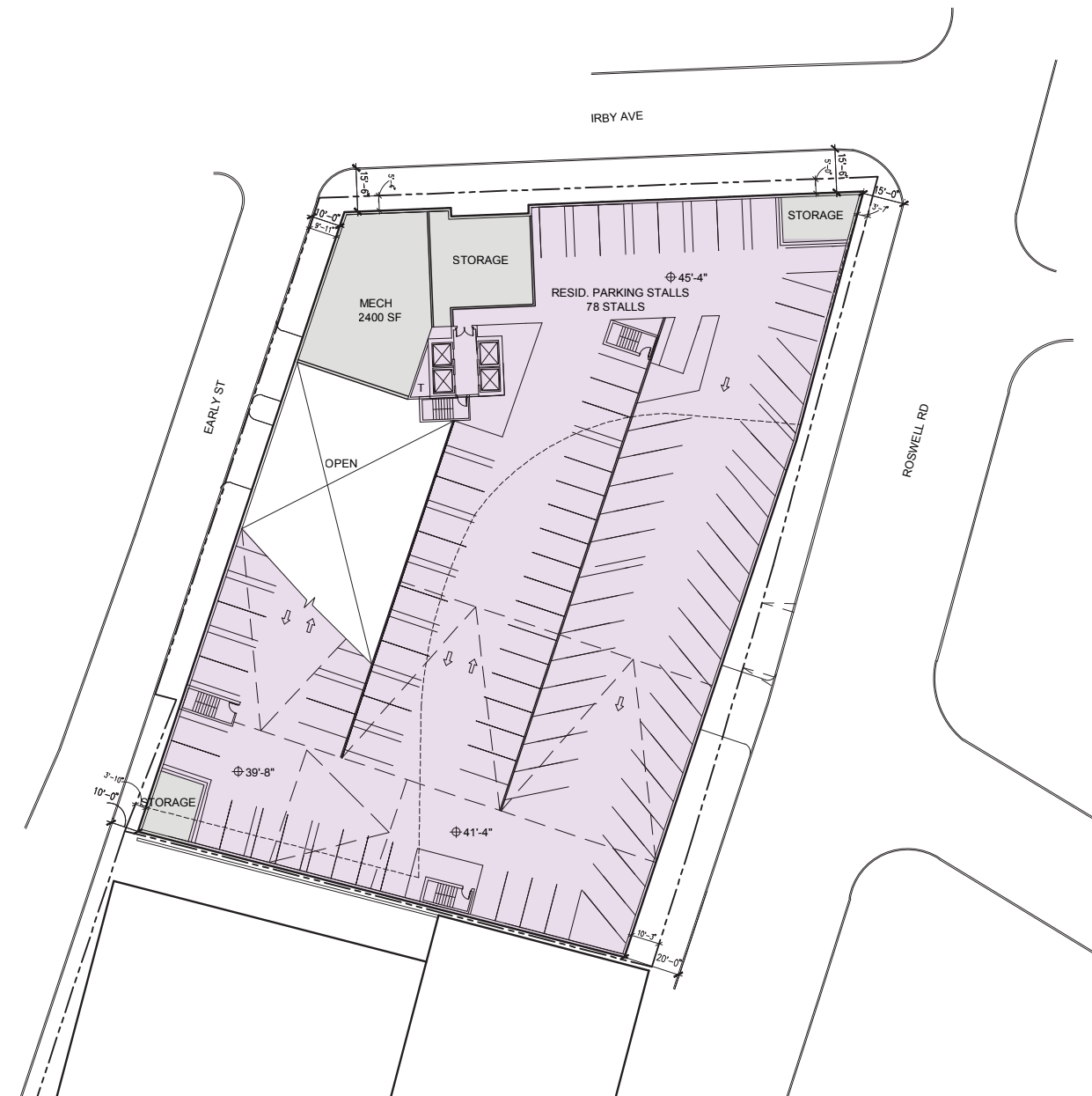
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PLAN | TYPICAL PARKING FLOOR



PLAN | TOP PARKING FLOOR

0 30' 60'

IN PROGRESS





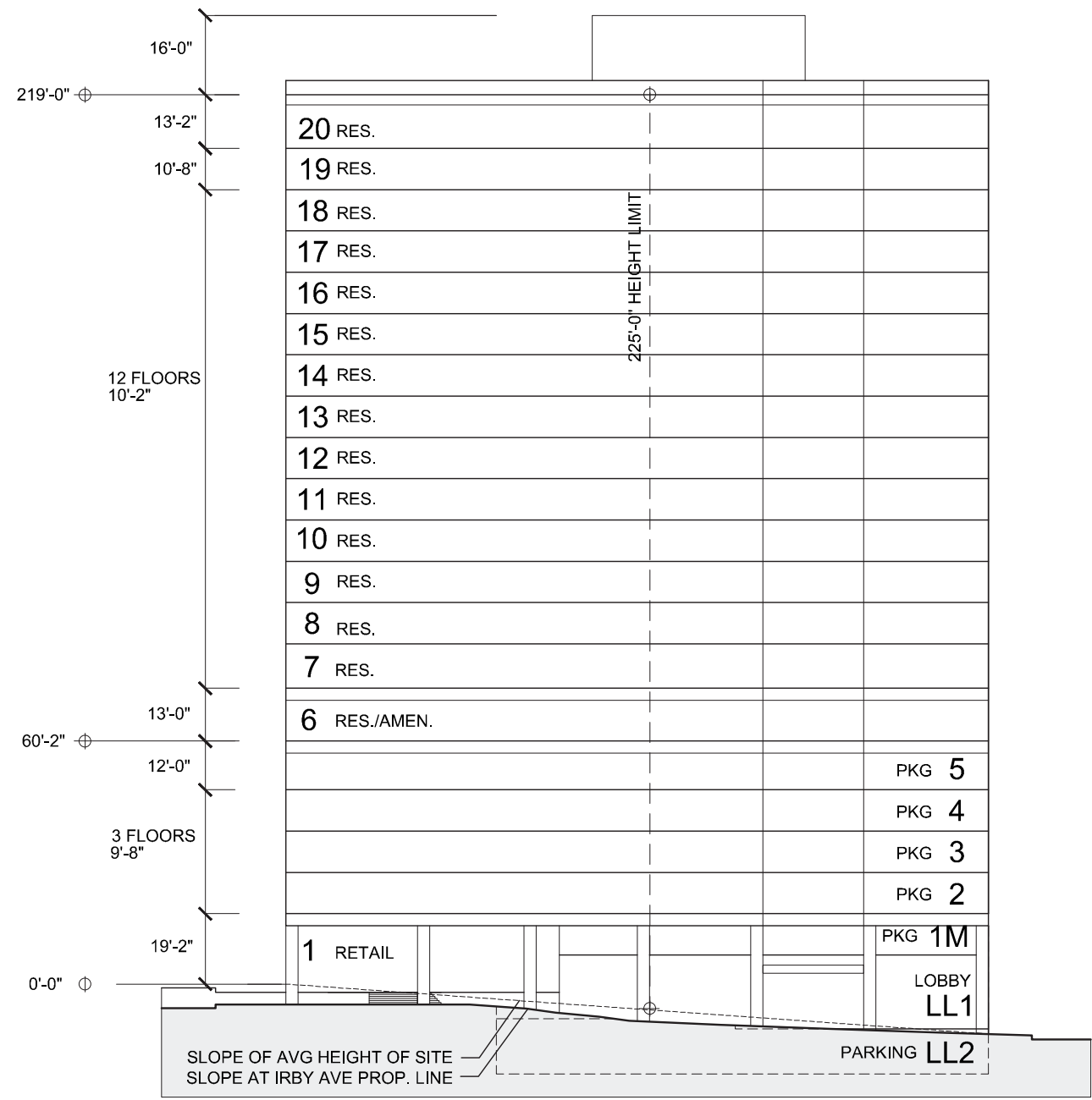
PLAN | AMENITY FLOOR



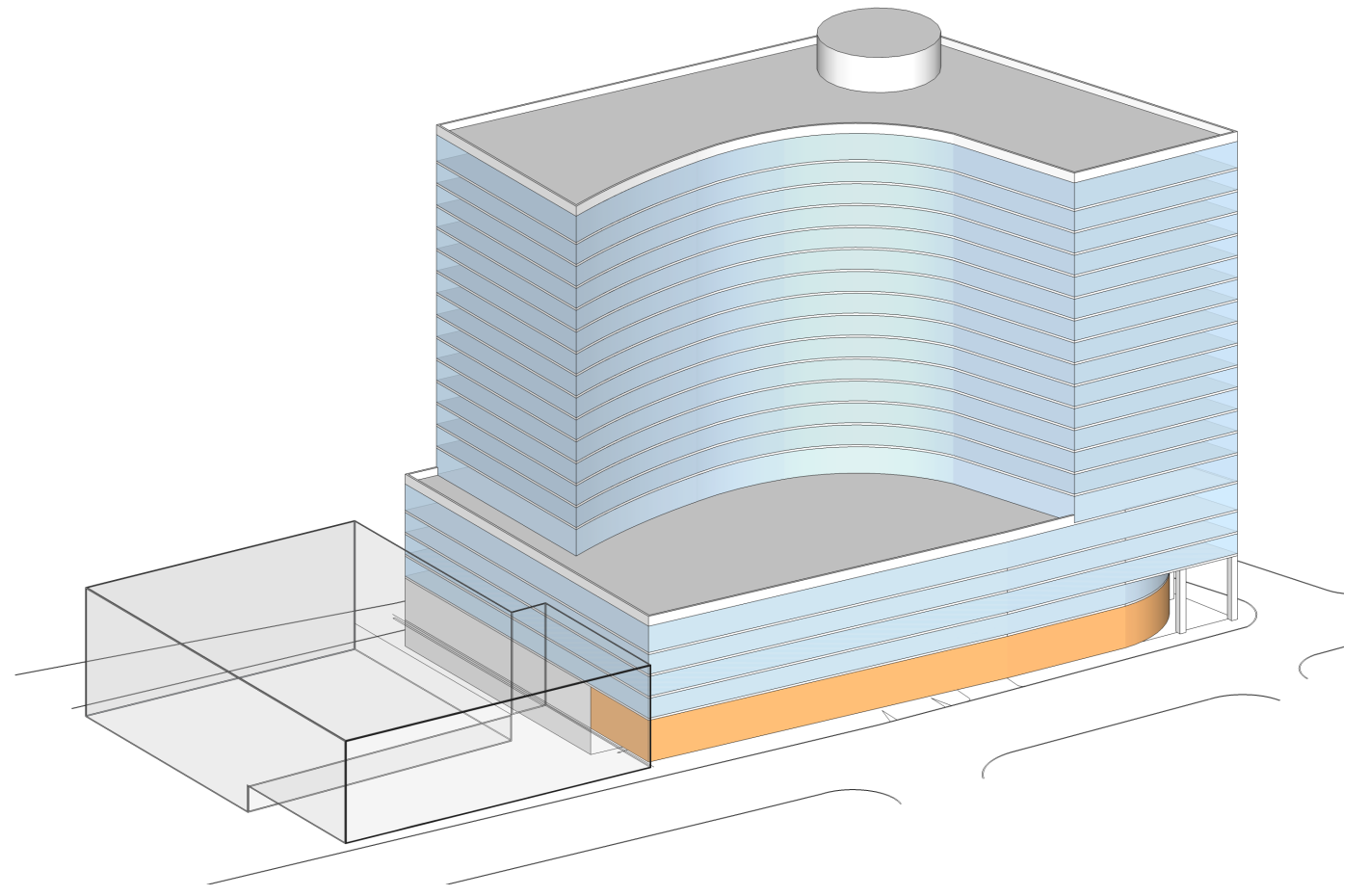
PLAN | TIER 1



PLAN | TIER 2



NORTH ELEVATION | LOOKING SOUTH



0 20' 40'

IN PROGRESS

ELEVATION LOOKING SOUTH

Buckhead Village
The Hanover Company
Atlanta, GA

09.24.2014

5080.016

Area Summary

Project Areas	
Residential Area	
Unit Area (NRSF)	344,933
Balconies	15,300
Common Areas (includ. corridors)	50,113
Amenity (Interior)	12,981
Total	423,327
Non-Residential Area	
Retail	12,975
Theater & Parking Lobby	800
Total	13,775
FAR Areas	
Residential Area	
Unit Area (NRSF)	344,933
Corridors, Elevators, Stairs	41,627
Mech, BOH, Storage	11,670
Total	398,230
Non-Residential Area	
Retail	12,975
Theater & Parking Lobby	800
Total	13,775
Total FAR Area	412,005

Notes
common area - amenity
gross area - NRSF - balconies - (elevators + stairs*19) on lower level and parking floors