



PHASE 2

DOG PARK

PHASE 1

103 WEST RESTAURANT

PACES FERRY PLACES

LIVE WORK/
RETAIL
8,500 sf

LOBBY/
LEASING

SERVICE DRIVE

WHOLE FOODS MARKET



FIRST CITIZENS
BANK

WEST PACES FERRY ROAD

LEVEL 1

RETAIL/
RESTAURANT

THE ST. REGIS ATLANTA





WEST PACES

WEST PACES

CAFE

MUZE

WEST PACES
BUCKHEAD



SUMMARY

This application requests a rezoning of the subject property from SPI-9 SubArea 2 and SPI-9 SubArea 3 to SPI-9 SubArea 2 for the purpose of (1) changing the base density permitted on the site from 0.848 and 2.696 to a base density of 2.256 on all of the parcels included in the assemblage and (2) deleting the 2010 conditions currently applicable to the property pursuant to application Z-09-15 (ordinance 10-O-0043). The 2.256 floor area ratio requested as a base density is a blended density based on what the existing SPI-9 FAR map identifies for each parcel. The applicant proposes to achieve a floor area ratio of 4.27 by utilizing density bonuses available in SPI-9 above and beyond the base density. Notwithstanding the foregoing, the 2010 condition in Z-09-13 reflected an allowable floor area ratio of 3.68, however, the SPI-9 FAR chart failed to accommodate the density in the 2010 conditions. As required by Section 16-18I.005(5) this application also expressly requests a map amendment to Map Attachment A in the SPI-9 ordinance to update the floor area ratio on the subject property to 2.256 as requested in this application.

Approval of this application would result in the redevelopment of the property in two phases. The first phase would occur on the West Paces Ferry Road frontage of the property and would include 339 multifamily units and 7,600 square feet of commercial use. The second phase of development would occur on the Paces Ferry Place frontage and would accommodate 186 multifamily units and 8,500 square feet of ground floor live work space. The building will have a maximum of 150 feet consistent with Subarea 2. The height proposed is half of the 300 foot height permitted by the 2010 zoning conditions.

DOCUMENTED IMPACT ANALYSIS

(1) Compatibility with comprehensive development plans; timing of development.

The comprehensive development plan on the subject property and in the immediate area reflects a low density commercial comprehensive designation. The proposal is consistent with the existing comprehensive plan because no change in the zoning category is requested and the density proposed is consistent with the other parcels in the immediate area that have low density commercial comprehensive plan designations. If approved, the development will promptly commence the permitting process.

(2) Availability of and effect on public facilities and services; referrals to other agencies.

All necessary public facilities and services are available to this property.

(3) Availability of other land suitable for proposed use; effect on balance of land uses.

The applicant owns the subject property and it is currently entitled for a mixed use development with retail, office, hotel and multifamily use. With the recent growth

in both the west and the east villages of Buckhead there is an increasingly limited supply of available land for new development. There is not other similarly situated land available for deveopment. The proposed use is suitable based on the mix of uses existing and allowed in the immediate area. The balance of land uses will not be adversely affected by the proposal.

(4) Effect on character of the neighborhood.

The immediate neighborhood is developed with a wide range of uses including apartments, offices, hotels, restaurants, service establishments and retail. The adoption of SPI-9 ensured a cohesive development controls would be implemented to maintain a consistent character. The request to remove the existing pre-SPI-9 conditions blend the allowable the density allowed to be consistent with the other immediately adjacent properties does not have any adverse impact on the character of the neighborhood.

(5) Suitability of proposed use.

In the immediate vicinity of the subject property, there is a new apartment complex under construction by The Hanover Company on Roswell Road at Irby Avenue, a proposed mixed use development by Alliance Residential Company on Irby Avenue, the existing 92 West Paces apartment development, low and high rise office buildings including Buckhead Plaza, the St. Regis hotel and residences, the Atlanta History Center and a variety of commercial uses including retail and retaurants. This area truly has a mix of uses. The proposal to add an additional residential development to the neighborhood with an activated streetscape with commerical and live work complements the existing mixed use fabric.

(6) Effect on adjacent property.

The adjacent property will not be impacted by the proposal to change to remove old zoning conditions that are not commensurate with the new SPI-9 ordinance. Similarly, the adjacent property will not be impacted by a change in the density permitted on the subject property because the density requested is the same as the density allowed on the adjacent property.

(7) Economic use of current zoning.

The subject property is an assemblage of properties with differing density caps and a zoning condition that permits a 300 foot mixed use development with a density greater than the SPI-9 floor area map contemplates. Depsite being zoned since 2010, the property has remained in its current state which suggests a zoning more commensurate with the surrounding SPI-9 zoning would be more appropriate.

(8) Tree Preservation.

The applicant shall comply with the policies related to tree preservation as adopted in Section 158-28 (Policy, Purpose and Intent) of the City of Atlanta Tree Ordinance.