Kimley»Horn

MEMORANDUM

To: Mr. Christian Olteanu

From: Ms. Emmy Montanye, P.E.

Date: March 1, 2019

Subject: 3259 and 3275 Roswell Road SAP (SPI- 9, SA-2)

Project Description: Cartel Properties and DREAM Hotel Group have announced plans to debut DREAM Atlanta-Buckhead in 2021. Designed by Atlanta-based architecture firm Cooper Carry, DREAM Atlanta-Buckhead will have approximately 200 Guestrooms and Suites, 45 Private Residences, a spa and wellness concept, and fine dining and nightlife venues, including a 17,000 square feet rooftop bar and lounge. The dual-tower development will also include 80,000 SF of additional offices and commercial retail space.

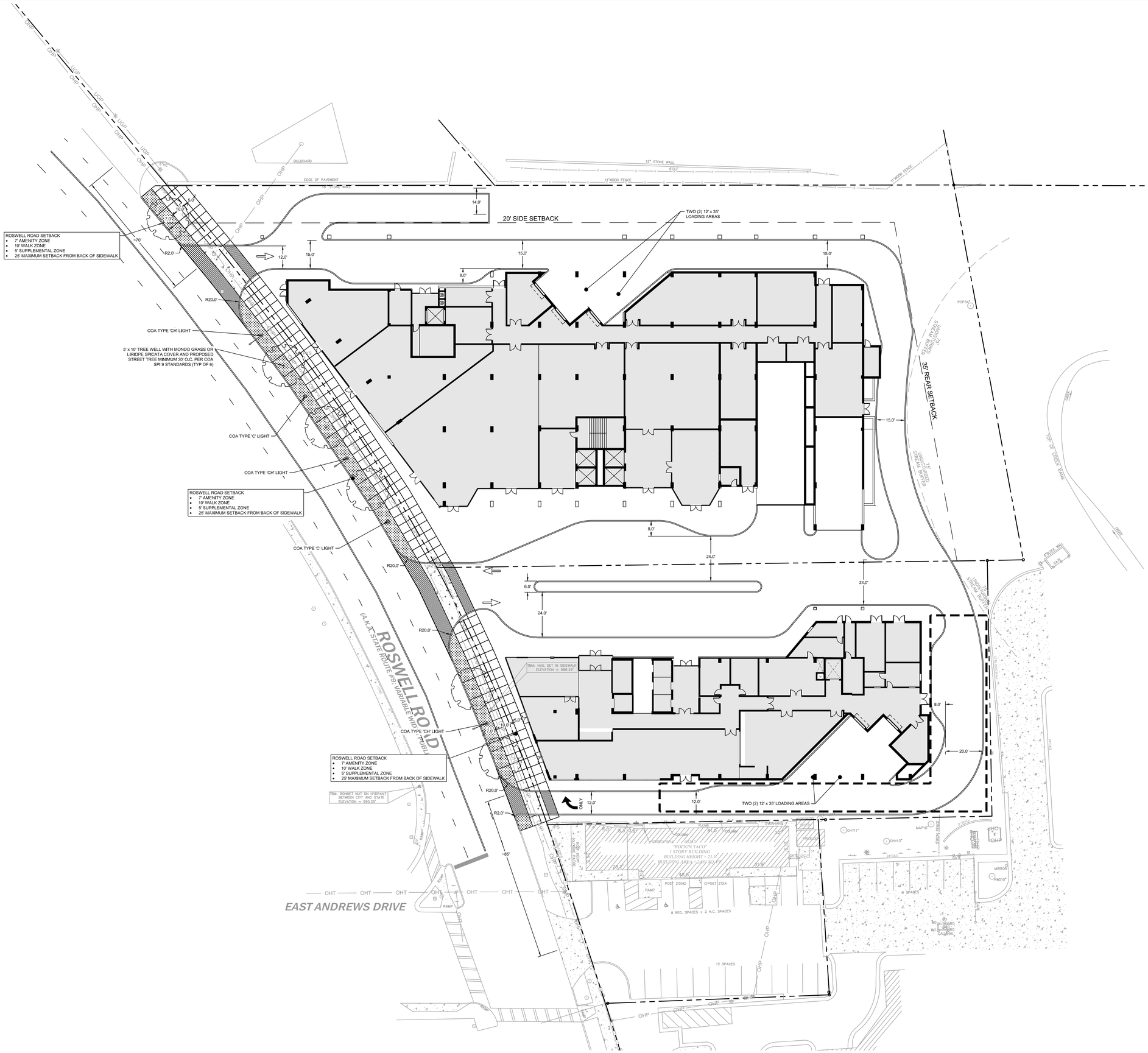
The development on the 2.5-acre site also includes covered drop-off areas for hotel guests and residents and above / below grade parking for ~412 cars for resident, office, and guests' onsite parking. There is a continuous pedestrian walkway fronting the retail shops with three ingress/ egress points along the Roswell Road. A service drive surrounds the site's back of house for truck and small delivery truck traffic. Building Height is limited to 150 ft., and the site FAR Limits are under the allowable as proposed at 4.2 of the 5 FAR for a total of 464,776 GSF. The Transitional Height Planes along the adjoining residential properties have been maintained per the existing condition. The setback requirements for Front, Side and Rear Yards have been met.

Requested Variations:

1. **Variation from the requirements of Section 16-18I.012 Developmental Control Tables:** Variation to reduce the percentage from 60% to 58% of the property being fronted by buildings located no greater than 25' from the back of the sidewalk. Due to the portion of the building that is elevated over the plaza and the width of the service and plaza entries, 60% is not achieved. All portions of the building facing Roswell Road at ground level are within 25' of the back of sidewalk.

2. **Variation from the requirements of Section 16-18I.020.2.b Driveway Curb Cuts:** Variation to allow two driveways (on the southern edge and northern edge of the site) to be within 100' of the nearest adjacent intersection or driveway. On the southern driveway the request is to reduce the distance to 85' center to center. On the northern driveway the request is to reduce the distance to 70' center to center.

3. **Variation from the requirements of Section 16-18I.020.2.c.ii Driveway Curb Cuts:** Variation to reduce the distance of the driveway cuts interior to the site to be less than 200' from one another. Two one-way, 12' curb cuts are being requested along with one full movement curb cut to make a total of two curb cuts. However, the southern one-way curb cut is less than 200' from the full movement curb cut to the plaza and parking area. We request to reduce the separation between curb cuts to 110' center to center to allow for this.



SAP FILE NUMBER:
SAP-18-XXX

ZONING CLASSIFICATION:
SPI -9 SUBAREA 2

ADJACENT STREETS:
ROSWELL ROAD (TYPE 2) (GDOT STATE ROUTE #9)

SITE PLAN LEGEND:
- LANDSCAPED AREA
- STAMPED CONCRETE PAVEMENT
- STANDARD DUTY CONCRETE SIDEWALK
- CONCRETE PAVEMENT

GENERAL NOTES:
1. ADDRESS NUMBERS ARE TO BE PROVIDED ON BUILDING AND BE A MINIMUM OF 6" IN HEIGHT.
2. REASONABLE EFFORT WILL BE MADE TO BURY OVERHEAD POWER/UTILITIES.
3. SUPPLEMENTAL ZONE SHALL HAVE A MAXIMUM ELEVATION OF 30 INCHES ABOVE SIDEWALK GRADE.
4. ALL LIGHTING THAT UP-LIGHTS TREES, BUILDINGS, OR OTHER ELEMENTS, SHALL BE LOCATED AT A MINIMUM HEIGHT OF EIGHT (8) FEET ABOVE THE SIDEWALK, DRIVEWAY, OR PEDESTRIAN AREA WHEN NOT LOCATED WITHIN COMPLETELY LANDSCAPED AREAS.

BIKE RACK NOTES:
TOTAL BIKE PARKING REQUIRED = 68 SPACES

1. 7 BIKE RACKS (14 SPACES) TOTAL PROVIDED ON THE SITE WITHIN THE STREETSCAPE FURNITURE ZONE ON ROSWELL ROAD.
2. 54 BIKE SPACES PROVIDED IN THE STRUCTURED PARKING DECK.

USABLE OPEN SPACE:

REQUIRED USABLE OPEN SPACE	= 22,148 SF
50% BEING PUBLIC OPEN SPACE	= 11,074 SF
TOTAL PROVIDED USABLE OPEN SPACE	= 24,090 SF
TOTAL PROVIDED PUBLIC OPEN SPACE	= 14,230 SF

OPEN SPACE AREAS:
- WALK/SUPPLEMENTAL ZONE (PUBLIC) = 5,200 SF
- ADDITIONAL STREET LEVEL SPACE (PUBLIC) = 9,030 SF
- PROVIDED OPEN SPACE ON ROOF DECKS = 9,850 SF

LOT SIZE:
NET LOT AREA (NLA) = 2.54 ACRES (110,739 SF)

TOTAL SF = 464,776 SF
PROPOSED FLOOR AREA RATIO (FAR) = 464,776 / 110,739 = 4.2 (NLA)
MAX FAR = 5.0 (BASE FAR) - (PER SPI-9 SA2 ZONING)

MAX BUILDING HEIGHT = 150 FT

GEORGIA811. Utilities Protection Center, Inc. Know what's below. Call before you dig.

GRAPHIC SCALE IN FEET
0 10 20 40

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CLIENT
THE CARTEL GROUP
340 EAST PACES FERRY ROAD
ATLANTA, GEORGIA 30305
PHONE: 404-237-2872

No.	REVISION DESCRIPTIONS	DATE	BY

PROJECT
DREAM HOTEL / MIXED USE DEVELOPMENT
3275 ROSWELL ROAD
ATLANTA, GEORGIA 30305
LAND LOT 99, 17TH DISTRICT

DRAWN BY	JRN
DESIGNED BY	ZLR
REVIEWED BY	KRT
DATE	
PROJECT NO.	019754012

TITLE
SAP SITE PLAN

SHEET NUMBER
SAP-01

Drawing name: C:\Users\kate.triplett\appdata\local\temp\AcPublish_8256\CO-20 - SAP SITE PLAN.dwg CO-20 - SAP SITE PLAN Mar 01, 2019 12:58pm by: kate.triplett

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