

MEMORANDUM

To: Ms. Denise Starling
From: Ms. Shannon Skinner, PLA
Applicant: The Loudermilk Companies
Date: May 31, 2016
Subject: 3089 Peachtree Rd - Buckhead Triangle Development – SPI-9

Project Description

The proposed Buckhead Triangle mixed-use development will occupy most of the triangular block to the south of Charlie Loudermilk and is bounded by Peachtree Road to the northwest, Bolling Way to the east, and East Paces Ferry Road to the south. The project consists of the entire triangular lot bounded by these three streets with the exception of the parcel at 3081 Peachtree Road, currently occupied by the Mitchell Gold Bob Williams store. The 0.974 acre project contains an 18 level tower consisting of 57 units and approximately 30,000 square feet of retail. The building will contain approximately 242 parking spaces located in a 5 level podium parking deck structure.

The principal retail entrances are located along Peachtree Road, while the loading dock and service area are accessed from Bolling Way. The sole access to the parking deck for both residents and patrons is provided from Bolling Way. Separate retail and residential elevators from the parking levels provide access to each use.

Requested Variations for 3089 Peachtree Road

The proposed project located at 3089 Peachtree Road respectfully requests consideration of the following variations from the requirements outlined in SPI-9:

1. Variation from the requirements of Section 16-181.015 Sidewalks:*Amenity zone*

Variation to decrease the minimum amenity zone width along Peachtree Road from 7' to approximately 4.5' - 5.5' to allow the recently installed streetscape to remain.

Walk Zone

In addition, a variation is sought to reduce the minimum walk zone from 13' to 10'. The reduction in walk zone width will allow the sidewalk to better connect to the existing, narrower sidewalk to the south that runs in front of 3081 Peachtree Road. The reduction will also provide for a more continuous feel between the proposed and existing storefronts.

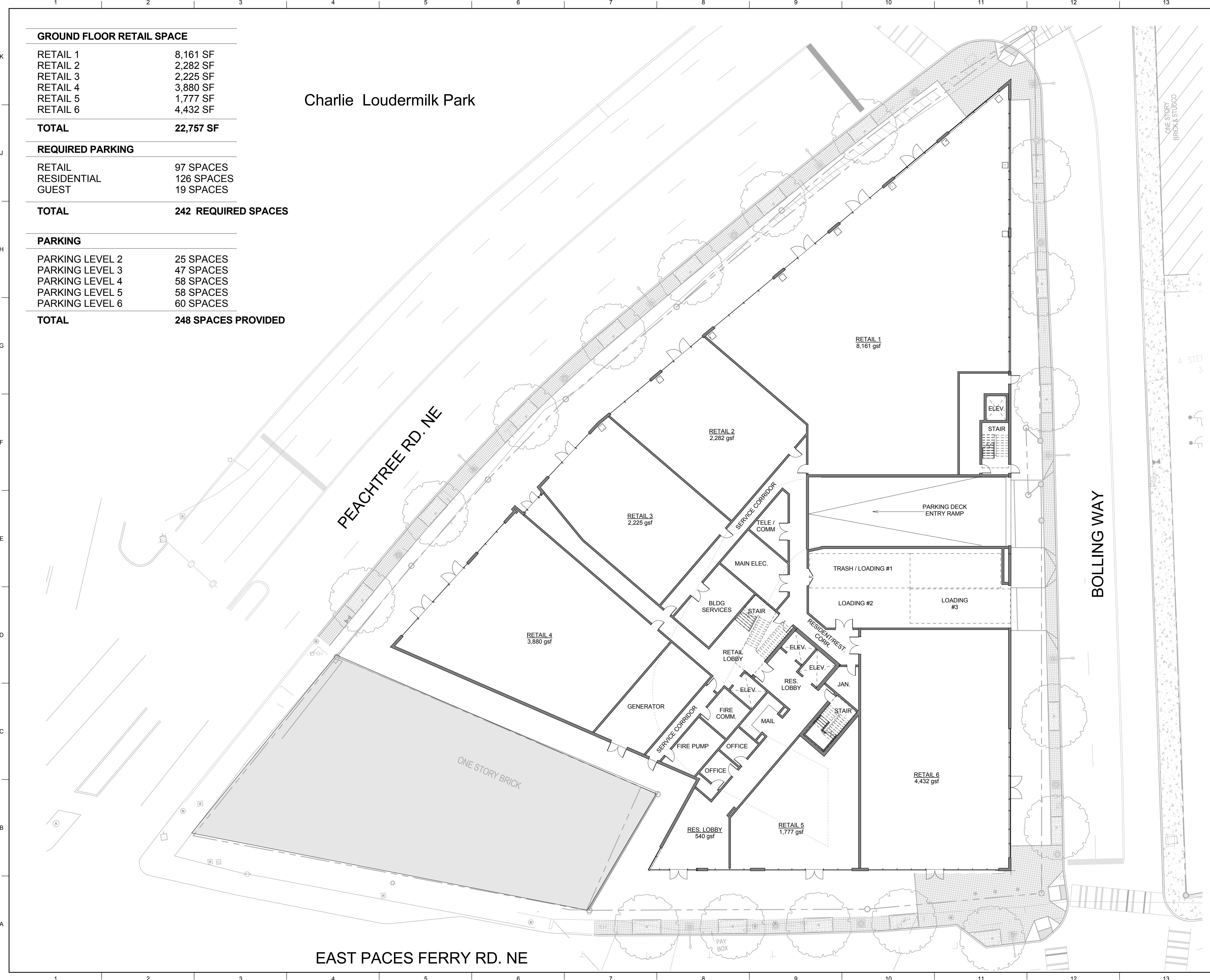
2. Variation from the requirements of Section 16-181.019 Loading docks:

Variation to eliminate one required 12' x 35' bay. Two required 12' x 35' loading dock bays will be provided. The code requires (2) 12' x 35' for the residential portion and (1) 12' x 35' loading dock for the retail portion.

3. Variation from the requirements of Section 16-181.020.2.c Driveway curb cuts:

Variation to decrease the minimum distance between curb cuts on the same block face from 100' to 10'. Separate curb cuts are needed for loading and parking deck access. Reducing the distance between curb cuts eliminates the need for one larger, shared curb cut while allowing for the two separate curb cuts to be 24' wide or less.

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Charlie Loudermilk Park

GROUND FLOOR RETAIL SPACE

RETAIL 1	8,161 SF
RETAIL 2	2,282 SF
RETAIL 3	2,225 SF
RETAIL 4	3,880 SF
RETAIL 5	1,777 SF
RETAIL 6	4,432 SF
TOTAL	22,757 SF

REQUIRED PARKING

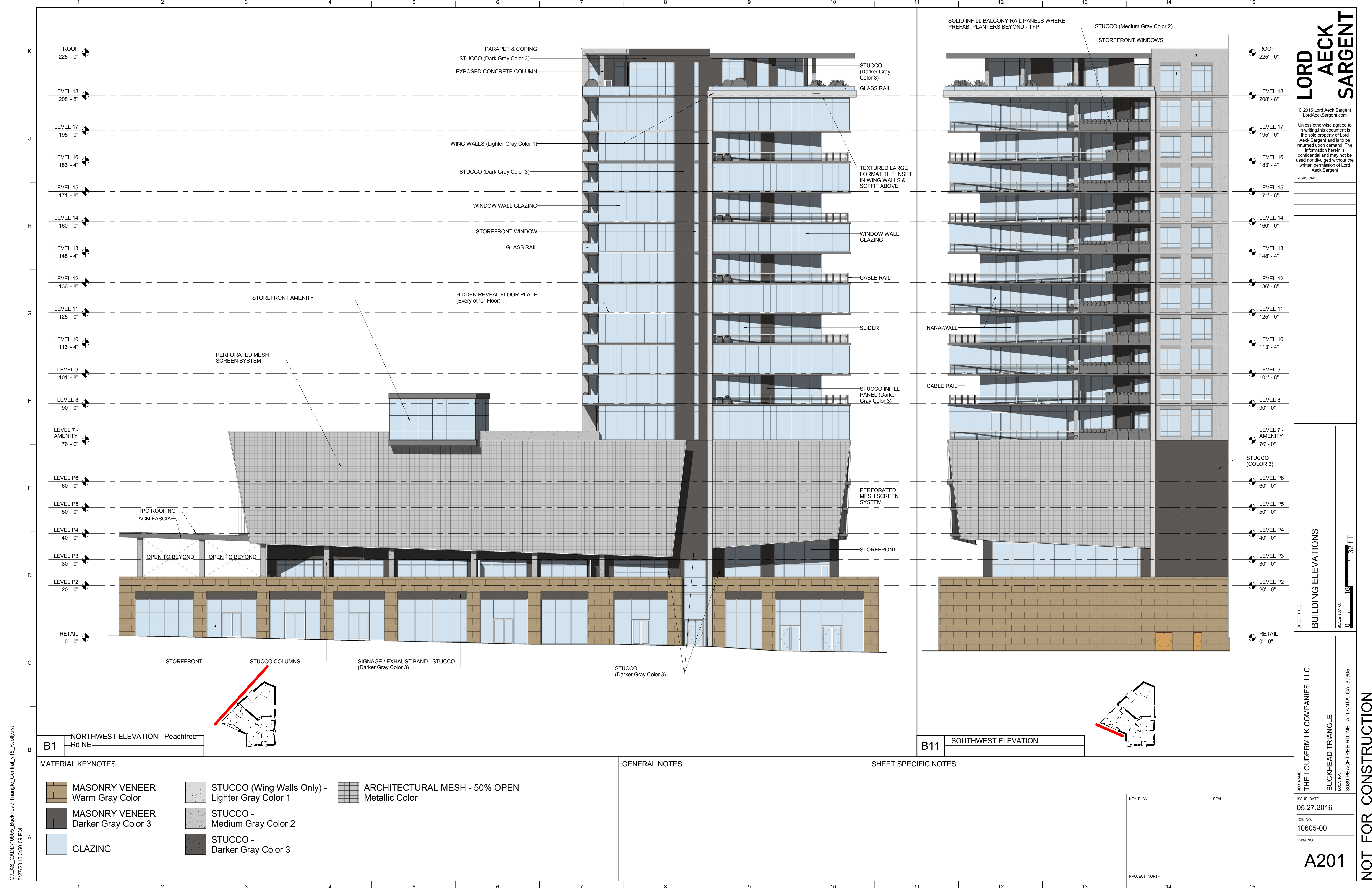
RETAIL	97 SPACES
RESIDENTIAL	126 SPACES
GUEST	19 SPACES
TOTAL	242 REQUIRED SPACES

PARKING

PARKING LEVEL 2	25 SPACES
PARKING LEVEL 3	47 SPACES
PARKING LEVEL 4	58 SPACES
PARKING LEVEL 5	58 SPACES
PARKING LEVEL 6	60 SPACES
TOTAL	248 SPACES PROVIDED

<p>MATERIAL KEYNOTES</p>	<p>LORD AECK SARGENT</p> <p>© 2015 Lord Aeck Sargent LordAeckSargent.com</p> <p>Unless otherwise agreed to in writing, this document is the sole property of Lord Aeck Sargent and is to be returned upon demand. The information herein is confidential and may not be used nor divulged without the written permission of Lord Aeck Sargent.</p> <p>REVISION:</p>
<p>GENERAL NOTES</p>	
<p>SHEET SPECIFIC NOTES</p>	
<p>KEY PLAN</p>	<p>SEAL</p>
<p>PROJECT NORTH</p>	
<p>RETAIL LEVEL PLAN</p> <p>SHEET TITLE</p> <p>SCALE (INCH) 0 1/4" = 1'-0"</p> <p>SCALE (M.M.) 0 1/4" = 1'-0"</p>	
<p>THE LOUDERMILK COMPANIES, LLC.</p> <p>BUCKHEAD TRIANGLE</p> <p>3089 PEACHTREE RD. NE ATLANTA, GA 30305</p> <p>ISSUE DATE: 05.27.2016</p> <p>JOB NO: 10605-00</p> <p>DWG. NO: A101</p>	

NOT FOR CONSTRUCTION



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REVISION:

SHEET TITLE
BUILDING ELEVATIONS
SCALE (IN/FT)
0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 FT

JOB NAME
THE LOUDERMILK COMPANIES, LLC.
LOCATION
BUCKHEAD TRIANGLE
30889 PEACHTREE RD. NE ATLANTA, GA 30305

ISSUE DATE
05.27.2016
JOB NO.
10605-00
DWG. NO.

A201








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B1 NORTHWEST ELEVATION - Peachtree Rd NE

B11 SOUTHWEST ELEVATION

MATERIAL KEYNOTES

-  MASONRY VENEER Warm Gray Color
-  MASONRY VENEER Darker Gray Color 3
-  GLAZING
-  STUCCO (Wing Walls Only) - Lighter Gray Color 1
-  STUCCO - Medium Gray Color 2
-  STUCCO - Darker Gray Color 3
-  ARCHITECTURAL MESH - 50% OPEN Metallic Color

GENERAL NOTES

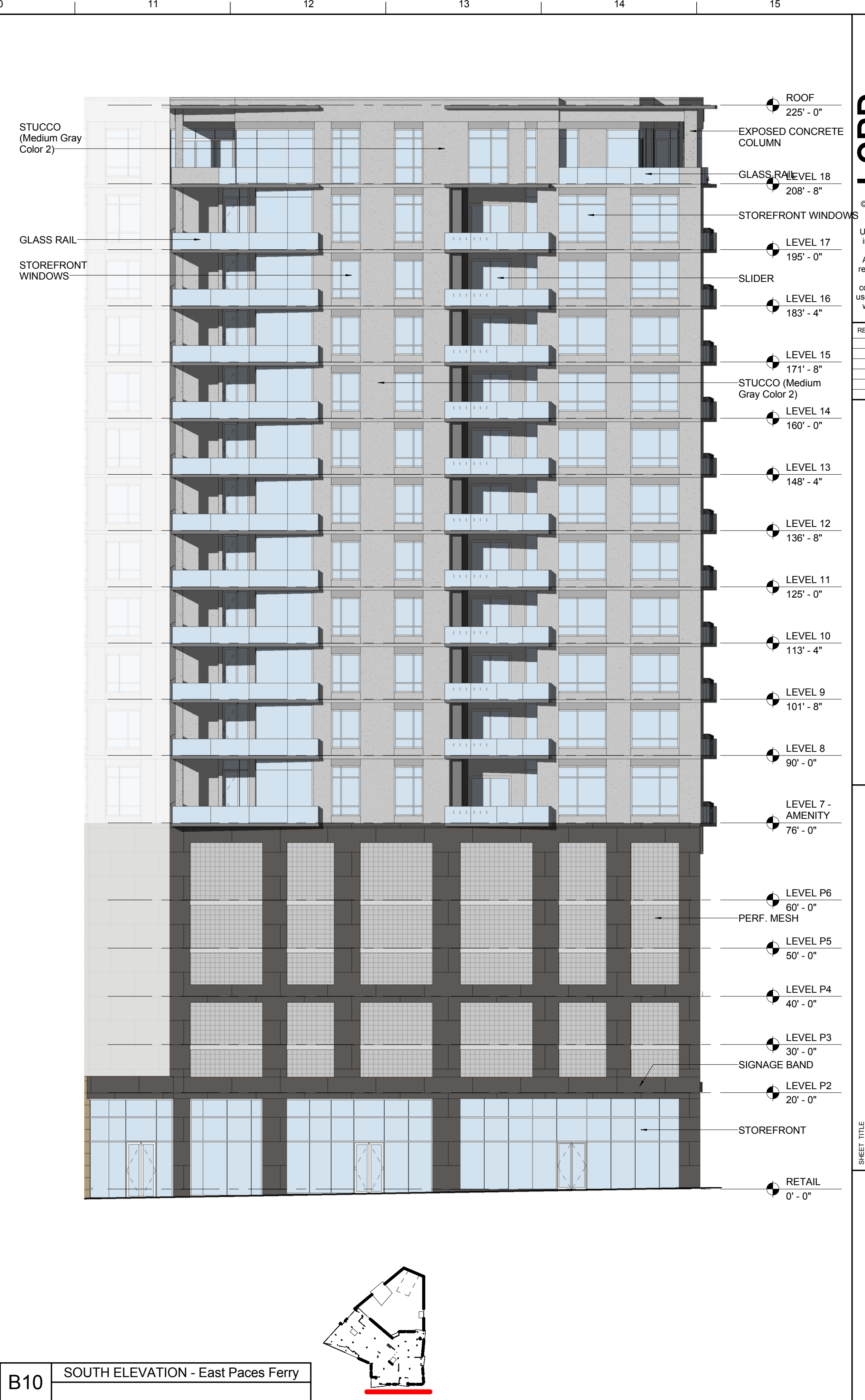
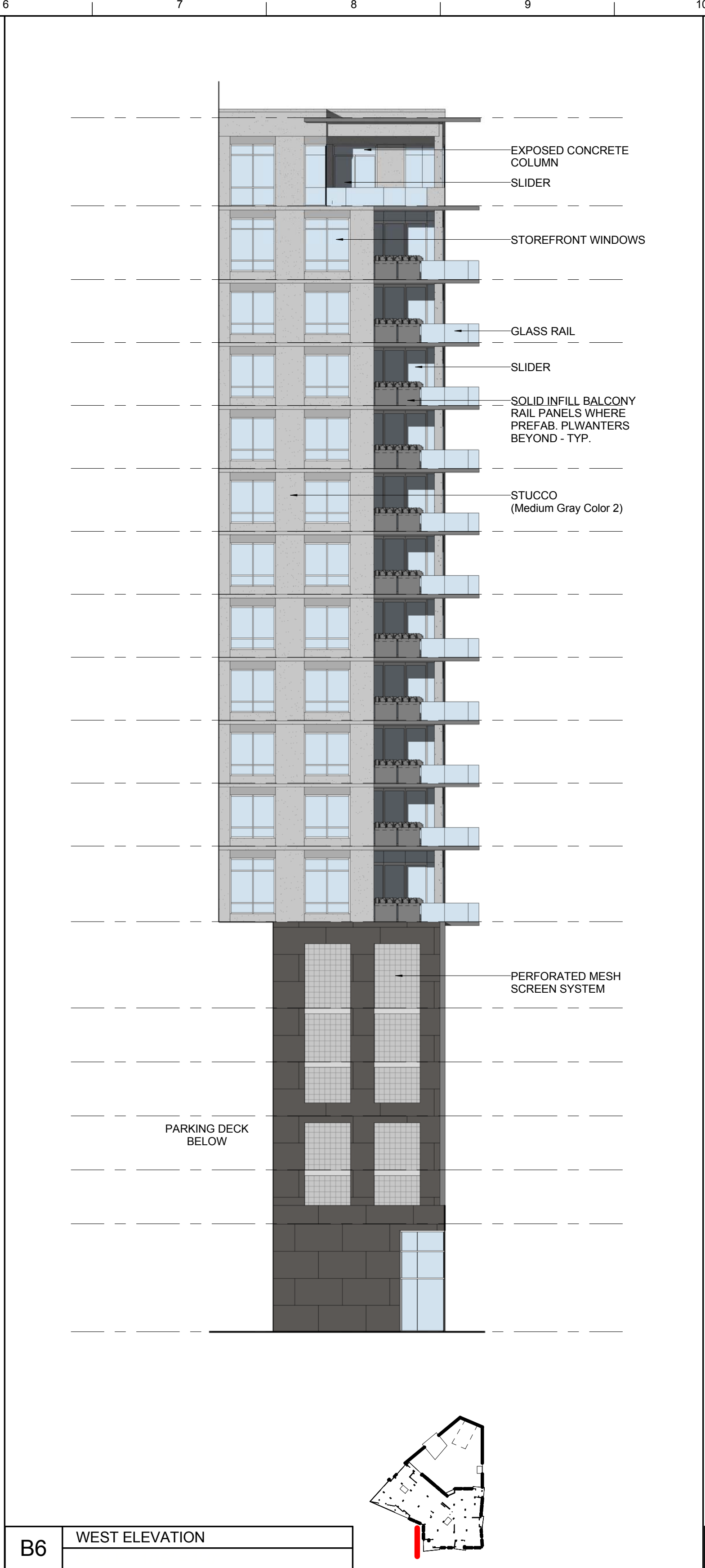
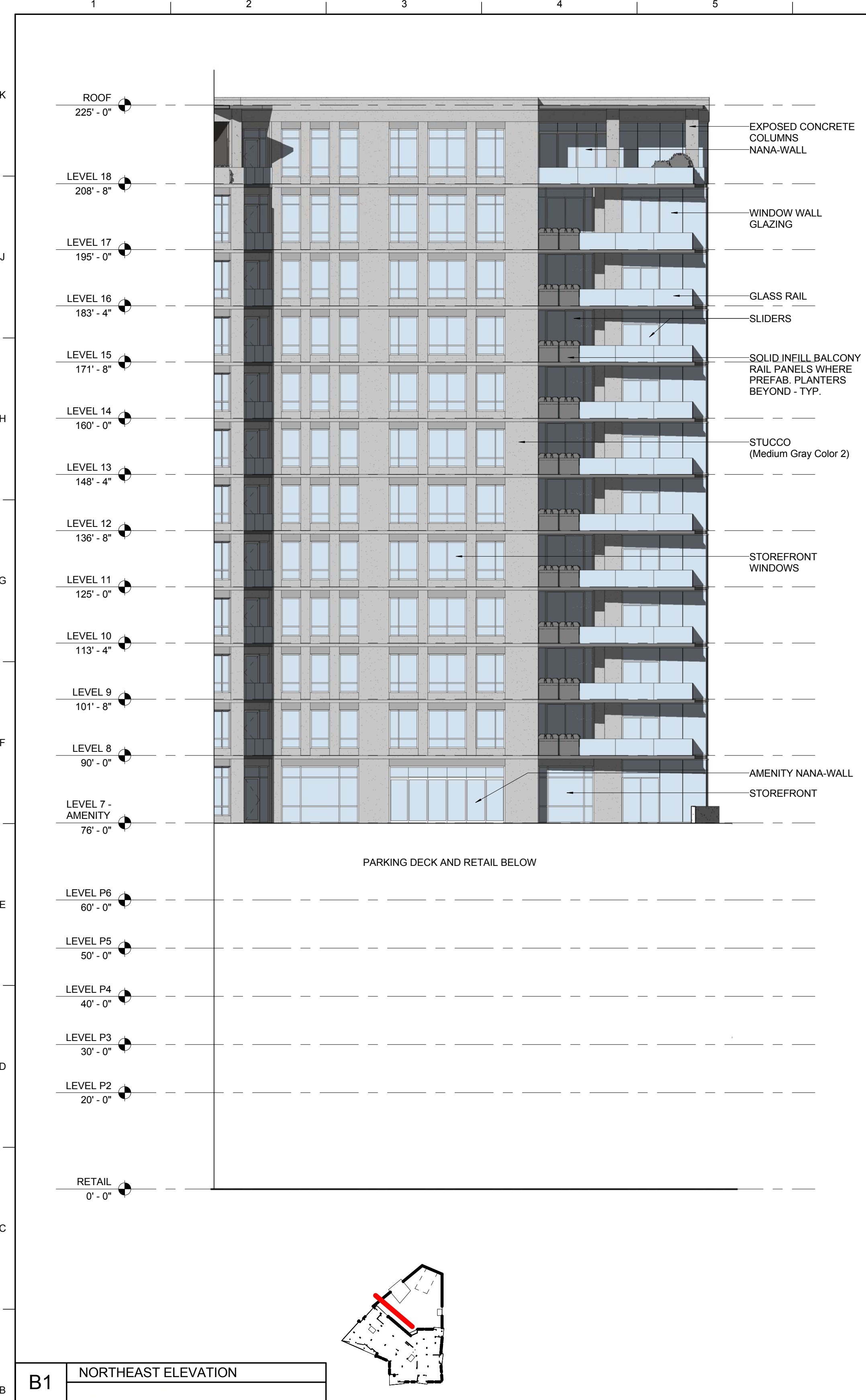
SHEET SPECIFIC NOTES

KEY PLAN

SEAL

PROJECT NORTH

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MATERIAL KEYNOTES		
	MASONRY VENEER Warm Gray Color	
	MASONRY VENEER Darker Gray Color 3	
	GLAZING	
	STUCCO - Darker Gray Color 3	

GENERAL NOTES

SHEET SPECIFIC NOTES

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REVISION:

SHEET TITLE

BUILDING ELEVATIONS

JOB NAME

THE LOUDERMILK COMPANIES, LLC.

LOCATION

BUCKHEAD TRIANGLE

3089 PEACHTREE RD. NE ATLANTA, GA 30305

ISSUE DATE

05.27.2016

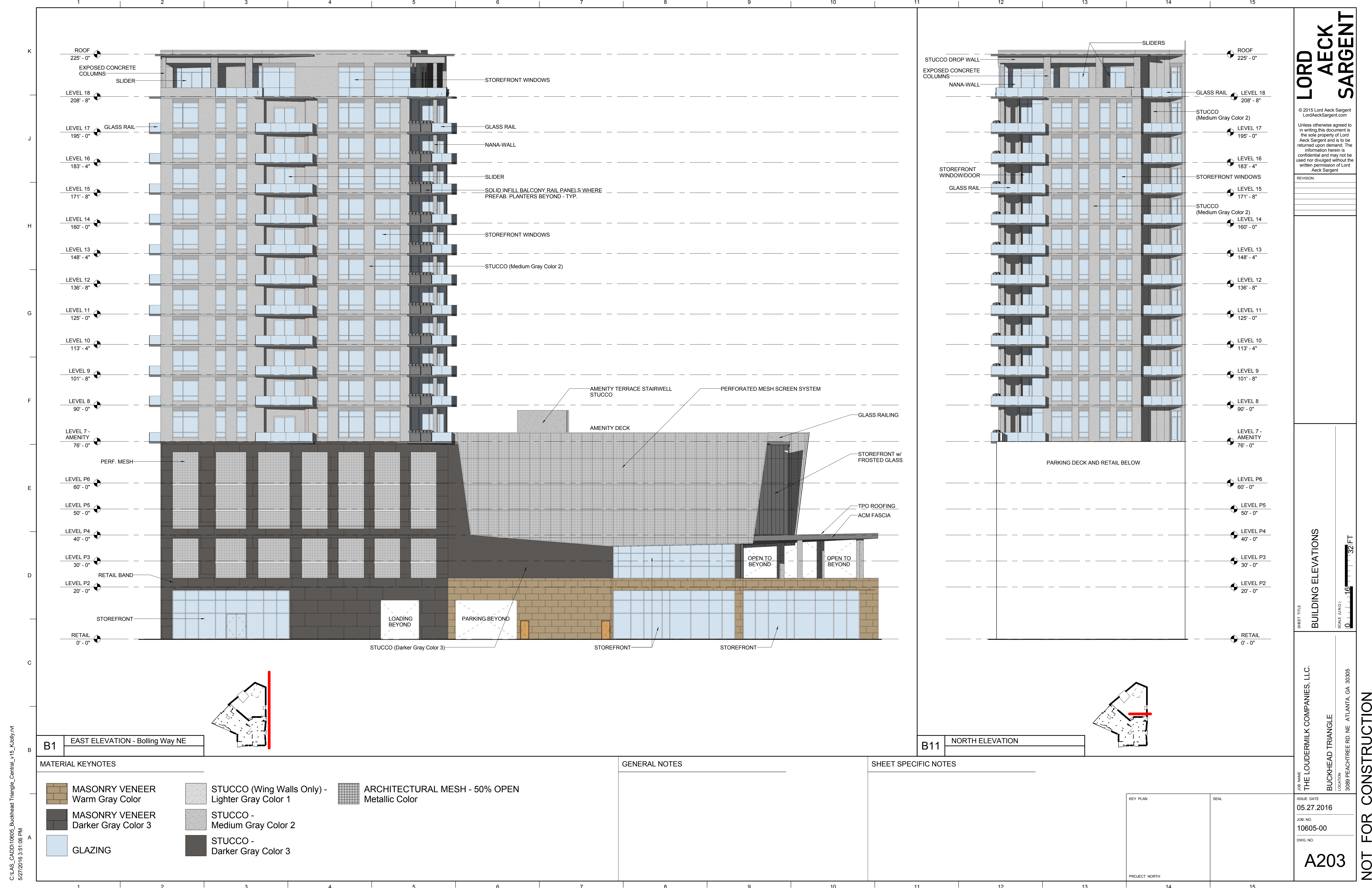
JOB NO.

10605-00

DWG. NO.

A202

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REVISION:

SHEET TITLE
BUILDING ELEVATIONS

SCALE (ANSI)
0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 FT

JOB NAME
THE LOUDERMILK COMPANIES, LLC.

LOCATION
BUCKHEAD TRIANGLE
30889 PEACHTREE RD. NE ATLANTA, GA 30305

ISSUE DATE
05.27.2016

JOB NO.
10605-00

DWG. NO.
A203



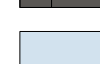



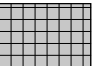
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B1 EAST ELEVATION - Bolling Way NE

B11 NORTH ELEVATION

MATERIAL KEYNOTES

-  MASONRY VENEER Warm Gray Color
-  MASONRY VENEER Darker Gray Color 3
-  GLAZING
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PROJECT NORTH