

SAP-17-101: 3475 Piedmont Road
Zoned: SPI-12 SA-1

Summary: The Applicant is proposing the construction of a new 322 unit multi-family development with a minor retail component.

Items to Be Addressed

- 1. Sidewalks**
- 2. Outdoor dining**
- 3. Building entrances**
- 4. Residential stoops/walls**

SPI-12 Requirements (Section 16-18L)

.009 Sidewalks

- *Sidewalk widths (amenity/clear zone) appear to be off. 8' measured from the back of the tree wells lies 2' in the area currently identified as supplemental zone. Verify widths and clearly identify the specific zones on the plan.*

.010 Supplemental Zone

- *See comment above.*
- *Outdoor dining within the supplemental zone needs to be clearly identified as it currently appears that the entirety of the supplemental zone is demarcated for outdoor dining.*
- *Walls in the supplemental zone shall not exceed 42" in height (residential stoops)*
- *Enclosures around stoops, porches, etc. shall be 60% open*

.011 Relationship of building to street

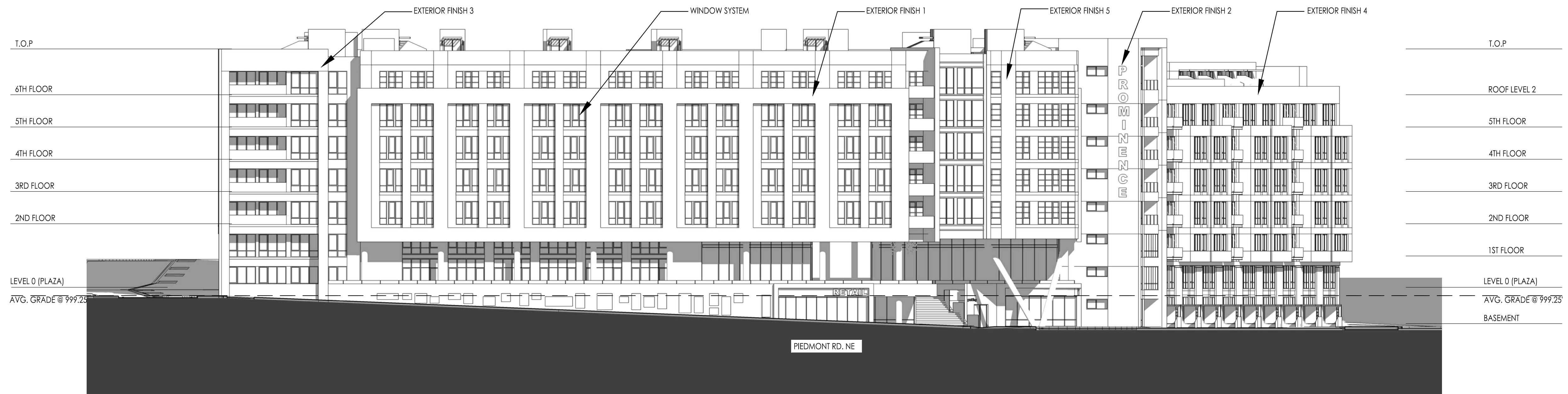
- *All residential uses located above the major sidewalk level shall provide a sidewalk-level entrance through either a lobby or similar space.*
- *Show all building entrances on elevations and site plan.*

.014 Driveway curb cuts, driveways, and parking facilities

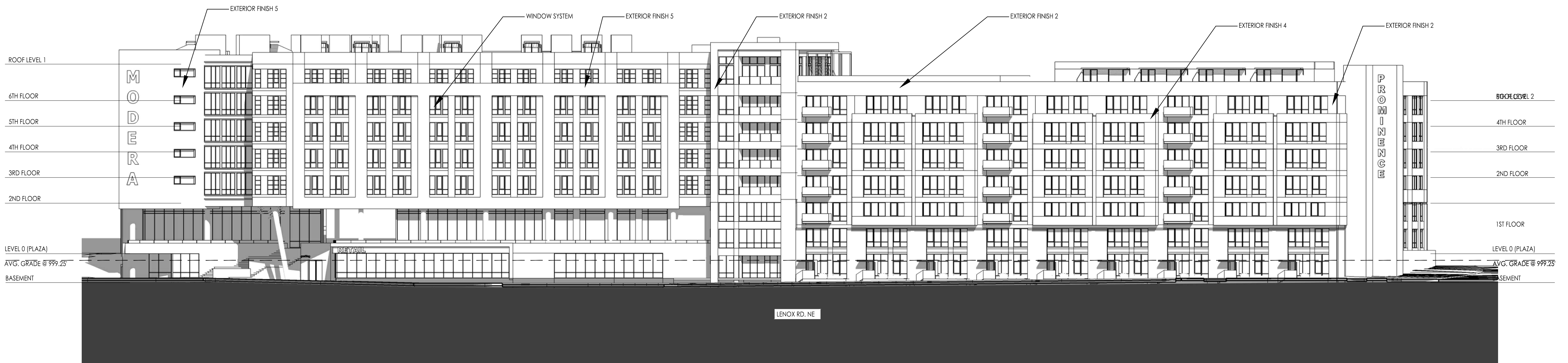
- *Sidewalk material should continue across any driveways/curb cuts – code does not delineate between public and private streets*
 - *3 curb cuts within the private drive (2 parking entrances and loading)*
 - *Extend sidewalk from southern parking entrance at plaza to loading curb cut and across to proposed sidewalk*
- *Label curb cut widths.*

Other Recommendations/Comments:

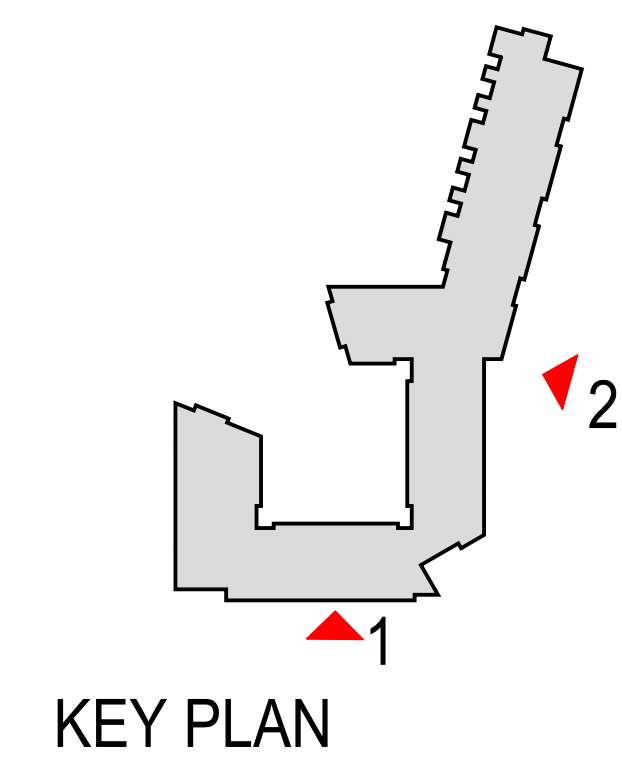
- *Private drive being re-routed: staff would recommend street trees, placed at a distance that would meet code requirements (30' on center), be placed along the private drive "Street Furniture" areas.*
 - *This is especially true at the north end of the site where the residential is located*
- *Clarify the access point to the Loading/trash area along Piedmont (Level 0).*
- *Based on the July 5th DRC meeting, applicant was to supply the DRC with an alternative solution to the glass wall/fenestration along Piedmont Road and visibility into the parking structure.*
- *Staff would like to see an attempt to preserve some of the existing mature trees along Piedmont and Lenox road.*



1 ELEVATION 1
SCALE: 1/32" = 1'-0"



2 ELEVATION 2
SCALE: 1/32" = 1'-0"





**LOBBY /
AMENITY**
1,392 SF

**TRASH COMPACTOR
ROOM**

LOADING

RESIDENTIAL UNIT

**RESIDENTIAL UNIT
RESIDENTIAL UNIT**

Building piers 1'-10"
beyond supplemental
zone

RELEASE TRAP

RESIDENTIAL CORRIDOR

UP

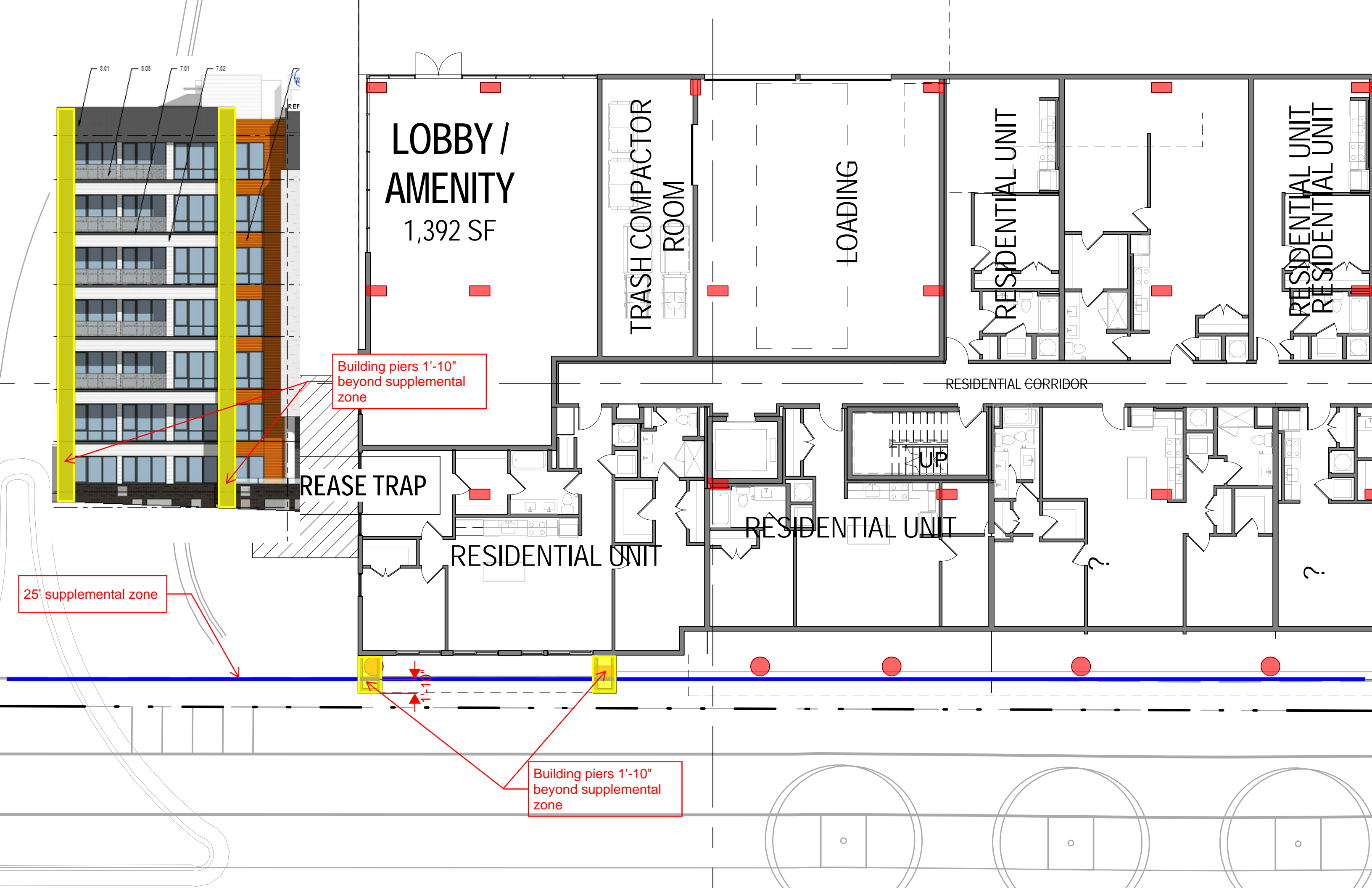
RESIDENTIAL UNIT

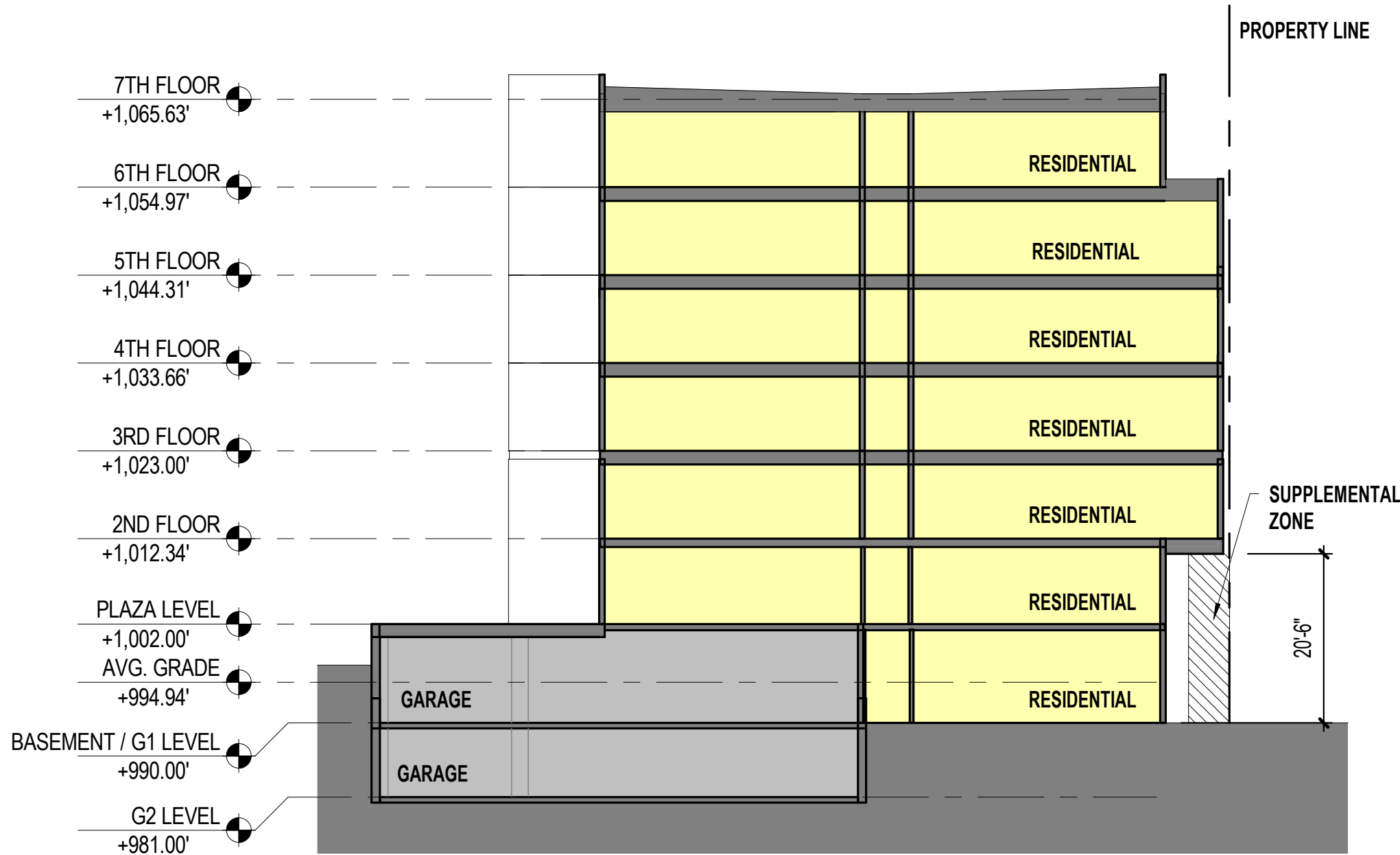
RESIDENTIAL UNIT

25' supplemental zone

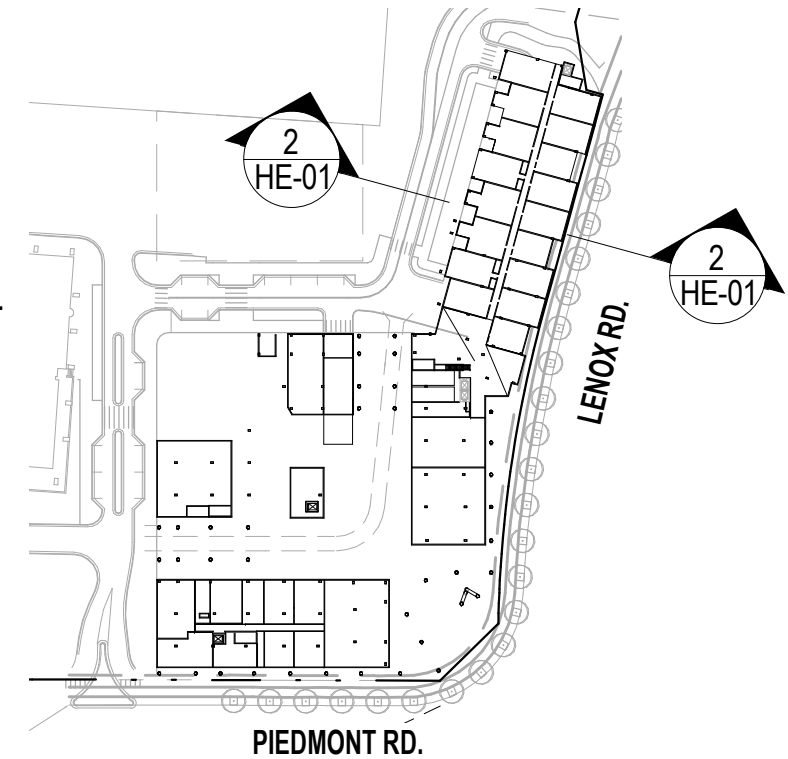
1'-10"

Building piers 1'-10"
beyond supplemental
zone





2 Section.
 SCALE: 1/16" = 1'-0"
 REF SHEET: 1



1 PLAZA / 1ST FLOOR PLAN
 SCALE: 1" = 160'-0"
 REF SHEET: 2

NOTES:

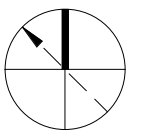
Chapter 18L. – SPI 12
 SEC. 16-18L.010. - Supplemental zone.

5. Cantilevered portions of buildings. A building may cantilever over the supplemental zone, provided there is a minimum vertical clearance of 24 feet above the finished supplemental zone grade.

CANTILEVER HEIGHT EXHIBIT
MILL CREEK RESIDENTIAL

MODERA PROMINENCE

Atlanta, GA



HE-01

Modera – Prominence Variation List
SAP-17-101

1. Section 16-18L.011(2)(c)(ii) – Variation to reduce the minimum sidewalk level floor to ceiling height on Lenox Road from 18 feet to 12 feet.

The applicant is proposing residential units and uses along a portion of Lenox Road. Due to the nature of the use, the 18 foot floor to ceiling height is not appropriate. In addition the development site has significant topographical challenges. The new development will tie into the ground level of the existing office building and create a plaza. To have a level of the proposed building that ties into the existing plaza level and a level at the sidewalk level, a variation is needed to lower the sidewalk level floor to ceiling height as requested.

2. Section 16-18L.012 (Table 8) – Variation to reduce the required loading spaces from four required 12’x35’ spaces to three 12’x35’ spaces.

The applicant is proposing a shared loading arrangement for the development. The commercial and residential uses will share loading facilities and due to the different peaks in loading usage, the proposed number of spaces is anticipated to be functional.

3. Section 16-18L.011(4)(a) – Variation to decrease the transmittance factor from 50% to 0% for the parking deck level fenestration on Piedmont Road.

The proposed development site is challenged with topographic issues and requirement to utilize two existing curb cuts that currently serve an existing high rise office building. The applicant has placed the majority of the proposed parking in a parking deck below grade to facilitate an interior commercial plaza to tie into the existing office plaza level. Due to the topography, a portion of the parking deck façade faces Piedmont Road at the sidewalk level, anchored at either end by commercial space and residential leasing/amenity space in the area where the grade permits. As identified on the Piedmont Road elevation, the applicant proposes to have a series of openings that would otherwise meet the fenestration requirements but would be covered with a material that is more opaque than allowed by SPI-12. From a visual perspective allowing a more opaque material will create visual interest while providing a more aesthetically appropriate solution than the code provides.

4. Section 16-18L.010(6) – Variation to reduce minimum cantilever height from 24 feet to 20 feet 6 inches.

As a corollary to the Lenox Road façade height variation requested from Section 16-18L.011(2)(c)(ii), the minimum cantilever height above the supplemental zone needs to be reduced from 24 feet to 20 feet 6 inches. The proposal cantilevers the second floor of the building around the site. The reduction in the first floor ceiling height triggers a companion reduction in the allowable cantilever height.

5. Section 16-18L.010 – Variation to allow two 1 foot 10 inch by _____ wide encroachments into the supplemental zone on Piedmont Road.

The applicant is proposing two vertical columns along the western portion of the Piedmont Road façade near the existing curb cut on Piedmont Road. The columns are architectural features that break up the façade on Piedmont Road and establish the entry corner. The columns encroach into the supplemental zone by 1 foot 10 inches and are shown on the elevation and highlighted in yellow on the exhibit included in this submittal. To require the applicant to comply with the supplemental zone requirement for this minimal aesthetic encroachment would create an undue hardship.