

**SAP Summary and Variation List**  
**Pharr Road Assemblage**

This application proposes the development of the subject property located along Pharr Road in SPI-9 Subarea 1/Buckhead Parking Overlay. The redevelopment of this property includes a mixed use development with a total of approximately 528,540 square feet of commercial and residential space. The redevelopment is proposed to include approximately 406 multifamily units and 18,540 square feet of commercial retail space. The development will achieve the mixed-use bonus, the usable open space bonus and the LEED Silver or equivalent bonus. Access to the property will be provided from North Fulton Drive, Grandview Avenue and Pharr Road with left turns out of the project onto North Fulton Drive prohibited. Parking will be provided via structured parking and in an amount in compliance with the Buckhead Parking Overlay requirements. Below are the variations currently identified as potential variations for the proposal.

1. Section 16-18I.007(6)– Variation to eliminate the requirement for an active use on Grandview (Type 3 Street).
2. Section 16-18I.020(5)(a)(ii) – Variation to eliminate the requirement for an active use on Grandview in the parking deck. Confirm the active uses are at least 20’ deep from the street fronting façade.
3. Section 16-18I.017(5) - Variation to reduce the required fenestration on Grandview Avenue from 65% to 10%.
4. Section 16-18I.019(1) and Section 16-28.015 – Variation to allow shared loading to reduce the required loading from 3 spaces to 2 spaces.
5. Section 16-18I.020(2)(a) — Variation to increase the 24’ maximum curb cut width to 52 feet on Grandview Avenue.
6. Section 16-18I.020(2)(b) – Variation to allow a curb cut on Grandview within 100’ of the adjacent curb cut to the north for the existing gas station.

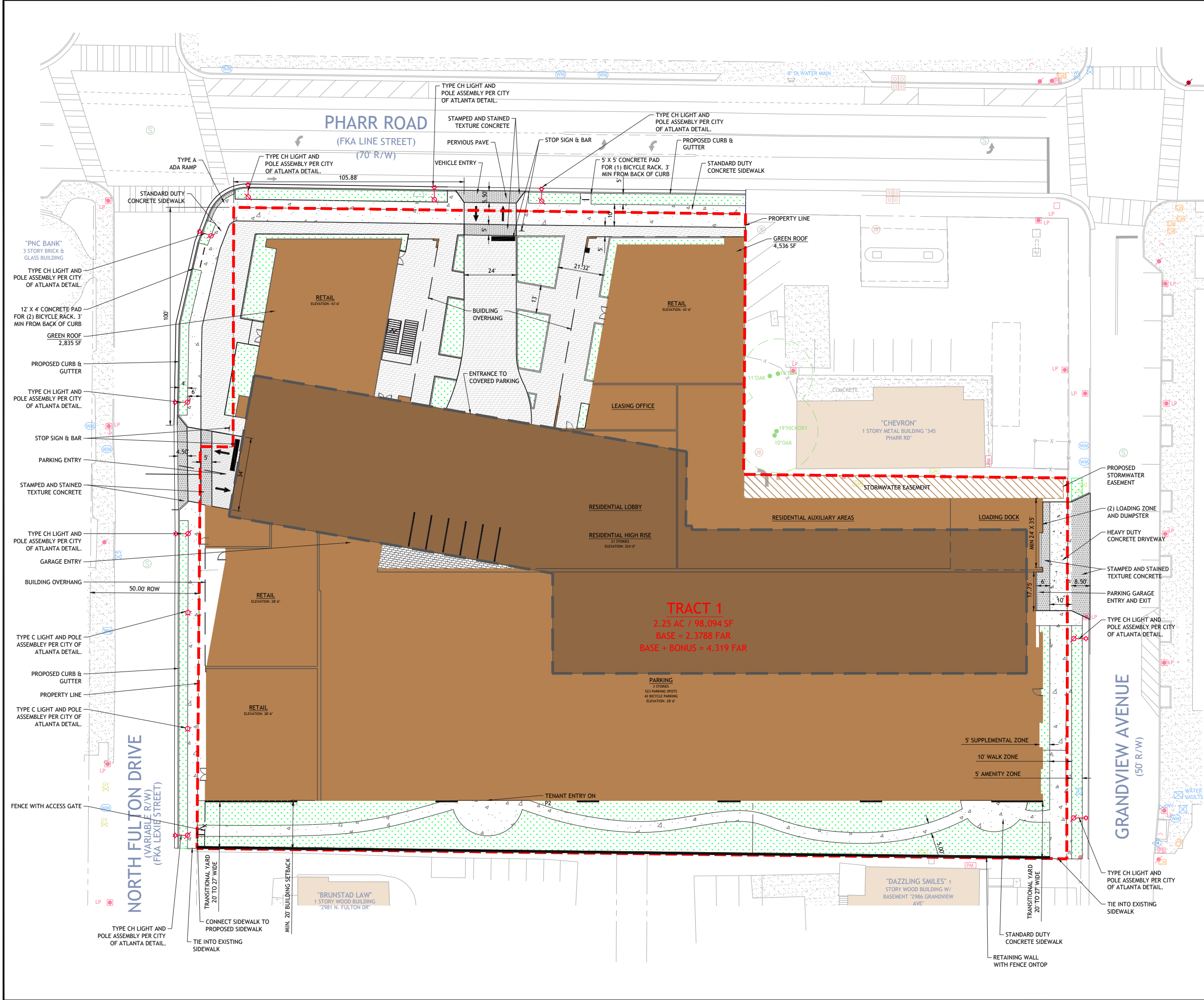
**321 PHARR RD**  
NEIGHBORHOOD REVIEW





**321 PHARR RD**  
NEIGHBORHOOD REVIEW  
ATLANTA, GA - 21141.00 - 01/18/2023





### TREE PLANTING PLAN

**TREE AND LANDSCAPE PERFORMANCE NOTE:**  
 THE SITE WILL COMPLY WITH THE FOLLOWING PRESCRIPTIVE MEASURES:

- STREETScape STANDARDS: 1 OVERSTORY TREE EVERY 30' EQUALLY SPACED BETWEEN THE COA STREET LIGHT STANDARDS
- 90 TREE INCHES PER ACRE
- ENGAGE A CERTIFIED ARBORIST TO DETERMINE DEAD, DYING AND HAZARDOUS TREES
- TREE COMPENSATION WILL BE APPLIED FOR TREES TO BE REMOVED IN GOOD OR FAIR CONDITION
- THERE APPEAR TO BE NO EXISTING TREES IN THE BUILDING SETBACK
- NEW TREES WILL BE SELECTED FROM THE CITY OF ATLANTA APPROVED TREE LIST AND WILL BE NATIVE AND / REGIONALLY ADAPTIVE
- MINIMUM TREE SPACING WILL MEET THE CITY OF ATLANTA STANDARDS
- AN AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL NEW LANDSCAPE.

REVISIONS		
REV #	DATE	DESCRIPTION

2550 HERITAGE COURT, STE 250  
 ATLANTA, GA 30339  
 TEL 770.951.2495, FAX 770.951.2496  
 www.longeng.com

# LONG

ENGINEERING

321 PHARR ROAD  
 321 PHARR ROAD  
 ATLANTA, GA 30305

## REZONING SITEPLAN

17TH

GEORGIA REGISTERED  
 12/30/22  
 No. PE048574  
 PROFESSIONAL ENGINEER  
 DAVID G.R. MCKENNEY

DATE: 12/06/2022  
 DESIGN Q.C.:  
 CHECKED BY:  
 DESIGNED BY:  
 DRAWN BY:

SHEET  
**CS101**

LONG #0050-0330

NOT ISSUED FOR CONSTRUCTION









**3RD FL AMENITY**

PUBLIC PARK BELOW