

Planning Commission Meeting
700 Doug Davis Drive
Hapeville, Georgia 30354

October 8, 2019

AGENDA

6:00 pm

1. Welcome And Introduction

2. Approval Of Minutes

- September 10, 2019

Documents:

[MINUTES 9-10-2019 \(DRAFT\).PDF](#)

3. New Business

3.I. 600 South Central Avenue Special Exception Request

Michael Foster on behalf of Regions Bank is requested approval of a special exception to authorize the installation of an Automated Teller Machine (ATM) at 600 South Central Avenue, Parcel Identification Number 14 009800200513. The property is zoned RMU, Residential Mixed Use and is located in the Arts District Overlay (A-D).

Staff Comment

Applicant Comment

Public Comment

Documents:

[600 SOUTH CENTRAL AVENUE - SPECIAL EXCEPTION _REDACTED.PDF](#)
[PLANNERS REPORT SPECIAL EXCEPTION 600 S CENTRAL AVE ATM \(002\).PDF](#)

3.I.i. O Porsche Avenue Site Plan Review

Steven Ellis of PRO Building Systems, Inc. and authorized representative of Porsche Cars North America, Inc. is requesting site plan approval for the construction of an auto service center and repair facility located at 0 Porsche Avenue, Parcel Identification Number 14 0096LL0593. The property is zoned B-P, Business Park.

Staff Comment

Applicant Comment

Public Comment

Documents:

[PORSCHE AVENUE - SITE PLAN APPLICATION.PDF](#)
[ELEVATIONS - PORSCHE SERVICE CENTER ATLANTA SOUTH.PDF](#)
[ENGINEERS REPORT-PORSCHE SVC CTR SITE PLANS REVIEW -](#)

[1.PDF](#)

[PLANNERS REPORT SITE PLAN PORSCHE DR \(002\).PDF](#)

4. Next Meeting Date - November 12, 2019 At 6:00PM
5. Adjourn



Planning Commission Meeting

700 Doug Davis Drive
Hapeville, Georgia 30354

September 10, 2019 6:00PM

MINUTES

1. Welcome and Introduction

Chairman Brian Wismer called the meeting to order at 6:00 p.m. in the municipal annex located at 700 Doug Davis Drive, Hapeville, Georgia 30354. Members in attendance included Leah Davis, Lucy Dolan, Larry Martin, Charlotte Rentz, and Cliff Thomas. City Planner Michael Smith and Secretary Adrienne Senter were present.

Commissioner Jeanne Rast was unable to attend the meeting.

2. Minutes of August 13, 2019

MOTION ITEM: Lucy Dolan made a motion, Charlotte Rentz seconded to approve the minutes of August 13, 2019 with noted correction. Motion Carried: 5-0.

3. New Business

a. 257 Birch Street

Site Plan Request

David Cook requested site plan approval to construct a 3-bedroom, 2.5-bath, 1,777-sf, 1.5 story single-family home at 257 Birch Street, Parcel Identification Number 14 009400091767. The property is zoned R-1, One-Family Detached and is .05 acres. Parking will be provided by an 11' wide driveway running along the west side of the house.

Mr. Cook submitted a revised site plan to address the deficiencies outlined in the Planner's Report. The height of the proposed home will be 30.08'+/-. The setbacks are 8'8" on the east, 9.1" on the west, 16'1" on the front and 75'8" on the rear. The curb cut will be located on the east side. The concrete and driveway and walkway have been added to the site plan for a total of 29% of impervious surface.

According to Mr. Cook, a permit to remove 12 trees from 261 Birch Street was issued on November 12, 2018. At the time the permit was issued, they did not have an address for 257 Birch Street – that lot was listed as 0 Birch Street. The trees were removed in 2 phases: Phase 1 – 2 cottonwoods approximately 10 inches in diameter, 1 crape myrtle bush, five sapling trees – oak and maple which were all less than 5 inches in diameter. Prior to Phase 2, the lots were cleaned to make it safer and more economical to remove the remaining trees. Phase 2: 1 34" oak tree, one 33" oak tree, one 28" oak tree, and one 30" oak or maple tree were removed. During phase 2 one additional 28" oak tree was removed at 261 Birch Street.



Mr. Smith stated that any tree 30" or larger is considered a landmark tree and requires tree planting or payment into the tree bank. Mr. Cook proposes to plant 4 crape myrtle trees and 2 oak trees.

- Public Comment – None.

MOTION ITEM: Larry Martin made a motion, Lucy Dolan seconded to approve the site plan for 257 Birch Street provided that the applicant plant 2 oak trees to replace the 2 landmark trees that were removed. Motion Carried: 5-0.

b. 261 Birch Street

Site Plan Request

David Cook requested site plan approval to construct a 3-bedroom, 2.5-bath, 1,777-sf single-family home at 261 Birch Street, Parcel Identification Number 14 009400091130. The property is zoned R-1, One-Family Detached and is .05 acres. Parking will be provided by an 11' wide driveway running along the west side of the house.

The existing driveway is dilapidated and is connected to the driveway of the neighboring property. The curb cut will remain the same, but the applicant has proposed to add a 1' 2" grassy barrier to separate the 2 driveways. The driveway will be 11' wide.

All the deficiencies have been addressed. The applicant must submit revised drawings showing the change to the driveway.

- Public Comment – None.

MOTION ITEM: Larry Martin made a motion, Lucy Dolan seconded to approve the site plan for 261 Birch Street provided the applicant submit a revised plan showing an accurate depiction of the final driveway plan and plant 2 specimen trees to replace the removed landmark trees. Motion Carried: 5-0.

c. 449 Walnut Street

Site Plan Request

Bernard Vigilance requested site plan approval to construct a 4-bedroom, 3-bath, single-family home at 449 Walnut Street, Parcel Identification Number 14 009400040400. The property is zoned R-SF, Residential-Single Family and is .16 acres.

The structure will be built on a hill, with a height of 1.5 stories at the front and 2.5 stories in the rear. The dwelling will have 2,337-sf of heated floor area, a 1,358-sf unheated basement, and a 484-sf two-car garage, with a total roofed area of 4,275-sf including a porch. The plan will include a grass strip to separate the driveways.

The following deficiencies were identified:

- The applicant should provide the height of the structure from grade at both the front and rear in feet.
- The applicant should indicate the width of the proposed driveway and curb cut.



- The applicant should provide design cross sections for the driveway, sidewalk, and curb cut.
- The applicant should provide the type of trees to be planted.

Public Comment – None.

MOTION ITEM: Larry Martin made a motion, Lucy Dolan seconded to approve the site plan for 449 Walnut Street subject to the deficiencies outlined in the planner's report.
Motion Carried: 5-0.

d. 451 Walnut Street

Site Plan Request

Bernard Vigilance is requesting site plan approval to construct a 4-bedroom, 3-bath, single-family home at 451 Walnut Street, Parcel Identification Number 14 009400040392. The property is zoned R-SF, Residential-Single Family and is .18 acres.

The structure will be built on a hill, with a height of 1.5 stories at the front and 2.5 stories in the rear. The dwelling will have 2,337-sf of heated floor area, a 1,358-sf unheated basement, and a 484-sf two-car garage, with a total roofed area of 4,275-sf including a porch. The plan will include a grass strip to separate the driveways.

The following deficiencies were identified:

- The applicant should provide the height of the structure from grade at both the front and rear in feet.
- The applicant should indicate the width of the proposed driveway and curb cut.
- The applicant should provide design cross sections for the driveway, sidewalk, and curb cut.
- The applicant should provide the type of trees to be planted.

Public Comment – None.

MOTION ITEM: Lucy Dolan made a motion, Cliff Thomas seconded to approve the site plan for 449 Walnut Street subject to the deficiencies outlined in the planner's report.
Motion Carried: 5-0.

e. 591 King Arnold Street

Site Plan Request

Danny England of Office of Design Architect and representative of Miller Lowry Developments, LLC requested site plan approval to construct 18 townhomes at 591 King Arnold Street, Parcel Identification Number 14 003500040383. The property is zoned U-V, Urban Village and is approximately 0.993 acres.



Planner's Report (Summary)

All townhomes will be three stories tall but will vary in height from grade at the street or entrance from two and a half stories to three stories. Heights in feet have only been provided for six of the townhomes, at 35' each. Twelve 3 bed/3.5 bath townhomes with approximately 1,830-sf of heated floor area each will be built directly along King Arnold Street in two blocks of six townhomes. An additional six 2 bed/2 bath townhomes will approximately 1,239-sf of heated floor area each will be built in the rear in two blocks of three townhomes. All units will have first floor two-car garages facing a shared alley. The site is developed and currently occupied by a one-story structure which will be removed.

The project as proposed will require the following variances from the Board of Appeals. Staff supports these variances.

1. Increase the number of permitted townhomes in the U-V district from 12 to 18 units.
2. Lower the minimum floor area per dwelling unit from 1,400-sf to 1,200-sf.
3. Allow for the development of residences without ground level non-residential uses.
4. Allow units 14-17 to be built without pedestrian access along the street.
5. Increase the maximum width allowed for curb breaks from 30' to 38.1'.

In addition, the site plan should be revised to address the following concerns identified per the planner's review for zoning compliance.

1. No setbacks are provided on the site plan.
2. No building heights have been provided in feet for the buildings along King Arnold Street.
3. The complete dimensions for length and width of the buildings have only been provided for buildings 13-18.
4. The plans should be revised to show all retaining walls.
5. Fences around front porches shown on the renderings are not included on the site plan or architectural drawings. Fences must be compliant with the Code.
6. The maximum allowed site coverage is 90%. No site coverages have been provided.
7. Trees must be planted an average of 40' on center in the supplemental area along North Fulton Avenue and Estelle Street.
8. A wall, fence, hedge, or retaining wall is required between all supplemental areas and sidewalks.
9. Street trees must be placed a maximum of every 40' on-center. The spacing between the street trees along King Arnold Street has not been provided.
10. Street trees must be provided along North Fulton Avenue and Estelle Street.
11. Curb breaks must be separated by at least 50'. The plans do not indicate the distance between the proposed curb breaks to the north.
12. Curb breaks must be at least 25' from the nearest intersection. The distance between the proposed curb breaks and the nearest intersections have not been provided.
13. The widths of the driveways connecting to the alley have not been provided.



The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards. While not required by zoning, the following concerns related to the site planning will need to be addressed or will require a Design Exception to comply with the Architectural Design Standards:

1. Units 14 and 17 have front entry garages.
2. In addition to an appropriate landscape buffer, a permanent opaque wall between six and height feet high and faced in wood, stacked stone, brick or hard-coat true stucco is required.
3. Streetlights are required.

Should the site plan address all the planner's comments and the City Engineer's comments then the site plan is recommended for approval by the Planning Commission subject to the approval of the required variances by the Board of Appeals.

Public Comments

1. Glen Summers expressed concerns regarding the size of the lot and parking.
2. Donna Ellington expressed concerns regarding flooding and requested a fence is installed along the rear of the property.
3. Earl Moorman inquired regarding the location of the Georgia Power transformer, the rain drain grate count, the number of loads of dirt, and parking along Estelle Street.
4. Bernard Oresti expressed concerns with density, parking and soil support for the rear units.

End of Public Comments.

Commissioner Rentz commented regarding the overall goal of the Livable Center's Initiative and the goal of the U-V and downtown district to promote developments with retail on the ground floor.

Commissioner Martin expressed concern with the density of the project and the lack of ground floor retail. In addition, he is concerned regarding the height of the development in particular to the increased shading and lack of sunlight and visibility to the existing properties. Also, Martin is concerned with the increase traffic near the school crossing.

MOTION ITEM: Larry Martin made a motion, Lucy Dolan seconded to accept public comments. Motion Carried: 5-0.

1. Glen Summers, spoke regarding parking.
2. Donna Ellington spoke regarding the rear fence.
3. Bernard Oresti commented regarding the traffic impact.
4. Earl Moorman inquired if the units would be owner occupied and if they would have firewalls.



Commission Rentz recommended the Planning Commission not include variance #3, request for the development of residences without ground level non-residential uses, as part of their recommendation to the Board of Appeals.

Commissioner Dolan expressed concern regarding ground floor retail abutting the residential neighborhood and does not support this development with retail as this will increase traffic and parking within the neighborhood.

MOTION ITEM: Cliff Thomas made a motion, Lucy Dolan seconded to approve the site plan for 591 King Arnold Street provided the applicant address the deficiencies outlined in the planner's and engineer's reports and approval of the required variances by the Board of Appeals. Motion Carried: 4-1; Larry Martin opposed.

4. Next Meeting Date – October 8, 2019 at 6:00PM

5. Adjourn

MOTION ITEM: Larry Martin made a motion, Charlotte Rentz seconded to adjourn the meeting at 8:08 p.m. Motion Carried: 5-0.

Respectfully submitted by,

Brian Wismer, Chairman

Adrienne Senter, Secretary

19-PC-10-23

**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION**

Name of Applicant Michael Foster

Mailing Address: 2100 First Avenue North, Birmingham, AL 35203

Telephone 205-252-8222 Mobile # [REDACTED] Email michael.foster@bdgllp.com

Property Owner (s) Regions Bank (John Earley)

Mailing Address 250 Riverchase Parkway East, Birmingham, AL 35244

Telephone 205-560-5348 Mobile #

Address/Location of Property: 600 South Central Avenue

Parcel I.D. # **(INFORMATION MUST BE PROVIDED):** 14 009800200513

Present Zoning Classification: RMU Size of Tract: 1.4053 acre(s)

Present Land Use: Bank

Please check the following as it applies to this application

☐ Site Plan Review

☐ Conditional Use Permit

☐ Temporary Use Permit

Other (Please State) Special Exception

I hereby make application to the City of Hapeville, Georgia for the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves the right to enforce any and all ordinances. I further understand that it is my/our responsibility to conform with all of City of Hapeville's Ordinances in full. I hereby acknowledge that all requirements of the City of Hapeville shall be adhered too. I can read and write the English language and/or this document has been read and explained to me and I have full and voluntarily completed this application. I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof.

[Signature]
Applicant's signature

Date: 9/5/2019

Sworn to and subscribed before me

This 5 day of September 2019
Kay D. Milstead
Notary Public

Kay D. Milstead
Notary Public
State of Alabama at Large
My Commission Expires 2/9/2020

**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION**

WRITTEN SUMMARY

In detail, provide a summary of the proposed project in the space provided below. (Please type or print legibly.)

Addition of a new thru-wall ATM and removal of existing drive-thru window.

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY LOCATED AT:

600 South Central Avenue

Hapeville, GA

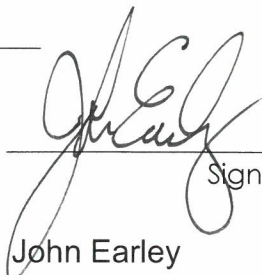
City of Hapeville, County of Fulton, State of Georgia

WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION FOR PLANNING COMMISSION REVIEW.

Name of Applicant Michael Foster

Address of Applicant
2100 First Avenue North, Birmingham, AL 35203

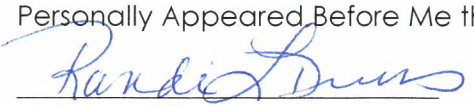
Telephone of Applicant
205-252-8222



Signature of Owner
John Earley

Print Name of Owner

Personally Appeared Before Me this 4 day of September, 2019.



Notary Public

RANDI L. DICUS
Notary Public
Alabama State at Large

Site Plan Checklist – Please include with your application.

A site plan is used to determine the practical ability to develop a particular property within the City of Hapeville. Information relating to environmental condition, zoning, development impact, consistency with the Hapeville Comprehensive Plan and relevant town master plans will be considered in the decision process. To be considered, a site plan **must** contain the following information:

(Please **initial** each item on the list above certifying the all required information has been included on the site plan)

MF A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. Please complete and submit all forms contained within the application for site plan review.

MF Site plans shall be submitted indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn.

MF The locations, size (sf) and height (ft) of all existing and proposed structures on the site. Height should be assessed from the base of the foundation at grade to the peak of the tallest roofline.

MF Site plans shall include the footprint/outline of existing structures on adjoining properties. For detached single-family residential infill development, the front yard setback shall be assessed based on the average setback of existing structures on adjoining lots. Where practical, new construction shall not deviate more than ten (10) feet from the average front yard setback of the primary residential structure on an adjoining lot. Exemption from this requirement due to unnecessary hardship or great practical difficulty can be approved at the discretion of the Planning Commission. To be considered for an exemption, the applicant must submit a "Request for Relief" in writing with their site plan application, including the conditions that necessitate relief (i.e. floodplain, wetland encroachment, excessive slope, unusual lot configuration, legally nonconforming lot size, unconventional sitting of adjoining structures, etc).

MF

The location and general design cross-section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances. A walkway from the primary entrance directly to the public sidewalk is required for all single-family residential development.

MF

The locations, area and number of proposed parking spaces. Please refer to Article 22.1 Chart of Dimensional Requirements to determine the correct number of parking spaces for your particular type of development.

MF

Existing and proposed grades at an interval of five (5) feet or less.

N/A

The location and general type of all existing trees over six (6) inch caliper and, in addition, an identification of those to be retained. Requirements for the tree protection plan are available in Code Section 93-2-14(f). Please refer to Sec. 93-2-14(y) to determine the required tree density for your lot(s).

N/A

A Landscape Plan: The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in Section 93-23-18.

N/A

The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed, outdoor furniture (seating, lighting, telephones, etc.). Detached single-family residential development may be exempt from this requirement.

N/A

The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms. Detached single-family residential development may be exempt from this requirement.

N/A

The identification and location of all refuse collection facilities, including screening to be provided. Detached single-family residential development may be exempt from this requirement.

N/A

Provisions for both on-site and offsite storm-water drainage and detention related to the proposed development.

MF

Location and size of all signs. Detached single-family residential development may be exempt from this requirement.

MF

Typical elevations of proposed building provided at a reasonable scale (1/8" = 1'0") and include the identification of proposed exterior building materials. Exterior elevations should show all sides of a proposed building.

MF

Site area (square feet and acres).

MF

Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.

N/A

Floor area in nonresidential use by category. Detached single-family residential development may be exempt from this requirement.

N/A

Total floor area ratio and/or residential density distribution.

MF

Number of parking spaces and area of paved surface for parking and circulation

MF

At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, storm water and erosion control, etc. of the proposed development.

Please **initial** each item on the list above certifying the all required information has been included on the site plan, sign and submit this form with your site plan application. Failure to include this form and information required herein may result in additional delays for the consideration of your application.

Applicant Signature: 

Date 9/5/2019



August 9, 2019

To Whom it May Concern:

We are writing in support of the proposed text amendment to the code to allow construction of drive thru lanes on a limited basis. Drive thru ATM usage is central to the modern banking experience, and the level of service and convenience these stations afford our customers is widely used and universally expected.

We understand the intent of the drive thru restriction is to protect the character of the City of Hapeville, but suggest that this should not apply to financial institutions because they do not produce the negative results associated with other uses. The modern fast food chain drive thru, for example, is often associated with wide swathes of impervious surfaces; dramatically increased vehicular traffic; long lines of queuing cars that can stack out and obstruct adjacent roadways; large, garish lighting and signage infrastructure for wayfinding and branding. In contrast, bank drive thru ATMs are small, limited in number, and rarely stack up beyond one or two cars.

The most important distinction, however, is related to customer service. Bank drive thru ATMs allow us to deliver a high level of financial service to our customers during nights and weekends when such services would otherwise be unavailable. Bank drive thru ATMs are useful and convenient during normal branch operations, but absolutely essential when bank branches are closed. Our goal is to make this level of service available to our Hapeville branch patrons.

In our view, bank drive thrus deliver a high level of service to the community without the drawbacks often associated with other drive thru lane usage. They provide valuable services to the community when no other such service can be delivered. Further, with any new drive thru construction, we are committed to doing all that is required to meet the City of Hapeville's high standards and further enhance this community. With these considerations in mind, we encourage the Commission to approve the zoning amendment at issue.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "John Earley", written over a circular blue ink stamp.

John Earley
Vice President
Corporate Real Estate & Properties Department

Post Office Box 11007
Birmingham, Alabama 35288



HAPEVILLE MAIN
EXTERIOR PHOTO
EXISTING CONDITIONS



"REGIONS GREEN"
CANVAS AWNING ON
ALUMINUM FRAME

TYPICAL SURROUND

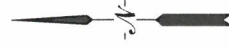
THRU-WALL DRIVE-UP ATM



HAPEVILLE MAIN
EXTERIOR PHOTO
NEW WORK



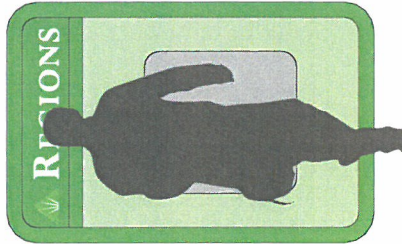
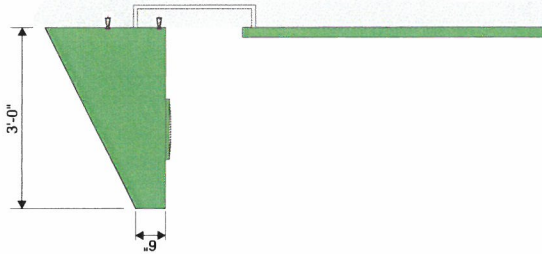
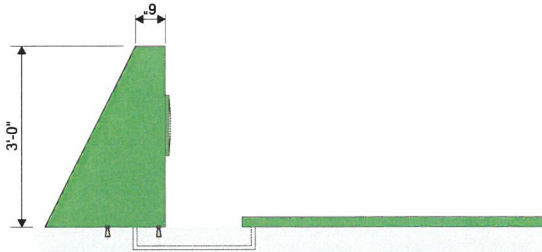
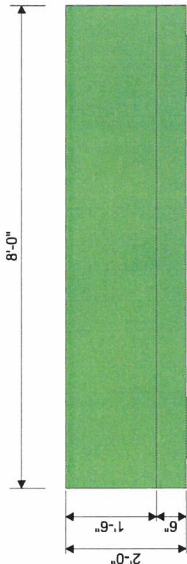
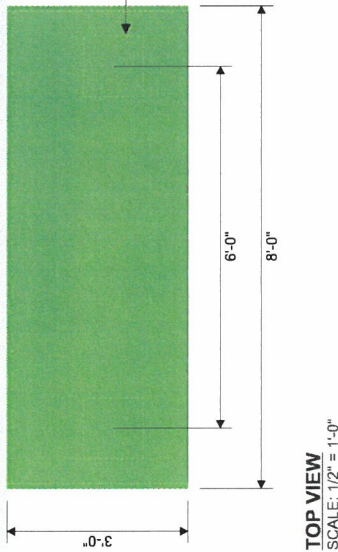
RFC # OP015475
Project Number:
Site Name: 600 South Central Ave.
Address: Hapeville, GA 30354
City, ST, Zip: Hapeville, GA 30354
Date: 6/5/19



Site Approved: _____
Date: _____

DOWN LIGHTING
CLOSED BOTTOM WITH HOLES CUT FOR
XSL S LED 50 SS CW LIGHT FIXTURES

DOWN LIGHTING SPECIFICATIONS:
QTY (2) NEW XSL S LED 50 SS CW LIGHT FIXTURES FOR NEW AWNING,
1 ON EACH SIDE OF AWNING PAINTED GREEN TO MATCH AWNING



Allen Industries

FILE NUMBER: EX12293

cMET us ELECTRIC SIGN

LISTED

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE

GROUNDING AND BONDING REQUIREMENTS OF THE NATIONAL

AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER

GROUNDING AND BONDING OF THE SIGN.

GROUNDING

ELECTRICAL

CONNECTIONS



1 SITE PLAN
1" = 20'-0"

bdg
architects

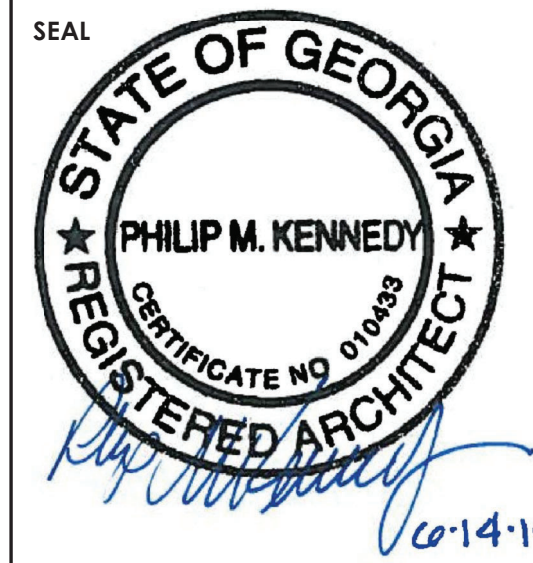
2100 1st Ave. North
Ste. 100
Birmingham, AL 35203

P: 205-252-8222
Lic. # AA-0003590
W: www.bdgllp.com

REGIONS®

REGIONS HAPEVILLE
ATM ADDITION
600 SOUTH CENTRAL AVENUE,
HAPEVILLE, GA 30354
REGIONS PROJECT #GASC193138ER

THESE DRAWINGS AND PLANS, ANY REPRODUCTION THEREOF, AND ANY CAD OR ELECTRONIC FILE OF THESE DRAWINGS AND PLANS HEREINAFTER "PLANS" ARE THE SOLE AND EXCLUSIVE PROPERTY OF BDG ARCHITECTS, AND MAY NOT BE REPRODUCED, FORWARDED, ACQUIRED OR USED IN ANY WAY WITHOUT THE EXPRESS WRITTEN PERMISSION OF BDG ARCHITECTS. USE OF THESE PLANS FOR CONSTRUCTION SHALL BE CONSIDERED ACCEPTANCE OF THE TERMS CONTAINED HEREIN AND THE SUBMITTER AND CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF THE PROJECT. THE PLANS SHALL NOT BE SCALED OR MODIFIED FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN APPROVAL OF BDG ARCHITECTS. ANY CHANGES TO THESE PLANS, REGARDLESS OF HOW MINOR, WITHOUT THE EXPRESS WRITTEN APPROVAL OF BDG ARCHITECTS, SHALL BE CONSIDERED A WAIVER OF ANY CLAIM OR DAMAGES ASSOCIATED WITH THE DISCREPANCIES OR CONFLICTS OF THE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION, SCHEDULING, AND CONFORMANCE OF ITS WORK AND ALL WORK PERFORMED BY SUBCONTRACTORS OR OTHER TRADES WITH THE DESIGN DOCUMENTS.



ISSUE	BY	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK	
JOB #	183305
DATE:	05-10-2019
DRAWN BY:	McR
CHECKED BY:	JQ

SHEET TITLE
OVERALL
ARCHITECTURAL
SITEPLAN

SHEET NUMBER

A-100



**DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT**

DATE: September 30, 2019
TO: Adrienne Senter
FROM: Michael Smith
RE: **Special Exception Request – 600 South Central Avenue**

BACKGROUND

The City of Hapeville has received a special exception application from Mr. Michael Foster to permit a drive-up ATM accessory to a Regions Bank located at 600 South Central Avenue. The ATM would be located on the east side of the building, adjacent to an existing drive-through teller window, and would use the existing drive-through lane.

The property is zoned RMU, Residential Mixed-Use, and is within the A-D, Arts District overlay.

At the request of the applicant and in conjunction with this proposal, Mayor & City Council voted on September 17, 2019, to adopt a text amendment permitting drive-throughs in the A-D overlay when used by banks.

REVIEW

The following code sections are applicable to this application:

ARTICLE 11.5. - RMU ZONE (RESIDENTIAL MIXED USE)

Sec. 93-11.5-1. - Intent.

The RMU district is established in order to:

- (1) Ensure development that is consistent with neo-traditional planning practices, which are often defined by pedestrian-oriented buildings, interconnected streets, a mix of uses and housing types, and a compact walkable scale.
- (2) Help create a compact, dense, and distinguishable core area;
- (3) Provide for an urban form allowing mid-rise structures;
- (4) Encourage multiple uses within the same structure; and
- (5) Include street oriented activity and pedestrian amenities at the street level of structures.

Sec. 93-11.5-3. - Permitted uses.

The following are permitted within the RMU zone:

- (1) Business and professional offices/agencies, including:
 - j. Banks and other financial institutions (not including pawnshops, check cashing businesses, title pawn, and payday loans).

ARTICLE 28. - A-D ZONE (ARTS DISTRICT OVERLAY)

Sec. 93-28-3. - Purpose.

The purpose of the arts district overlay is to facilitate creation of an arts destination, sustain established arts and cultural uses and promote new arts and cultural uses. The arts district overlay seeks integration of the arts into the fabric of the community and is conceived as the location of art galleries and art studios forming the core of an arts district. A complementary mix of shops, restaurants and entertainment venues will support these uses. These elements are expected to generate interest in downtown Hapeville and attract arts and cultural events.

The arts district overlay features an expanded range of permitted uses focused on the arts while retaining all property rights established by the underlying zoning. The arts district overlay encourages adaptive reuse of historic buildings and new construction technologies, affording owners expanded development options. These measures will enhance the market attractiveness of the arts district.

Arts venues, community festivals, expanded arts uses and pedestrian character are expected to promote an arts district. Planned investment in public art, lighting, sidewalks and off-street parking will leverage private investment and enhance public safety. This combination of public and private investment is expected to advance Hapeville's position in regional leadership in the arts and stimulate broad economic revitalization. Importantly, the arts district overlay features walkable distances from nearby neighborhoods to small-scale establishments and live entertainment venues accommodated by the arts district overlay and compatible with the neighborhood character.

Sec. 93-28-8. - Prohibited uses.

The following uses shall be prohibited in the Arts District Overlay:

- (1) All drive-through facilities other than those permitted by special exception for accessory use by banks or credit unions.

Sec. 93-24-10. - Special exceptions.

- (a) Special exceptions and special property use permits shall be decided by the mayor and council.
- (b) The planning commission shall review and make nonbinding recommendations to the mayor and council on special exceptions and special property use permits.
- (c) Special exceptions may be sought for:
 - (1) Reduction of the number and size of parking spaces and off-street loading space requirements;

- (2) Location of off-street parking space and off-street loading spaces; and
 - (3) Location and number of drive-throughs.
- (d) When acting upon an application for a special exception, in addition to the requirements listed under the above references, the planning commission and the mayor and council shall give consideration to the following factors where applicable:
 - (1) The proposed design and location of the particular development;
 - (2) The possible traffic generating characteristics of the proposed development;
 - (3) The effects the proposed development will have on the present or intended character of the area in which it proposes to locate;
 - (4) The availability of public utilities, facilities and services; and
 - (5) The character, and effect of the parking demands of the proposed development.
- (e) After considering the above-listed factors and after reviewing the planning commission recommendation, the mayor and council shall take any actions or establish any reasonable conditions of approval, such as planted buffers, as will accomplish the intent and purpose of this chapter.

RECOMMENDATION

The proposed design and location will partially obscure the ATM from the right-of-way by placing it behind an existing teller window and canopy. The Design Review Committee approved the design on August 21, 2019. No new drive-through lanes or infrastructure other than the ATM itself and the associated canopy will be required. As there is already a daytime teller window and a walk-up ATM adjacent to parking at the site, traffic generated by those seeking ATM access will likely reflect existing levels.

The intent of the Arts District is to generate interest in downtown Hapeville and attract arts and cultural events in part by promoting a pedestrian character. It was specifically designed to provide for walkable distances between nearby neighborhoods and small-scale establishments compatible with the neighborhood character. Allowing for a proliferation of typical drive-through establishments may compromise this goal of the district.

In the past, Hapeville has required new outdoor ATMs to be walk-up models, accessible via the sidewalk but not by car. Staff consulted with the Hapeville Chief of Police to determine if there are any safety concerns regarding vehicle or drive-up ATMs. Chief Glavosek suggested that walk-up ATMs may leave people more vulnerable to being targets of thieves, whereas drive-up ATMs could be a safer alternative. Regions Bank has indicated in conversations that the market and industry standards are changing to address convenience and thus teller windows are being replaced with more ATMs and similar automated machines.

In considering the special exception, staff recommends the Planning Commission and City Council carefully consider the intent of the Arts-District, safety, and changing industry and market conditions. Staff recommends approval for the drive-up ATM.

19-PC-10-24

**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION**

Name of Applicant Steven Ellis, PRO Building Systems, Inc.

Mailing Address: c/o The Galloway Law Group, 3500 Lenox Rd., Suite 760, Atlanta GA

Telephone 404-965-3680 Mobile # _____ Email laurel@glawgp.com

Property Owner (s) Porsche Cars North America, Inc.

Mailing Address 1 Porsche Drive, Atlanta GA 30354

Telephone 770-290-3833 Mobile # _____

Address/Location of Property: Porsche Ave

Parcel I.D. # **(INFORMATION MUST BE PROVIDED):** 14 0096 LL0593

Present Zoning Classification: B-P Size of Tract: +/- 2.50 acre(s)

Present Land Use: undeveloped

Please check the following as it applies to this application

☒ Site Plan Review

☐ Conditional Use Permit

☐ Temporary Use Permit

Other (Please State) _____

I hereby make application to the City of Hapeville, Georgia for the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves the right to enforce any and all ordinances. I further understand that it is my/our responsibility to conform with all of City of Hapeville's Ordinances in full. I hereby acknowledge that all requirements of the City of Hapeville shall be adhered too. I can read and write the English language and/or this document has been read and explained to me and I have full and voluntarily completed this application. I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof.

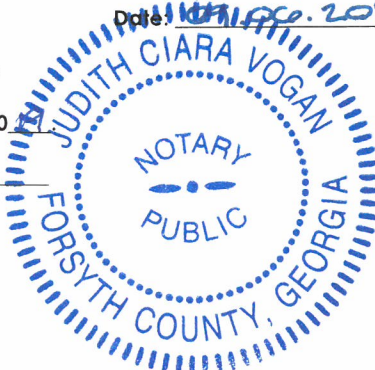
Steven Ellis
Applicant's signature

Date: 10/19/2019

Sworn to and subscribed before me

This 06 day of SEPTEMBER, 2019

Judith Ciara Vogan
Notary Public
EXP: 04/22/2023



	CITY OF HAPEVILLE ECONOMIC DEVELOPMENT DEPARTMENT PLANNING COMMISSION APPLICATION
--	--

WRITTEN SUMMARY

In detail, provide a summary of the proposed project in the space provided below. (Please type or print legibly.)

Applicant proposes a state of the art auto service center and repair facility on the site. The facility will be associated with Porsche's adjacent office headquarters, which is greater than 200,000 square feet, and is part of Porsche's corporate campus concept.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY LOCATED AT:

Porsche Ave (14 0096 LL0593)

City of Hapeville, County of Fulton, State of Georgia

WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION FOR PLANNING COMMISSION REVIEW.

Name of Applicant Steven Ellis, PRO Building Systems, Inc.

Address of Applicant
c/o The Galloway Law Group, 3500 Lenox Rd., Suite 760, Atlanta GA

Telephone of Applicant
404-965-3680

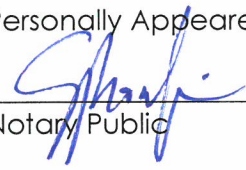


Signature of Owner

GEORGE FEYGIN

Print Name of Owner

Personally Appeared Before Me this 6th day of September, 20 19



Notary Public



**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION**

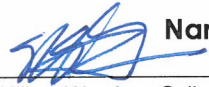
Date
September 9, 2019

AUTHORIZATION OF ATTORNEY

**THIS SERVES TO CERTIFY THAT AS AN ATTORNEY-AT-LAW, I HAVE BEEN AUTHORIZED
BY THE OWNER(S) TO FILE THE ATTACHED APPLICATION FOR THE PROPERTY
LOCATED AT:**

Porsche Ave (14 0096 LL0593)

City of Hapeville, County of Fulton, State of Georgia

 **Name or Attorney**

William Woodson Galloway Bar No. 283080
Laurel David Bar No. 206505

Address

The Galloway Law Group, LLC
3500 Lenox Rd., Ste 760,
Atlanta GA 30326

Telephone

404-965-3680

Site Plan Checklist – Please include with your application.

A site plan is used to determine the practical ability to develop a particular property within the City of Hapeville. Information relating to environmental condition, zoning, development impact, consistency with the Hapeville Comprehensive Plan and relevant town master plans will be considered in the decision process. To be considered, a site plan **must** contain the following information:

(Please **initial** each item on the list above certifying the all required information has been included on the site plan)



A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. Please complete and submit all forms contained within the application for site plan review.



Site plans shall be submitted indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn.



The locations, size (sf) and height (ft) of all existing and proposed structures on the site. Height should be assessed from the base of the foundation at grade to the peak of the tallest roofline.



Site plans shall include the footprint/outline of existing structures on adjoining properties. For detached single-family residential infill development, the front yard setback shall be assessed based on the average setback of existing structures on adjoining lots. Where practical, new construction shall not deviate more than ten (10) feet from the average front yard setback of the primary residential structure on an adjoining lot. Exemption from this requirement due to unnecessary hardship or great practical difficulty can be approved at the discretion of the Planning Commission. To be considered for an exemption, the applicant must submit a "Request for Relief" in writing with their site plan application, including the conditions that necessitate relief (i.e. floodplain, wetland encroachment, excessive slope, unusual lot configuration, legally nonconforming lot size, unconventional sitting of adjoining structures, etc).



The location and general design cross-section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances. A walkway from the primary entrance directly to the public sidewalk is required for all single-family residential development.



The locations, area and number of proposed parking spaces. Please refer to Article 22.1 Chart of Dimensional Requirements to determine the correct number of parking spaces for your particular type of development.



Existing and proposed grades at an interval of five (5) feet or less.



The location and general type of all existing trees over six (6) inch caliper and, in addition, an identification of those to be retained. Requirements for the tree protection plan are available in Code Section 93-2-14(f). Please refer to Sec. 93-2-14(y) to determine the required tree density for your lot(s).



A Landscape Plan: The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in Section 93-23-18.



The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed, outdoor furniture (seating, lighting, telephones, etc.). Detached single-family residential development may be exempt from this requirement.



The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms. Detached single-family residential development may be exempt from this requirement.



The identification and location of all refuse collection facilities, including screening to be provided. Detached single-family residential development may be exempt from this requirement.

Provisions for both on-site and offsite storm-water drainage and detention related to the proposed development.

Location and size of all signs. Detached single-family residential development may be exempt from this requirement.

Typical elevations of proposed building provided at a reasonable scale (1/8" = 1'0") and include the identification of proposed exterior building materials. Exterior elevations should show all sides of a proposed building.

Site area (square feet and acres).

Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.

Floor area in nonresidential use by category. Detached single-family residential development may be exempt from this requirement.

Total floor area ratio and/or residential density distribution.

Number of parking spaces and area of paved surface for parking and circulation

At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, storm water and erosion control, etc. of the proposed development.

Please **initial** each item on the list above certifying the all required information has been included on the site plan, sign and submit this form with your site plan application. Failure to include this form and information required herein may result in additional delays for the consideration of your application.

Applicant Signature: _____

Date 9/09/2019

Option Tract

All that tract or parcel of land lying and being in land lot 96 of the 14th District, City of Hapeville, Fulton County, Georgia and being more particularly described as follows:

Commence at the intersection of the line common to land lots 11 and 12, 13th District, Clayton County, Georgia, and the South boundary line of Land Lot 65, 14th District, Fulton County, Georgia, said Point of Commencement being located North 88 degrees 49 minutes 32 seconds West a distance of 307.92 feet as measured from a concrete monument found at the intersection of said county line and the northwesterly right-of-way of Interstate Highway I-75 (having a varied right-of-way); thence run North 08 degrees 10 minutes 25 seconds West a distance of 1064.55 feet to an iron pin set said iron pin set also being THE TRUE POINT OF BEGINNING;

From THE TRUE POINT OF BEGINNING as thus established run North 90 degrees 00 minutes 00 seconds West a distance of 1257.63 feet to an iron pin set, Thence run North 00 degrees 24 minutes 44 seconds East a distance of 1226.35 feet to an iron pin set, said iron pin set being located on the southeasterly right-of-way of South Street (public road having a variable width right-of-way); thence run along the said southeasterly right-of-way of South Street North 35 degrees 19 minutes 11 seconds East a distance of 185.37 feet to an iron pin set; thence continue to run along the said southeasterly right-of-way of South Street North 32 degrees 25 minutes 35 seconds East a distance of 26.92 feet to an iron pin set, said iron pin set being located on the southwesterly right-of-way of Henry Ford II Avenue (public road having a variable width right-of-way); thence leave the said southeasterly right-of-way of South Street and run along the said southwesterly right-of-way of Henry Ford II Avenue South 53 degrees 39 minutes 04 seconds East a distance of 639.64 feet to a point; thence run along the said southwesterly right-of-way of Henry Ford II Avenue along a curve to the left an arc distance of 606.89 feet (said arc having a radius of 2437.76 feet and being subtended by a chord 605.32 feet in length and bearing North 61 degrees 38 minutes 35 seconds West) to a point; thence continue to run along the said southwesterly right-of-way of Henry Ford II Avenue South 63 degrees 35 minutes 46 seconds East a distance of 94.14 feet to a nail set; thence leave the said southwesterly right-of-way of Henry Ford II Avenue and run South 00 degrees 24 minutes 44 seconds West a distance of 691.82 feet to an iron pin set, said iron pin set also being THE TRUE POINT OF BEGINNING.

Said tract contains 30.002 acres (1,306,884 square feet).

Porsche Service Center Lease Area

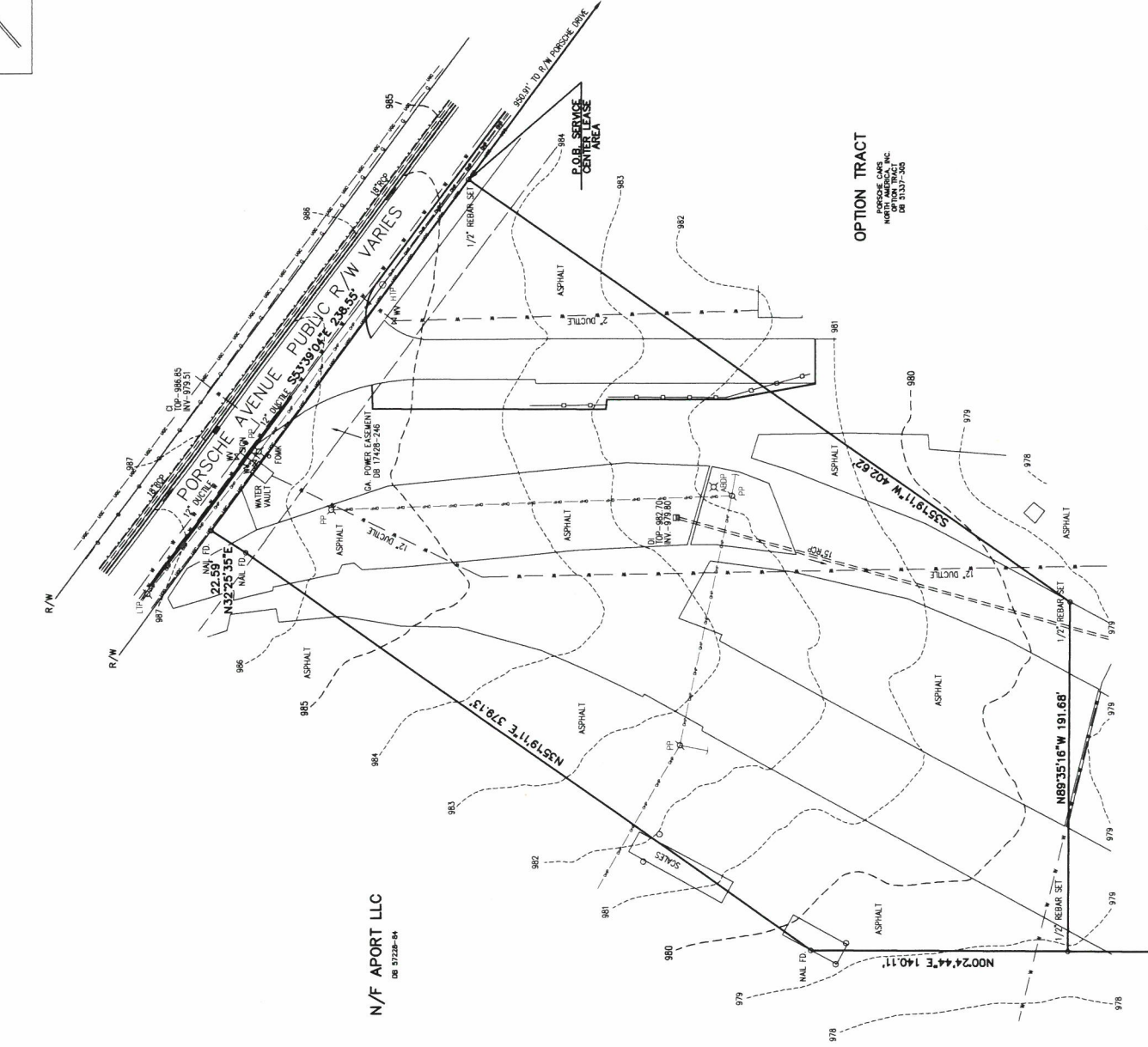
All that tract or parcel of land lying and being in Land Lot 96 of the 14th District, City of Hapeville, Fulton County, Georgia and being more particularly described as follows:

Beginning at an iron pin set on the southwesterly right-of-way of Porsche Avenue (formerly known as Henry Ford II Avenue and having a varied right-of-way) located 950.91 feet as measured northwesterly along said right-of-way from its intersection with the westerly right-of-way of Porsche Drive (having a varied right-of-way); Thence leaving said right-of-way and running South 35 degrees 19 minutes 11 seconds West a distance of 402.62 feet to an iron pin set; Thence running North 89 degrees 35 minutes 16 seconds West a distance of 191.68 feet to an iron pin set; Thence running North 00 degrees 24 minutes 44 seconds East a distance of 140.11 feet to nail found; Thence running North 35 degrees 19 minutes 11 seconds East a distance of 379.13 feet to nail found; Thence running North 32 degrees 25 minutes 35 seconds East a distance of 22.59 feet to nail found on the southwesterly right-of-way of Porsche Avenue; Thence running along said right-of-way South 53 degrees 39 minutes 04 seconds East a distance of 238.55 feet to and iron pin set and The Point of Beginning;

Said tract contains 2.50 acres (108,900 square feet).



GRID NORTH
NAD 83 GEORGIA WEST ZONE



OPTION TRACT
PORSCHE CARS
NORTH AMERICA, INC.
OPTION TRACT
DB 51337-305

NOTES:

Equipment used:
Angular & Linear: Sokkia iX Robotic Total Station

Reference: Deed Book 51337 Page 335

The field data upon which this plot is based has a closure precision of one foot in >25,000 feet and an angular error of <5.0" per angle point and was adjusted using the Least Squares Method.

Bearings are referenced to Grid North, Georgia State Plane

Coordinate System, West Zone.
1' contour interval based on NAVD88 datum.
No portion of the property lies within an H.U.D. identified Flood Hazard Area per F.I.R.M. Map No. 13121C0369 F, dated September 18, 2013. Subject property lies within Zone "X".
— areas determined to be outside of the 0.2% chance annual floodplain.

Information showing underground structures and utilities was obtained from a limited field survey. The exact location of any underground items should be verified through utility companies. This plot shall not be used for exact locations or presence of underground work.



DESIGNED	
DRAWN	DE
CHECKED	WJDIV
APPROVED	WJDIII

LOWE
ENGINEERS

990 HAMMOND DRIVE
SUITE 900
ATLANTA, GEORGIA 30328
TEL.: 770-857-8400
FAX: 770-857-8401

AN BOUNDARY & TOPOGRAPHICAL SURVEY FOR

PORSCHE CARS
NORTH AMERICA, INC.
SERVICE CENTER LEASE AREA

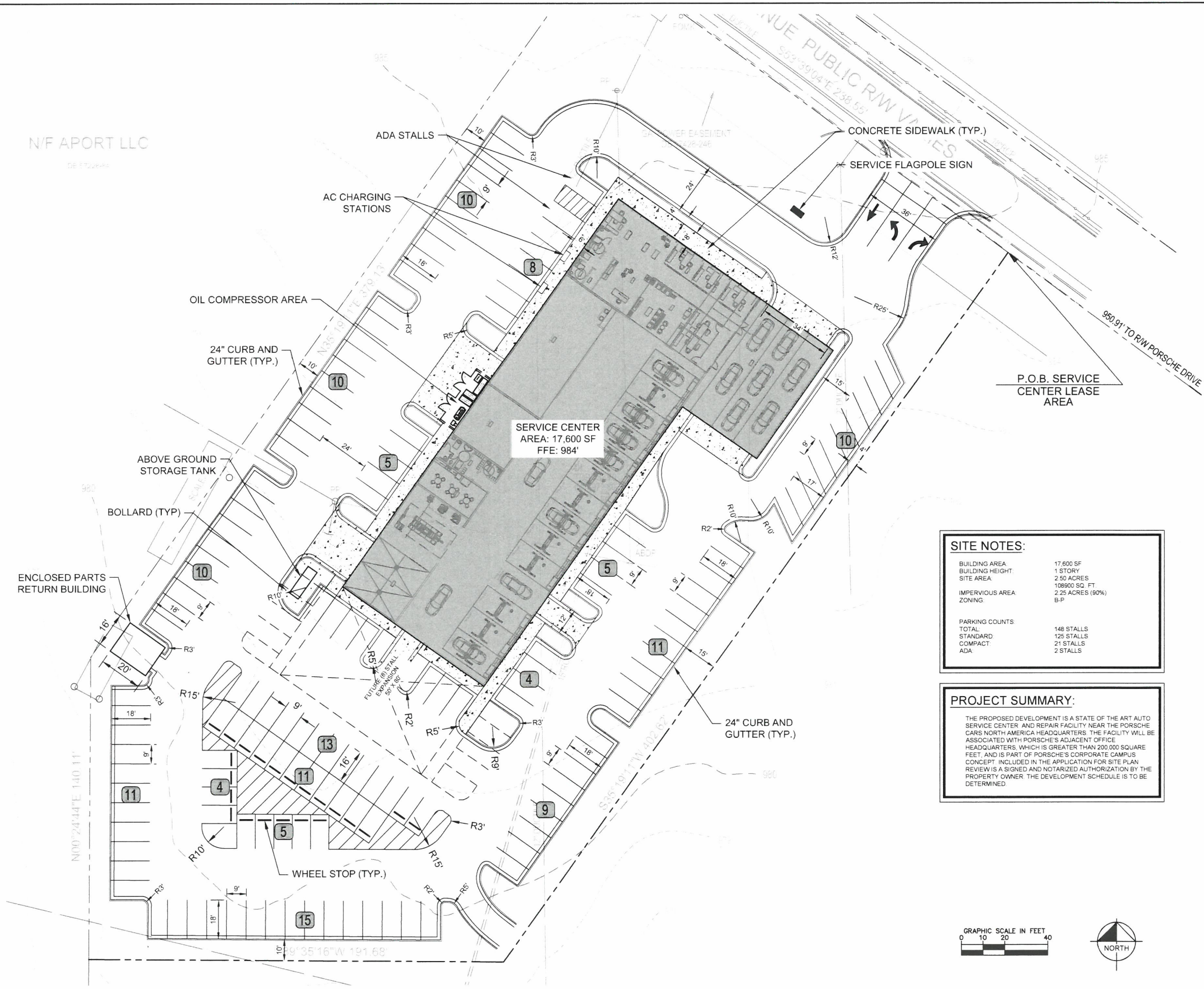
REVISIONS

DATE	NO.	REVISION PL PER PCNA DESCRIPTION
9/3/19	1	

JOB NO. 19-0140
DATE SEPTEMBER 3, 2019
SCALE 1" = 40'
DWG. NO. 1 OF 1

LEGEND	Top	Pin	Set
PWC	Right-of-Way		
COM	Point of Commencement		
BOB	Beginning of Beginning		
FOA	Formerly Known As		
EX	Line Exception		
CM	Centerline		
CO	Clearcut		
CMP	Corrupted Metal Pipe		
AB	Abandonment Box		
DB	Ductile Pipe		
HW	Headed		
WM	Water Meter		
WV	Water Valve		
UV	Utility Vault		
UV	Utility Vault		
PH	Fire Hydrant		
GO	Gas Valve		
GM	Gas Meter		
WL	Well		
LP	Light Pole		
UP	Utility Pole		
CP	Concrete Pole		
HT	High Tension Pole		
HP	High Pressure		
FMP	Fire Main		
OW	Other utilities as labeled		
O	Board		
AC	Approximate		
Sign	Sign		
Approx.	Approximate		
LLL	Land Lot Line		
LLL	Land Lot Line		
Chain Link Fence	Chain Link Fence		
Building	Building		
Guard Rail	Guard Rail		
Concrete	Concrete		

Drawing name: K:\ALP_PRJ\019891003_PCNA Track Extension\CAD\Sheet\0190905 Service Center_Engineered Site Plan\PlanSheet\0100 SITE PLAN.dwg Layout1 Sep 09, 2019 6:03pm by John Simonaux



SITE NOTES:	
BUILDING AREA	17,600 SF
BUILDING HEIGHT	1 STORY
SITE AREA	2.50 ACRES
IMPERVIOUS AREA	108,900 SQ. FT.
ZONING	2.25 ACRES (90%) B-P
PARKING COUNTS	
TOTAL	148 STALLS
STANDARD	125 STALLS
COMPACT	21 STALLS
ADA	2 STALLS

PROJECT SUMMARY:

THE PROPOSED DEVELOPMENT IS A STATE OF THE ART AUTO SERVICE CENTER AND REPAIR FACILITY NEAR THE PORSCHE CARS NORTH AMERICA HEADQUARTERS. THE FACILITY WILL BE ASSOCIATED WITH PORSCHE'S ADJACENT OFFICE HEADQUARTERS, WHICH IS GREATER THAN 200,000 SQUARE FEET, AND IS PART OF PORSCHE'S CORPORATE CAMPUS CONCEPT. INCLUDED IN THE APPLICATION FOR SITE PLAN REVIEW IS A SIGNED AND NOTARIZED AUTHORIZATION BY THE PROPERTY OWNER. THE DEVELOPMENT SCHEDULE IS TO BE DETERMINED.

N/F APORT LLC
08-57220-44

N/F APORT LLC
08-57220-44

PREPARED BY

Kimley»Horn

11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE: 770.616.4280
WWW.KIMLEY-HORN.COM

PREPARED FOR

**PORSCHE**

ONE PORSCHE DRIVE, ATLANTA, GA 30354

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT

PCNA SERVICE CENTER
PORSCHE AVE. HAPEVILLE, GA
LAND LOT 96, 14TH DISTRICT

GSWCC NO.
(LEVEL II)

DRAWN BY

DESIGNED BY

REVIEWED BY

DATE

PROJECT NO.

TITLE

**PROPOSED
SITE PLAN**

SHEET NUMBER

C1-00

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C3-02

PREPARED FOR



PORSCHE

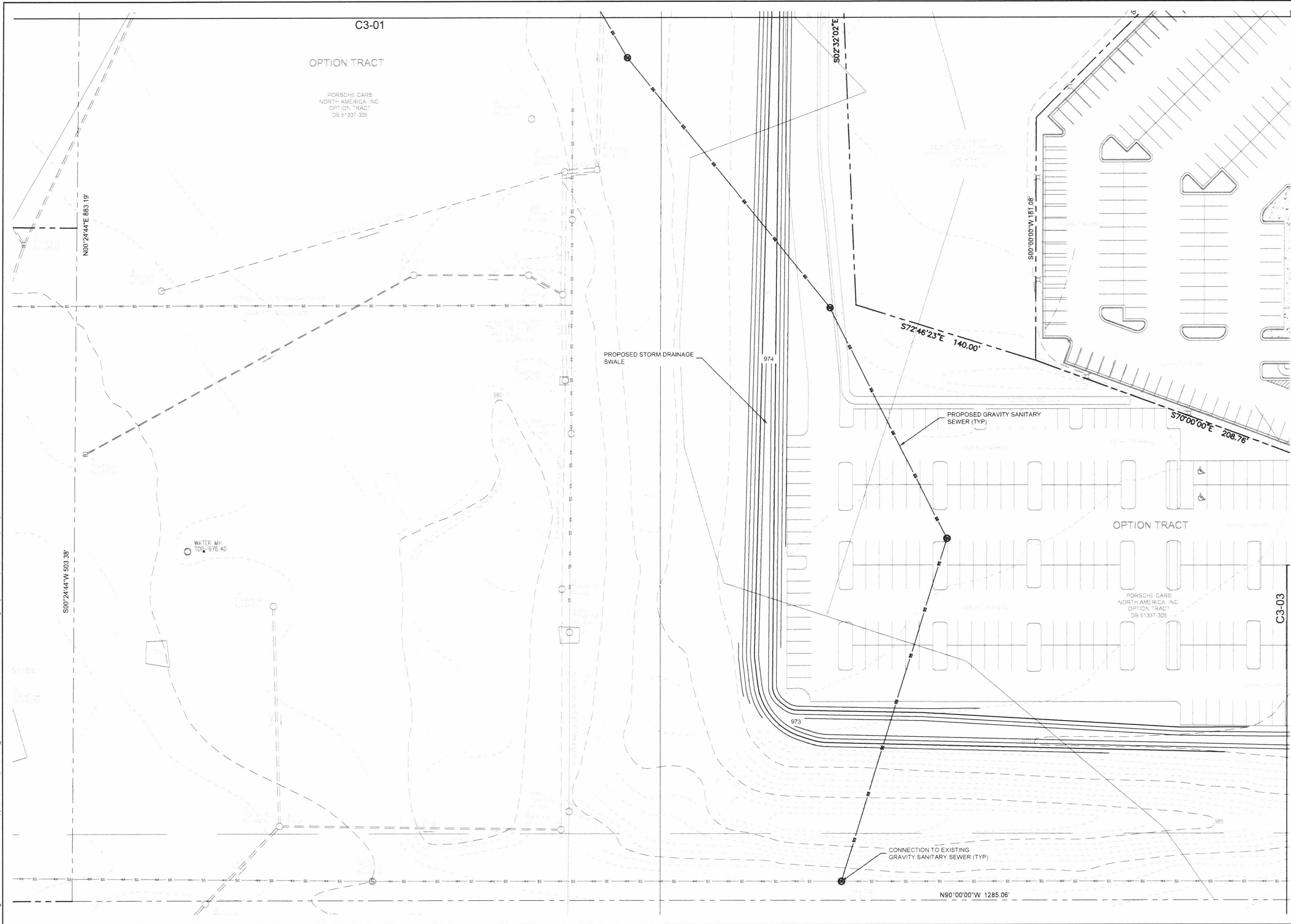
ONE PORSCHE DRIVE, ATLANTA, GA, 30303

PROJECT

PCNA SERVICE CENTER
PORSCHE AVE., HAPEVILLE, GA
LAND LOT 96, 14TH DISTRICT

GSWCC NO (LEVEL II)	
DRAWN BY	JNS
DESIGNED BY	
REVIEWED BY	
DATE	09/09/2019
PROJECT NO	
TITLE PROPOSED GRADING AND UTILITY PLAN	
SHEET NUMBER C3-01	

Drawing name: C:\Users\John.Simoneaux\appdata\local\temp\Acr\Publish_560\AC3-00 GRADING AND DRAINAGE PLAN.dwg Layout 2 Sep 09 2019 6:25pm by John Simoneaux



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Kimley»Horn 11720 AMBER PARK DRIVE, SUITE 600 ALPHARETTA, GEORGIA 30009 PHONE 770.694.2800 WWW.KIMLEY-HORN.COM	
PORSCHE ONE PORSCHE DRIVE, ATLANTA, GA 30354	
PCNA SERVICE CENTER PORSCHE AVE, HAPEVILLE, GA LAND LOT 96, 14TH DISTRICT	
C3-02	
GSWCC NO. (LEVEL II) DRAWN BY JNS DESIGNED BY REVIEWED BY DATE 09/09/2019 PROJECT NO. TITLE PROPOSED GRADING AND UTILITY PLAN SHEET NUMBER	
No. ISSUANCE AND REVISION DESCRIPTIONS DATE BY	

C3-02

PROPOSED STORM DRAINAGE SWALE

TIE IN TO EXISTING STORMWATER MANAGEMENT SYSTEM

974

973

975

970

965

SHEET NUMBER

C3-03

PCNA SERVICE CENTER
PORSCHÉ AVE, HAPEVILLE, GA
LAND LOT 96, 14TH DISTRICT

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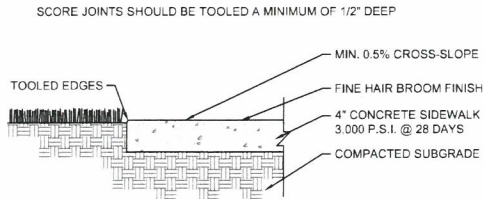
PORSCHE
PORSCHE DRIVE, ATLANTA, GA. 30303

PREPARED BY

Kimley»»Horn

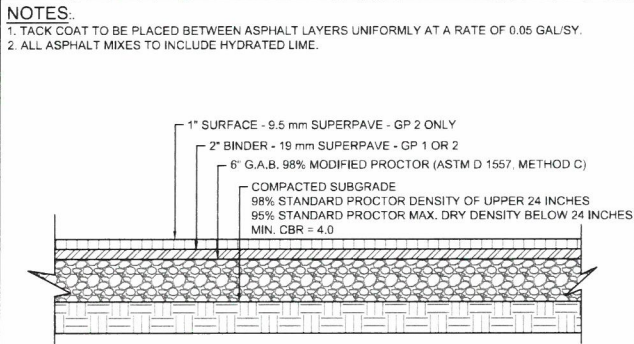
© 2015 KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE (770) 619-4280
WWW.KIMLEY-HORN.COM

Drawing name: K:\ALP_P\J019891003_PCNA Track Extension\CAD\Exhibits\2019-09-05 Service Center Engineered Site Plan\Plansheets\C6-00 CONSTRUCTION DETAILS.dwg Layout1 Sep 09, 2019 5:02pm by John Simoneaux

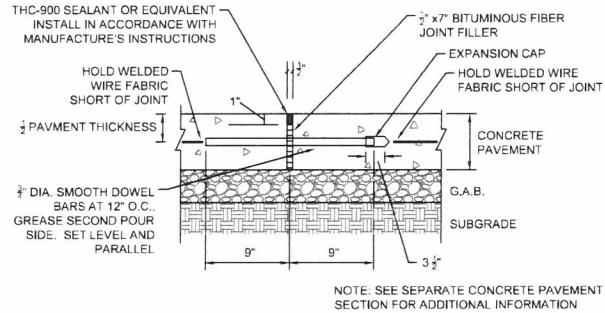


- NOTES:
1. SCORING OF WALKS SHOULD OCCUR EVERY 5' OR AS DESIGNATED BY THE SITE PLAN. 1/2 X 4" ASPHALTIC EXPANSION JOINTS SHOULD BE PLACED EVERY 30'.
 2. WHERE SIDEWALK MEETS CURB OR BUILDING, 1/2 X 6" ASPHALTIC EXPANSION JOINT SHOULD BE USED.

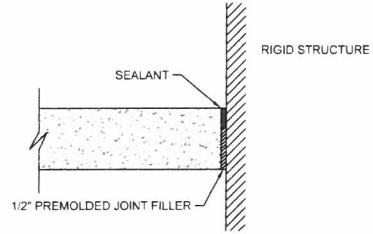
CONCRETE SIDEWALK DETAIL



ASPHALT PAVEMENT SECTION

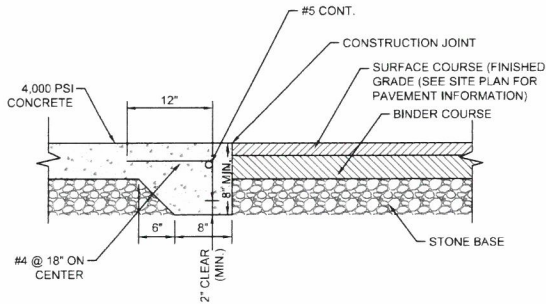


CONCRETE EXPANSION JOINT DETAIL

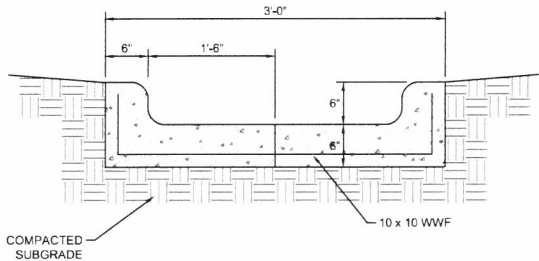


- NOTE:
1. PROVIDE ISOLATION JOINT WHERE CONCRETE PAVEMENT ABUTS A RIGID STRUCTURE.

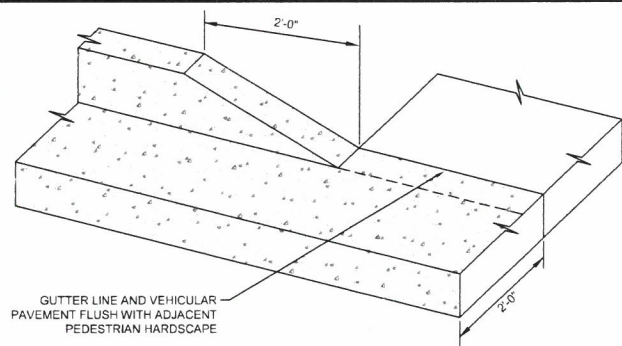
CONCRETE ISOLATION JOINT DETAIL



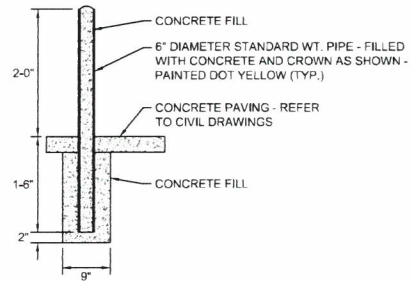
CONCRETE / ASPHALT JOINT DETAIL



CONCRETE FLUME DETAIL



TYP MITERED CURB SECTION TO FLUSH WITH PAVEMENT



BOLLARD DETAIL

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL/HT	HT	SPRD	CONDITION	REMARKS
	ELM-LAB	15	CHINESE ELM TREE	ULMUS PARVIFOLIA 'LACEBARK ELM'	2" CAL	6' MIN HT	5-6' SPRD	B&B	STRAIGHT TRUNK, FULL HEAD
	MAP-OG	6	OCTOBER GLORY MAPLE	ACER RUBRUM 'OCTOBER GLORY' TM	2" CAL	6' MIN HT	5-6' SPRD	B&B	STRAIGHT TRUNK, FULL HEAD
	OAK-HWD	23	WILLOW OAK	QUERCUS PHELLOS 'HIGHTOWER'	2" CAL	6' MIN HT	5-6' SPRD	B&B	STRAIGHT TRUNK, FULL HEAD
SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	HT	SPRD	SPACING	REMARKS
	VIB-CHI	66	CHINDO VIBURNUM	VIBURNUM AWABUKI 'CHINDO'	7 GAL	36-42"	24-30"	54" o.c.	DENSE FOLIAGE, 3' MIN HT
	WAX-DD	89	DON'S DWARF WAX MYRTLE	MYRICA CERIFERA 'DON'S DWARF'	7 GAL	36-42"	24-30"	54" o.c.	DENSE FOLIAGE, 3' MIN HT
	HOL-BH	17	DWARF BURFORD HOLLY	ILEX CORNUTA 'BURFORDII NANA'	3 GAL	18-24"	16-18"	36" o.c.	DENSE FOLIAGE
	LOR-R	32	DWARF RUBY FRINGE FLOWER	LOROPETALUM CHINENSE RUBRUM 'RUBY'	3 GAL	18-24"	16-18"	48" o.c.	DENSE FOLIAGE
	TER-LEA	34	LEANN CLEYERA	TERNSTROEMIA GYMNANTHERA 'LEANN' TM	7 GAL	36-42"	24-30"	48" o.c.	DENSE FOLIAGE, 3' MIN HT

CAL./HT	HT	SPRD.	CONDITION	REMARKS
2" CAL	6' MIN HT	5-6' SPRD	B&B	STRAIGHT TRUNK, FULL HEAD
2" CAL	6' MIN HT	5-6' SPRD	B&B	STRAIGHT TRUNK, FULL HEAD
2" CAL	6' MIN HT	5-6' SPRD	B&B	STRAIGHT TRUNK, FULL HEAD

CONT	HT	SPRD.	SPACING	REMARKS
7 GAL	36-42"	24-30"	54" o.c.	DENSE FOLIAGE, 3' MIN HT
7 GAL	36-42"	24-30"	54" o.c.	DENSE FOLIAGE, 3' MIN HT
3 GAL	18-24"	16-18"	36" o.c.	DENSE FOLIAGE
UBY' 3 GAL	18-24"	16-18"	48" o.c.	DENSE FOLIAGE
' TM 7 GAL	36-42"	24-30"	48" o.c.	DENSE FOLIAGE, 3' MIN HT

The landscape site plan depicts a rectangular building footprint surrounded by a parking lot and landscaped areas. Plantings are indicated by circles of varying sizes, some with internal patterns representing foliage density. Callout labels specify plant species, size, and quantity, such as 'WAX-DDJ25 7 GAL' and 'VIB-CHI20 7 GAL'. A dashed line indicates a 'FUTURE NO STALL EXPANSION 50' X 80''. The plan also shows adjacent streets: 'PORSCHE AVENUE' to the north and east, and 'PUBLIC R/W VARIE' along the eastern boundary. A north arrow and a graphic scale bar (0 to 40 feet) are located in the bottom right corner.



PORSCHE

LITTELL'S

[illegible]

PROJECT

PCNA SERVICE CENTER
PORSCHE AVE., HAPVILLE, GA
LAND LOT 96, 14TH DISTRICT

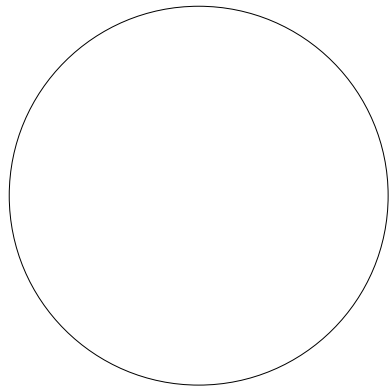
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DRAWN BY	KW
DESIGNED BY	KW
REVIEWED BY	TL
DATE	09/09/2019
PROJECT NO.	019891003
TITLE	
LANDSCAPE PLAN	
SHEET NUMBER	
L1-00	

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Porsche Atlanta Service Center

HAPEVILLE, GA



Signed & Sealed:

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Rev	Date	Comments
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Client:
Client Name Here ?

?? CLIENT ADDRESS ??

Project:
**PORSCHE
ATLANTA
SERVICE
CENTER**

SOUTH CENTRAL AVENUE
HAPEVILLE, GA

Project Number: 19044
Drawn By: Author
Checked By: Checker
Approved By: Approver

Sheet Title:
COVER

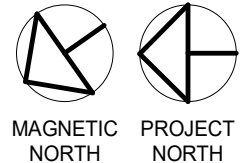
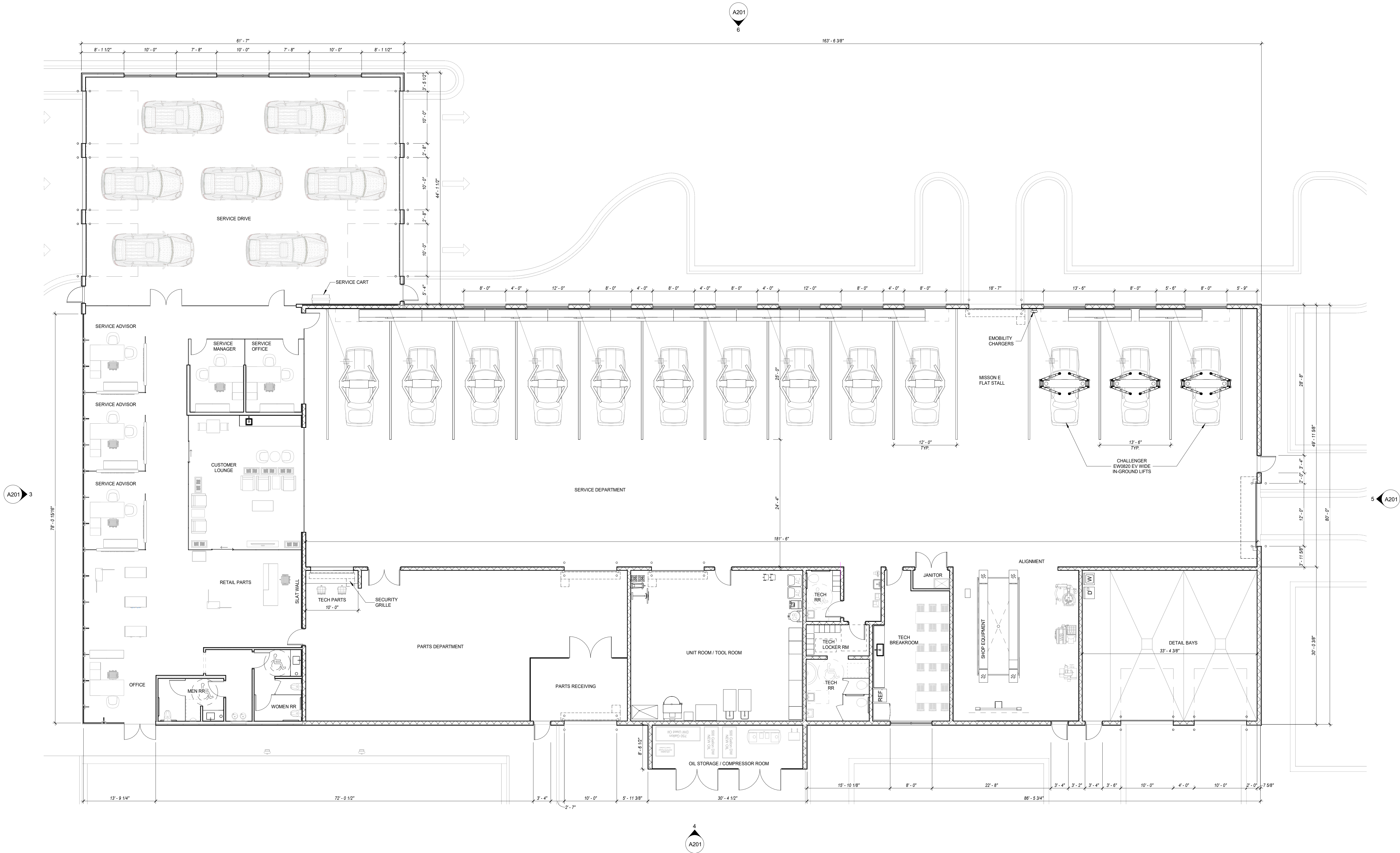
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Rev	Date	Comments
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FLOOR PLAN - FIRST FLOOR

1/8" = 1'-0"



Client:
Client Name Here ?

?? CLIENT ADDRESS ??

Project:
**PORSCHE
ATLANTA
SERVICE
CENTER**

**SOUTH CENTRAL AVENUE
HAPEVILLE, GA**

Project Number: 19044
Drawn By: Author
Checked By: Checker
Approved By: Approver

Sheet Title:

FLOOR PLAN

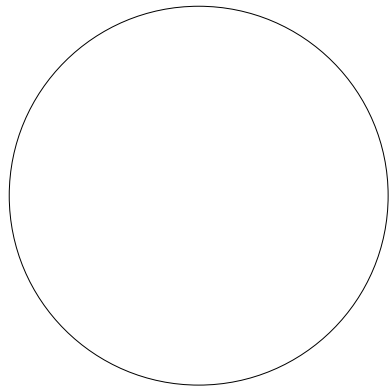
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EXTERIOR FINISHES						
	CODE	MATERIAL	MANUFACTURER	PATTERN	COLOR	COMMENTS
PAINT	P-5	EXTERIOR PAINT	SHERWIN WILLIAMS	FLAT FINISH	TO MATCH RAL 7021	EXTERIOR DOORS, FRAMES & BOLLARDS
METALS	CP-2	PERFORATED METAL PANEL	ALPOLIC BY PATTISON SIGNS	--	SUNRISE SILVER	ALPOLIC BY PATTISON SIGNS
	MC-1	PRE-FINISHED METAL COPING	TBD	--	COLOR TO MATCH MP-1	
	MP-1	ARCH. RIBBED METAL	CENTRIA	RIGID WALL #9916	ATAS TARGA BLACK (TO MATCH RAL 7021)	
GLAZING	SF-2	STRUCTURAL CURTAINWALL	SLIMPACT	--	BLACK SEALANT AT VERTICAL JOINTS	FRAMELESS, STACK WALL
	SF-4	EXTERIOR STOREFRONT	KAWNEER	451T	TO MATCH MP-1	



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Rev	Date	Comments
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1 EXTERIOR PERSPECTIVE



**PRO
BUILDING
SYSTEMS**

DESIGN BUILD
CONTRACTORS

Client:

Client Name Here ?

?? CLIENT ADDRESS ??

Project:

**PORSCHE
ATLANTA
SERVICE
CENTER**

**SOUTH CENTRAL AVENUE
HAPEVILLE, GA**

Project Number: 19044
Drawn By: Author
Checked By: Checker
Approved By: Approver

Sheet Title:

**EXTERIOR 3D
VIEWS**

Sheet Number:

A205

2 EXTERIOR PERSPECTIVE

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A206

September 30, 2019

Ms. Adrienne Senter
Planning & Development Coordinator
Department of Economic Development
City of Hapeville
3468 N. Fulton Avenue
P.O. Box 82311
Hapeville, Georgia 30354

Re: Porsche Service Center
1 Porsche Avenue
Development Review No. 1
K&W Ref. No. 191051.60

Dear Ms. Senter:

As requested, I have reviewed the site plans for the Porsche Service Center Site to be located on a 2.50 acre parcel on Porsche Avenue, within a B-P Zoning District. The initial submittal was received on September 25, 2019. The plans were prepared by Kimley Horn, and did not contain a design professional seal on any of the six drawing sheets. My comments are as follows:

1. All drawings should be sealed by the design professional of record.
2. The exterior wall material of the proposed building is not described to verify compliance with Section 93-18-5(3) regarding wall material composition for the indicated B-P zoning district.
3. The basis for the quantity of proposed parking spaces should be shown to verify compliance with Section 93-18-3 for off-street parking and loading requirements.
4. A local "on-site" project benchmark tied to mean sea level datum should be included on the plans.
5. The distance from the building front facing Porsche Avenue to the right of way of Porsche Avenue or a similar dimension to establish the front building line should be shown.
6. The projected peak and average utility usage for all City provided utility services (such as water and sanitary sewer) should be indicated on the plans.
7. All projects should include a Storm Water Management Plan per City Code Section 63-2-9.
8. The zoning type for all adjacent property parcels should be shown.
9. The minimum full size parking space width is 10 feet rather than the 9 feet shown.
10. The purpose and intended use for the extended driveway shown in the southeast corner of the property and how it will terminate should be shown on the drawings.
11. The plans do not indicate how solid waste from the site will be accounted for as no dumpster is to be provided. Details of the dumpster enclosure should also be shown.
12. Concrete sidewalk at least 5 feet wide complying with Section 90-1-4 (7) is not shown along the frontage of Porsche Avenue.
13. The paving thicknesses should be included on the drawings.
14. Detectable warning strips and ADA ramps per US DOT and Department of Justice standards should be shown for all ADA ramps at sidewalks intersecting driveways and streets.
15. The landscape plan does not provide a summary table indicating planting quantities or caliper size and comparisons to City requirements. Therefore it cannot be verified if minimum City requirements have been satisfied. The landscaping plan shown should include computations for area in vehicular use areas to verify compliance with Section 93-23-18 of the Zoning Ordinance.

16. Provisions to address the Post Development Storm Water Management procedures of Section 63-2 (such as the storm water management inspection and maintenance agreement, performance maintenance bond and fees, and the estimate of the plan annual maintenance costs and the basis used for determining the costs) should be provided so bond amounts to be posted can accurately be verified.
17. Provisions to demonstrate how the project will adequately address Water Quality per Section 63-2-15 of the Regulations was not included on the plans.
18. It is not clear from the information provided if the existing conditions hydrologic analysis and post development analysis regarding stormwater runoff rates, volumes and velocities has been adequately addressed to satisfy the requirements of the Post Development Stormwater Ordinance (Section 63-2-9).
19. The developer is responsible for preparing and filing the Erosion, Sedimentation and Pollution Control Plan to comply with the Georgia EPD General National Pollutant Discharge Elimination System Permit (NPDES) for storm water discharges from construction activities. A copy of the EPD online GEOS NOI submittal receipt for proof that the plan and Notice of Intent was filed before construction activities are begun should be furnished to the City for record purposes.
20. The disturbed acreage for the site is greater than 1 acre, therefore the petitioner should provide an Erosion Control Checklist per GSWCC criteria with or on the submitted plans for review.
21. A copy of the approval from GSWCC Region 1 for review and approval of the erosion control plans should be provided to the City.
22. Storm drain pipe profiles should be provided for all storm drain pipes.
23. The proposed sanitary sewer and storm drain lines should be shown within a minimum 20 feet wide permanent utility easement where the route extends off the subject property. The sanitary sewer and storm drain pipe size, lengths, slopes, and profiles should be on the drawings. A copy of the executed and recorded easement agreement needs to be provided to the City prior to issuance of a certificate of occupancy.
24. The proposed site plan shows site improvements and the building located over existing 12 inch and 2 inch water mains and storm drain pipes. The plans do not show how these existing features will be handled with the proposed site improvements.
25. Plans for exterior lighting are not shown to address site lighting of the development.

I have retained one copy of the plans provided for review in the event there are questions. The petitioner should be made aware that the review does not constitute a waiver of City Ordinance requirements or assumption of responsibility for full review of City Ordinance requirements. Deviations from Ordinance requirements may be noted at any time during the review, permitting or construction processes. Re-submittals should include a narrative indicating how and where the review comments were addressed.

Very truly yours,

KECK & WOOD, INC.



Michael J. Moffitt, P.E.



**DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT**

DATE: October 1, 2019
TO: Adrienne Senter
FROM: Michael Smith
RE: **Site Plan Review – Porsche Avenue Service Center**

BACKGROUND

The City of Hapeville has received a site plan application from Steven Ellis on behalf of PRO Building Systems, Inc, to develop a specialty auto service center and repair facility as a component of Porsche Cars of North America's corporate campus concept on Porsche Avenue (Parcel ID 14 0096 LL0593). The lot is currently partially paved but is otherwise undeveloped. The site area under consideration is 2.5 acres. The facility is shown as a 20' high, 17,600/20,815 square foot building surrounded by parking as well as one accessory structure.

Commented [MS1]: Discrepancy in plans. Lower number on site plan, higher number on architectural drawings.

The property is zoned B-P, Business Park, and is subject to the Commercial/Mixed-Use area, Subarea B, of the Architectural Design Standards. Porsche's office headquarters are located on an adjacent lot located in the City of Atlanta and use at least 200,000 square feet of space, making this a permitted use in the B-P district.

REVIEW

The following code sections are applicable to this application:

ARTICLE 18. - B-P ZONE (BUSINESS PARK)

Sec. 93-18-1. - Intent.

- (a) The purpose of this district is to encourage the development of a high-quality community of businesses, office services and recreation uses to promote economic development for the city by fostering the creation of significant employment centers.
- (b) In order to further the achievement of this purpose, applicants for development within the B-P (business park) district shall submit proposed site development plans for review and approval in accordance with the provisions of section 93-2-16.
- (c) To create continuity for the business park aesthetic, buildings and sites must reflect buildings immediately adjacent to the zone.

Sec. 93-18-2. - Permitted uses.

The uses permitted in any B-P zone shall be limited to business and professional offices, educational institutions, retail sales of new merchandise, recreational uses and services as specifically identified below. All such principal uses shall be conducted wholly within completely enclosed buildings unless otherwise specified.

- (4) Auto service and repair facility, including major mechanical or body repair, when associated with a single onsite office use of at least 200,000 square feet, which may be located in another jurisdiction if it is immediately adjacent to the zone.

REQUIREMENTS

Sec. 93-2-16. - Site plan review.

- (a) *Intent and purpose.* The site plan review procedures are intended to ensure adequate review and consideration of potential impacts of proposed development upon surrounding uses and activities, and to encourage a high standard of site planning and design resulting in quality development in the city.
- (b) *Application.* An application for site plan review may be filed by the owner, or agent for the owner, of any property to be developed according to the plan. All applications for site plan review shall be filed with the building official for transmission to the planning commission. Site plan review requirements are applicable for all proposed development in all zones within the city and all property submitted for annexation.
- (c) *Submission requirements.* Applications for site plan review shall contain the following information and any additional information the planning commission may prescribe by officially adopted administrative regulations; ten copies of the application shall be submitted:
- (1) *Site and landscape plan.* Maps and site plans shall be submitted (minimum scale of 1" = 50' or larger, e.g., 1" = 40', 1" = 30', etc.) indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn, showing:
- a. The locations, size and height of all existing and proposed structures on the site.

- *The subject tract is partially paved but otherwise undeveloped.*
- *Setbacks are not required in the B-P district for the main building.*
- *The structure will be 20' tall and have an area of 17,600 SF/20,815 SF. Applicant should clarify the actual square footage.*
- *Per Sec. 93-2-5, accessory structures in a side or rear yard must be set back from the property line at least 5'. The applicant should provide the distance between accessory structure and the nearest property line.*

- b. The location and general design cross section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances.

- *The plans show a new parking lot served by a 36' wide driveway. It is unclear if the curb cut is new or an existing curb cut. A new curb cut is not allowed. An existing curb cut may be relocated.*
- *The applicant should provide the width of the new curb cut.*
- *No sidewalk is shown at the street as required by the Architectural Design Standards. Sidewalk must adhere to the Commercial/Mixed Use standard (5' landscape zone, 10' sidewalk/clear area).*
- *Design cross sections have been provided.*

Commented [MS2]: See above.

Commented [MS3]: Is this necessary? Does the "no setback" rule of B-P apply here too?

Commented [LP4]: Does this utilize an existing curb cut or a new one?

Commented [LP5]: Is this a new curb cut or existing?

Commented [MS6]: Decent chance they won't end up needing one. Should I leave it in anyways?

c. The locations, area and number of proposed parking spaces.

- ***The new parking lot will have 148/143 parking spaces. For auto service and repair, parking minimums are 3 spaces per 1,000 sf of gross floor area in the B-P zone which is 62/53 parking spaces. One loading space is required for buildings between 10,001 sf and 40,000 sf. There is no loading space and the parking spaces significantly exceed the minimum parking requirements. While shared parking is allowed within the B-P zoning district, the applicant should indicate the need for the additional parking spaces as part of the overall property development plan.***

Commented [MS7]: Another discrepancy. Site plan 148/Architectural drawings 143.

d. Existing and proposed grades at an interval of five feet or less.

- ***The site plan shows existing and proposed grades at 1' intervals.***

e. The location and general type of all existing trees over six-inch caliper and, in addition, an identification of those to be retained.

- ***The site has previously been developed and does not have any trees.***

Commented [MS8]: Not sure if this is actually true. Might need to drive by and verify.

f. The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in section 93-23-18.

- ***A landscape plan has been provided and will be reviewed by the Design Review Committee per the B-P Code.***

g. The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed outdoor furniture (seating, lighting, telephones, etc.).

- ***The site will be an automobile service and repair center.***

h. The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms.

- ***None proposed.***

i. The identification and location of all refuse collection facilities, including screening to be provided.

- ***The applicant should provide the location of refuse collection facilities and describe screening.***

j. Provisions for both on-site and off-site stormwater drainage and detention related to the proposed development.

- ***See engineer's report.***

- k. Location and size of all signs.
- ***One flagpole is shown on the plans. In addition, the elevations indicate the applicant intends to install a wall sign directly to the front of the structure. The applicant must apply separately for a sign permit for each sign, and the signs must conform to the City's sign ordinance.***
 - (2) *Site and building sections.* Schematic or illustrative sections shall be drawn to scale of 1" = 8' or larger, necessary to understand the relationship of internal building elevations to adjacent site elevations.
- ***The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.***
 - (3) *Typical elevations.* Typical elevations of proposed building shall be provided at a reasonable scale (1/8" = 1'0") and shall include the identification of proposed exterior building materials.
- ***The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.***
 - (4) *Project data.*
 - a. Site area (square feet and acres).
- ***The minimum lot size is 10,000 SF. The lot is 108,990 SF or 2.5 acres, which is compliant.***
 - b. Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others.
- ***Impervious surface area has been given as 90%. B-P zoning does not have any maximum site coverage. The applicant should provide site coverage broken down by type, such as building area and parking.***
 - c. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.
- ***Not applicable.***
 - d. Floor area in nonresidential use by category.
- ***The entire 17,600/20,815 SF structure will be an auto service center and repair facility.***
 - e. Total floor area ratio and/or residential density distribution.
- ***Not applicable.***
 - f. Number of parking spaces and area of paved surface for parking and circulation.
- ***The facility will have 148/143 off-street parking spaces.***

Commented [MS9]: Do we actually care?

Commented [MS10]: See above

Commented [MS11]: See above

- (5) *Project report.* A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, stormwater and erosion control, etc. of the proposed development.

- *The project is for the construction of an auto service center and repair facility affiliated with an adjacent office use greater than 200,000 SF in area.*
- *Authorization from the owner of the property has been provided.*
- *The applicant should provide an anticipated development schedule.*

ARTICLE 18. - B-P ZONE (BUSINESS PARK)

Sec. 93-18-3. - Off-street parking and loading requirements.

(g) Loading spaces for buildings:

- (2) Between 10,001 square feet to 40,000 square feet of total floor area; one loading space required.

- *The applicant should indicate one dedicated loading space on the plans.*

(i) Auto service and repair facilities shall have a minimum of three off-street parking spaces per 1,000 square feet of gross floor area. Auto service and repair facilities that include major mechanical or body repair shall have one off-street parking space per 1,000 square feet of gross floor area.

- *The minimum parking required is 54/63 spaces. The plans indicate 148/143 spaces. The need for additional parking should be explained.*

Commented [MS12]: Based on 17,600 sf from site plan/20,815 from architectural drawings.

If major mechanical or body repair will occur, then the minimum parking is 18/21 spaces according to site plan/architectural drawings, respectively.

Commented [MS13]: See above

Sec. 93-18-4. - Height requirements.

No structure shall exceed 105 feet or eight stories in height, unless additional height is approved by the planning commission, the Federal Aviation Administration, the city building official and the fire chief to ensure that fire safety design standards are met. The Federal Aviation Administration must approve all building heights.

- *The structure will be 20' high, which is compliant.*

Sec. 93-18-5. - Site development and improvement standards.

In order to establish and maintain the B-P (Business Park) district as a quality area which will preserve the investments of all landowners and developers, as well as the tax base of the city, all construction and development within the B-P district shall comply with the following standards:

- (1) *Minimum lot area.* The minimum lot area for any building site shall be 10,000 square feet.

- *The lot area is 108,990 SF, which is compliant.*

(2) *Setbacks for front, rear and side yards.*

- a. There is no setback requirement.
- b. Only driveways, interior vehicular circulation drives, permitted signs, and landscaped areas shall be allowed between a building and the front property line.

• ***Compliant***

(3) *Buildings.*

- a. Exterior wall materials shall be one or more of the following:
 1. Hard-coat stucco;
 2. Stone with either a weathered face or a polished, fluted or broken face. No quarry-faced stone shall be used except in retaining walls;
 3. Fiber-cement siding;
 4. Glass;
 5. Metal and metal panel; or
 6. Concrete masonry.
 - i. Units shall be those generally described by the National Concrete Masonry Association as "customized architectural concrete masonry units" or shall be broken faced brick-type units with marble aggregate. There shall be no exposed concrete block on the exterior of any building visible from any public right-of-way. Any concrete masonry units that have gray cement color visible from any public right-of-way shall be coated with a coating approved by the design review committee.
 - ii. Concrete may be poured in-place, tilt-up or precast. Poured in-place and tilt-up walls may be exposed or have a finish of stone, a texture, metal panels or screening, or a coating. Textured finishes shall be coated. Coating shall be an approved cementitious of any epoxy type with a life expectancy of at least ten years.
- b. Other exterior wall materials may be used only with the prior approval of the design review committee. Approval or disapproval will be judged on the appropriateness of the materials when considered in context with other buildings in the same business park.
- c. Outside storage of materials is prohibited.
- d. Roof-mounted equipment shall be located and/or screened to minimize visibility from streets or surrounding buildings.

• ***The structure will have a façade consisting of glass and metal panels, which is compliant.***

- (4) *Landscaping.* Landscaping design standards shall be established during design review. Approval or disapproval will be judged on the appropriateness of the materials when considered in context of the location of the landscaping, the visibility of the landscaping to the general public on the nearest public right-of-way and in context with other buildings in the same business park.

• ***Landscape standards will be established by the Design Review Committee.***

- (5) *Exterior lighting.* All exterior lighting shall comply with FAA requirements related to aircraft safety, and all exterior lighting shall be maintained in accordance with plans and specifications submitted to and approved by the building official.

• ***No exterior lighting has been proposed.***

ARTICLE 23. - OFF-STREET PARKING AND LOADING

Sec. 93-23-1. - Purpose and intent.

The purpose of this article is to ensure the reasonable provision of off-street parking and loading facilities within the city. The requirements contained herein are minimum standards only, and are intended to protect and promote the health, safety and welfare of the present and future inhabitants of the city.

Sec. 93-23-2. - Entrance and exit points.

Except in districts zoned R-0, R-1, R-2 and R-3, curb breaks shall not be more than 30 feet in width, nor less than 25 feet in width. In no case shall there be less than 50 feet from the closest sides of any two-driveway curblines. Curb breaks shall be located at least 25 feet from the nearest intersection of two curblines as measured along one of the curblines. Business establishments on contiguous lots are encouraged to consolidate entrance and exit points. Suitable provisions, including a five-foot-wide planted buffer strip between the right-of-way and parking area shall be made to prevent entrance or exit from other than at designated entrance or exit points.

- **The maximum width allowed for curb breaks is 30'. The widths of the proposed curb break has not been provided but is at least 36', which is not compliant.**

Sec. 93-23-3. - Setbacks from property lines.

Off-street parking and loading spaces and their respective maneuvering areas shall be set back not less than five feet from all property lines, except where those spaces and areas for adjacent properties abut, or are in contiguous use, there need not be any setback.

- **Compliant**

Sec. 93-23-4. - Maneuvering areas.

All off-street parking and loading spaces shall be provided with adequate off-street maneuvering areas.

- **Compliant**

Sec. 93-23-6. - Reduction in area and number of parking spaces.

No open area in an off-street parking area shall be encroached upon by buildings, storage or any other use; nor shall the number of parking spaces and/or off-street loading spaces be reduced except upon approval of the board of appeals, and then only after proof that, by reason of diminution in floor area, seating area, number of employees or change in other factors controlling the regulation of the number of parking spaces, the proposed reduction is reasonable and consistent with the intent of this chapter.

- **The site plans do not indicate any encroachment upon the parking area by any buildings or other uses.**

Sec. 93-23-7. - Mixed uses.

In the case of mixed uses, the total requirements for off-street parking and off-street loading space shall be the sum of the requirements of the various uses computed separately as specified herein. Off-street parking and off-street loading space for one use shall not be considered as providing the required off-street parking or off-street loading space for any other use.

- **Not applicable to non-mixed-use development.**

Sec. 93-23-8. - Uses not specifically mentioned.

In the case of a use not specifically mentioned herein, the requirements for off-street parking space and off-street loading space for a use which is so mentioned, and to which that use is most similar, shall apply.

Sec. 93-23-9. - Issuance of certificate of occupancy.

No certificate of occupancy shall be issued for any building or group of buildings unless and until all required off-street parking and loading facilities are in place and ready to use.

Sec. 93-23-10. - Off-street parking requirements according to district and uses.

At the time of the erection of any building or structure hereinafter listed, or at the time any such building or structure is enlarged or increased in capacity by adding dwelling units, guestrooms, floor area, seats, beds, members or employees, there shall be provided for such new construction, enlargement or increased capacity only, off-street automobile parking space and off-street loading spaces in accordance with the minimum requirements established for each zone. The maximum number of off-street automobile parking spaces shall be 110 percent of the requirement for uses proposed at the time of development approval.

- The maximum parking permitted for the project is 60/70 spaces. The applicant is proposing 148/143 off-street parking spaces likely for shared uses which is allowable in the B-P district.

Sec. 93-23-11. - Size of off-street parking spaces, including parking spaces for compact automobiles, and parking spaces for automobiles of the physically handicapped.

- (a) Of the total number of parking spaces required for any nonresidential use having 20 or more off-street parking spaces, a maximum of 70 percent shall be "full-size" as described in the table below, and a minimum of 30 percent shall be "compact size" as described in the table below:

Minimum Full-Size Space Dimensions

Type of Space	Width of Space	Length of Space
Parallel at curb to angle of 29 degrees	8.5 feet	22 feet
Angle of 30 degrees to 60 degrees	9 feet	18 feet
Angle of 61 degrees to 90 degrees	10 feet	18 feet

Minimum Compact-Size Parking Space Dimensions

Type of Space	Width of Space (feet)	Length of Space (feet)
Parallel at curb to angle of 29 degrees	8	19
Angle of 30 degrees to 60 degrees	8.5	15
Angle of 61 degrees to 90 degrees	9	15

- At least 30% of provided parking spaces must be compact size. The plans state that 21 (14%) of the 148 provided spaces are compact size, which is not compliant. However, the locations and dimensions of those spaces are unclear.
- The majority of provided spaces are between the dimensional requirements for full-size spaces and compact-size spaces, being too narrow for the former and too long for the latter.
- 10 of the provided parking spaces are at angles of less than 90 degrees to the curb and do not have lengths provided.

- (b) There shall be adequate interior passageways, drives and maneuver areas, as determined by the building official, to accommodate each space and to connect each space with a public street.

Commented [MS14]: Based on site plan/architectural drawing areas

20/24 if the facility will be performing major body or engine work.

Commented [MS15]: Discrepancy between site plan and architectural drawings (see above).

Commented [MS16]: Following analyses are for site plan drawing only.

- **Compliant**

(c) In addition to the above-stated requirements, parking space for automobiles of the physically handicapped shall be provided in accordance with the following standards.

- (1) Access to buildings generally.
 - a. Accessibility to such building shall be provided from rights-of-way in parking areas by means of a pathway leading to at least one entrance generally used by the public. Such pathway shall have been cleared of all obstructions relating to construction activity, prior to the opening of the building to the general public. Where curbs exist along such pathway, as between a parking lot surface and a sidewalk surface, inclined curb approaches or curb cuts having a gradient of not more than one foot in 12 feet and a width of not less than four feet shall be provided for access by wheelchairs.
 - b. A parking lot servicing each entrance pathway shall have a number of level parking spaces as set forth in the following table, identified by above grade signs as being reserved for physically handicapped persons. Each parking space so reserved shall be not less than 12 feet in width.

Parking Spaces for Handicapped

Total Spaces and Lot	Required No. of Reserved Spaces
Up to 25	1
26 to 50	2
51 to 75	3
75 to 100	4
100 to 150	5
150 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total
Over 1,000	20, plus 1 for each 100 over 1,000

- (2) Location. Parking spaces for the physically handicapped shall be located as close as possible to elevators, ramps, walkways and entrances.

- **The applicant must provide three ADA parking spaces.**

Commented [MS17]: Or two, depending on the use.

Sec. 93-23-12. - Location.

If the required off-street parking spaces cannot reasonably be provided on the same lot as the building it serves, the board of appeals may permit that space to be provided on other off-street property. That property shall be within 400 feet of the premises to which it is appurtenant, as measured along the nearest pedestrian walkway.

- ***The off-street parking is provided on the same lot as the building.***

Sec. 93-23-13. - Joint use of required off-street parking spaces.

No part of an off-street parking area required for any building or use for the purpose of complying with the provisions of this chapter shall be included as a part of an off-street parking area similarly required for another

building or use unless the type of structure indicates that the periods of usage of that structure will not be simultaneous with each other, as determined by the board of appeals.

- ***The off-street parking provided is for the exclusive use of the center.***

Sec. 93-23-14. - Size of off-street loading spaces.

Each off-street loading space shall have minimum dimensions of 15 feet in height, 15 feet in width, and 60 feet in length. However, upon sufficient demonstration in a specific instance that a particular loading space will be used exclusively by shorter or lower trucks, the board of appeals may reduce the minimum length or height.

- ***The applicant should provide one 15' high, 15' wide, and 60' long loading space.***

Sec. 93-23-15. - Location of off-street loading spaces.

All required off-street loading spaces shall be located on the same lot as the building which they are intended to serve, or on an adjacent lot when shared with the use occupying the lot.

- ***The applicant should provide one 15' high, 15' wide, and 60' long loading space.***

Sec. 93-23-16. - Drive-in establishments.

There shall be no drive-in establishments in which customers are served while located on a public right-of-way. In the case of a drive-in establishment where customers are served while occupying automobiles parked off a public right-of-way, that establishment shall provide on the premises sufficient parking space which, in the judgment of the building official, the chief of police and the city engineer will accommodate the largest number of automobiles being served or waiting to be served at any one time. This required space shall be appropriately arranged for the purpose and in no case shall it be less than the minimum space as specified in this chapter.

- ***Not applicable.***

Sec. 93-23-17. - Continuing character of obligation.

The schedule of requirements for off-street parking space and off-street loading space applicable to newly erected or altered structures shall be a continuing obligation of the owner of the real estate on which any such structure is located, so long as the structure is in existence and its use requiring vehicle parking or vehicle loading facilities continues, and it shall be unlawful for an owner of any building affected by this chapter to discontinue, change or dispense with, or to cause the discontinuance or change of the required vehicle parking or loading space apart from the discontinuance, sale or transfer of the structure, without establishing alternative vehicle parking or loading space which meets the requirements of and is in compliance with this chapter, or for any person, firm or corporation to use that building without acquiring the land for vehicle parking or loading space which meets the requirements of and is in compliance with this chapter.

RECOMMENDATIONS

The project as proposed will require the following variances from the Board of Appeals. Staff supports these variances.

- Parking in excess of the 110% requirement.

In addition, the site plan should be revised to address the following concerns identified per the planner's review for zoning compliance:

- *The applicant should clarify the actual square footage.*
- *The applicant should provide the distance between accessory structure and the nearest property line.*
- *The applicant should clarify if the curb cut is new or existing. A new curb cut is not allowed. An existing curb cut may be relocated.*
- *The applicant should provide the width of the new curb cut.*

Commented [MS18]: Saving this for last, after we sort some issues out.

Commented [MS19]: Is this necessary? Does the "no setback" rule of B-P apply here too?

Commented [LP20]: Is this a new curb cut or existing?

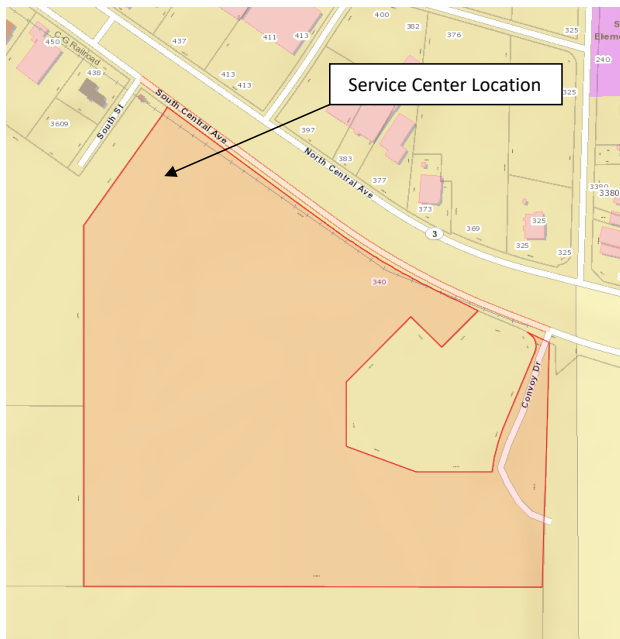
- *No sidewalk is shown at the street as required by the Architectural Design Standards. Sidewalk must adhere to the Commercial/Mixed Use standard (5' landscape zone, 10' sidewalk/clear area).*
- *The applicant should provide site coverage broken down by type, such as building area and parking.*
- *The applicant should indicate one dedicated loading space on the plans.*
- *The applicant should indicate the need for additional parking, if shared parking is the intent.*
- *The applicant should provide an anticipated development schedule.*
- *At least 30% of provided parking spaces must be compact size. The plans state that 21 (14%) of the 148 provided spaces are compact size, which is not compliant. However, the locations and dimensions of those spaces are unclear.*
- *The majority of provided spaces are between the dimensional requirements for full-size spaces and compact-size spaces, being too narrow for the former and too long for the latter.*
- *10 of the provided parking spaces are at angles of less than 90 degrees to the curb and do not have lengths provided.*
- *The applicant must provide three ADA parking spaces.*
- *The applicant should provide one 15' high, 15' wide, and 60' long loading space.*

Commented [MS21]: Decent chance they won't end up needing one. Should I leave it in anyways?

Commented [MS22]: Or two, depending on the use.

The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.

Should the site plan address all the planner's comments and the City Engineer's comments then the site plan is recommended for approval by the Planning Commission subject to approval of the required variances by the Board of Appeals.



Location Map – Porsche Avenue (Parcel ID 14 0096 LL0593)