

DEPARTMENT OF PLANNING AND ZONING PLANNER'S REPORT

DATE: October 11, 2019
TO: Tonya Hutson
FROM: Michael Smith

RE: Design Review – Porsche Avenue – Auto Service Center

BACKGROUND

The City of Hapeville has received a design review 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 building surrounded by parking as well as one accessory structure. The size of the building is varyingly provided as either 17,600 or 20,815 square feet on the application; however, the applicant has indicated that the correct number is the larger of the two.

The property is zoned B-P, Business Park. The B-P zoning district requires new construction to reflect the designs of buildings immediately adjacent to the zone. As such, the architectural design guidelines are superseded by the requirements of zoning and thus do not apply. The role of the Design Review Committee is to ensure designs are consistent with the requirements of the B-P zoning and to approve the landscape plan.

The applicant intends to apply for three Variances from the Board of Appeals:

- 1. Increase the maximum parking above 110% of the minimum parking.
- 2. Reduce the number of required compact parking spaces.
- 3. Increase the maximum width of the new driveway.

CODE

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.



Adjacent Kimpton Overland Hotel, Entrance.



Adjacent Kimpton Overland Hotel, facing proposed development.



Porsche North America Headquarters, Atlanta, adjacent to B-P district, front façade.



Porsche North America Headquarters, Atlanta, adjacent to B-P district, side/rear.

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:

- (3) Buildings.
 - a. Exterior wall materials shall be one or more of the following:
 - Hard-coat stucco;
 - 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.
- (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.

RECOMMENDATION

The proposed use of glass and metal wall panels for the exterior façade is compliant with B-P zoning and is consistent with adjacent buildings and the Porsche North America corporate campus concept. Staff recommends the installation of a sidewalk to provide continuity with existing sidewalks on adjacent Porsche properties.

The DRC must approve of the landscape plan. The City is currently preparing a new Tree Ordinance, which includes new regulations for landscaping in off-street parking areas. Staff recommends the landscape plan be modified to comply with these new requirements, which are provided below:

- (a) Parking Lot Trees shall be provided in landscape islands in parking areas proposing 5 or more spaces. Parking areas with fewer than 5 spaces and multi-level parking decks are exempt.
- (b) A sufficient number of 3" Caliper (minimum) Trees must be planted in interior portions of parking lots so that no parking space is more than fifty (50) feet from a parking lot Tree. Show a fifty-foot radius dashed circle for each Parking Lot Tree on Tree Replacement Plan to verify graphically. Up to 20% of Parking Lot Trees may be planted along the perimeter of the parking lot. Landscaped islands shall terminate each row of parking and all landscaped islands planted with Trees shall provide a minimum of 200 sf per Tree. Light poles are not permitted in parking lot islands, peninsulas and medians unless they are a minimum of 20' from any planted Tree.

Should the above requirements be addressed to the satisfaction of the DRC, staff recommends approval.

Please note that signs are governed by the City's sign ordinance are will require separate permits.

CITY OF HAPEVILLE DESIGN REVIEW APPLICATION

SUBMITTAL	. DATE :September 18, 2019	1/45 	
NOTE:	All applications must be typed authorized representative is required Meeting to answer questions.		
	The Design Review Committee mee Every attempt will be made to place month's agenda following the sub supporting documents; however, that reserves the right to schedule applicat	e your application for revie mittal of a completed a t may not always be poss	w on the next pplication with
Applicant: Ste	even Ellis, PRO Building Systems, Inc.	Contact Number: _	
Applicants Ad	Idress: c/o The Galloway Law Group, LLC,	3500 Lenox Road NE, Suite 76	0, Atlanta, GA 30326
E-Mail Addres	s: laurel@glawgp.com	Zoning Classification:	B-P
Address of Pro	oposed Work: Porsche Avenue		
Parcel ID# (INF	FORMATION MUST BE PROVIDED): 14 0	096 LL0593	
Property Owne	er: Porsche Cars North America, Inc.	Contact Number: (770) 290-3	3833
Project Desc	ription (including occupancy type): _		
The Applicant p	proposes a state of the art automobile servi	ce center and repair facility on	the site. The
facility will be a	associated with Porsche's adjacent office he	adquarters, which is greater the	an 200,000
square feet in s	size, and is part of Porsche's corporate cam	pus concept.	
Contractors I	Name: PRO Building Systems	Contact Number: <u>77</u> 0.	455.1791
Contact Pers	on: Steven T. Ellis	Contact Number:	
roperty. I do I ccurate, and I pplication and eserves that rig further unders ull. I hereby ac rite the Englis oluntarily comp ne City of Pape	application to the City of Hapeville, to the Deshereby swear or affirm that the information understand that any inaccuracies may be a lany action taken on this application. It is ght to enforce any and all ordinances regardle stand that it is my/our responsibility to confocknowledge that all requirements of the City sh language and/or this document has been pleted this application. I understand that it is eville, Georgia pursuant to O.C.G.A. 16-10-20 and Signature	provided here and above is true considered just cause for invalues that the City of Haless of any action or approval on orm with all of City of Hapeville of Hapeville shall be adhered to read and explained to me and a felony to make false statements.	ne, complete and validation of this peville, Georgia, this application. 's Ordinances in o. I can read and d I have full and nts or writings to ation thereof.

Project Class (check on	ıe):	
Residential	XCommercial	Mixed-Use Development
Project Type:		
XNew Commercial Co	onstruction	Addition to Existing Commercial Building
Addition to Existing I	Residential Structure	Accessory Structure
Site Plan, Grading &	Landscaping	New Single Family Residential Construction
Other		
Total Square Footage of pro	posed New Construction	1: 20,815 SF building
Total Square Footage of exi	sting building:n/a	
Estimated Cost of Construct	tion: \$3.5 MIL	
List/Describe Building Mater There is no existing structure a		e existing structure:
g		
List/Describe Building Mater	ials <u>proposed</u> for the ex	terior facade of the new structure:
Glass, Perforated Metal Wall P	anels, Architectural Ribbed	Metal Wall Panels
		
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NOTICE

Please be advised that the Community Service Department is here to assist all applicants regarding application procedures, meeting schedules and necessary deadlines. The Community Service Department does **NOT** make any final decisions for the Design Review Committee, Sign Committee, Planning Commission, Board of Appeals or rezoning request to Mayor and Council.

A complete application must be submitted before the Community Service Department will accept an application and forward the same to the appropriate entity.

Building inspections issued by the City of Hapeville are contracted out to State of Georgia Certified Inspectors. These inspectors make the final decisions regarding building, electrical, plumbing and HVAC work completed in the City of Hapeville. The Hapeville Fire Marshal conducts inspections issued through the Community Services Department as needed. Both the Certified Inspectors and Fire Marshal make the final decisions before Certificates of Occupancy's are issued.

Please be advised that the Community Service Department shall not be responsible for your purchasing materials, equipment, items, signs, etc... before you receive final approval by any entity whose approval is required.

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.

(Please Print & Initial)

I STEVENT ELUC swear or affirm that before receipt of an application, I have received this notice and I read and write the English language or I have had someone read and explain this document to me.



DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

I, the undersigned, agree that with my signature and submission to the City of Hapeville, I have done the following:
Read the City of Hapeville's Architectural Design Guidelines and relevant Code sections for my proposed project. The Architectural Design Guidelines may be found here: https://library.municode.com/ga/hapeville/codes/code of ordinances?nodeld=PTIICOOR CH81ARDEST
Ensured that my proposed project meets all of the required criteria per the City of Hapeville Code of Ordinances.
Submitted my application materials in full by the published deadline for review by Staff prior to the Design Review Committee meeting.
Identified and explained all deficiencies or components of the proposed project that do not meet with the requirements set forth in the Code. This explanation should be submitted as a separate document in the application.
Understood that any deficiencies in the application must be resolved at least 10 days prior to the Design Review Committee meeting or the application may not be presented to the DRC for review.
Submitted architectural drawings and details for all projects unless allowed in writing by the Community Services or Planning & Zoning Department.
Agreed to submit any required revisions by the Design Review Committee with updated drawings
to the Community Services Department for review prior to requesting any permits.
Steven Ellis, PRO Building Systems, Inc.
Printed Name Signature Date
Should you have any questions, please do not hesitate to contact the Community Services Department at 404-669-2120.

Thank you for interest and investment in the City of Hapeville.

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.

SITE IMAGES

DESIGN REVIEW COMMITTEE APPLICATION CITY OF HAPEVILLE, GEORGIA



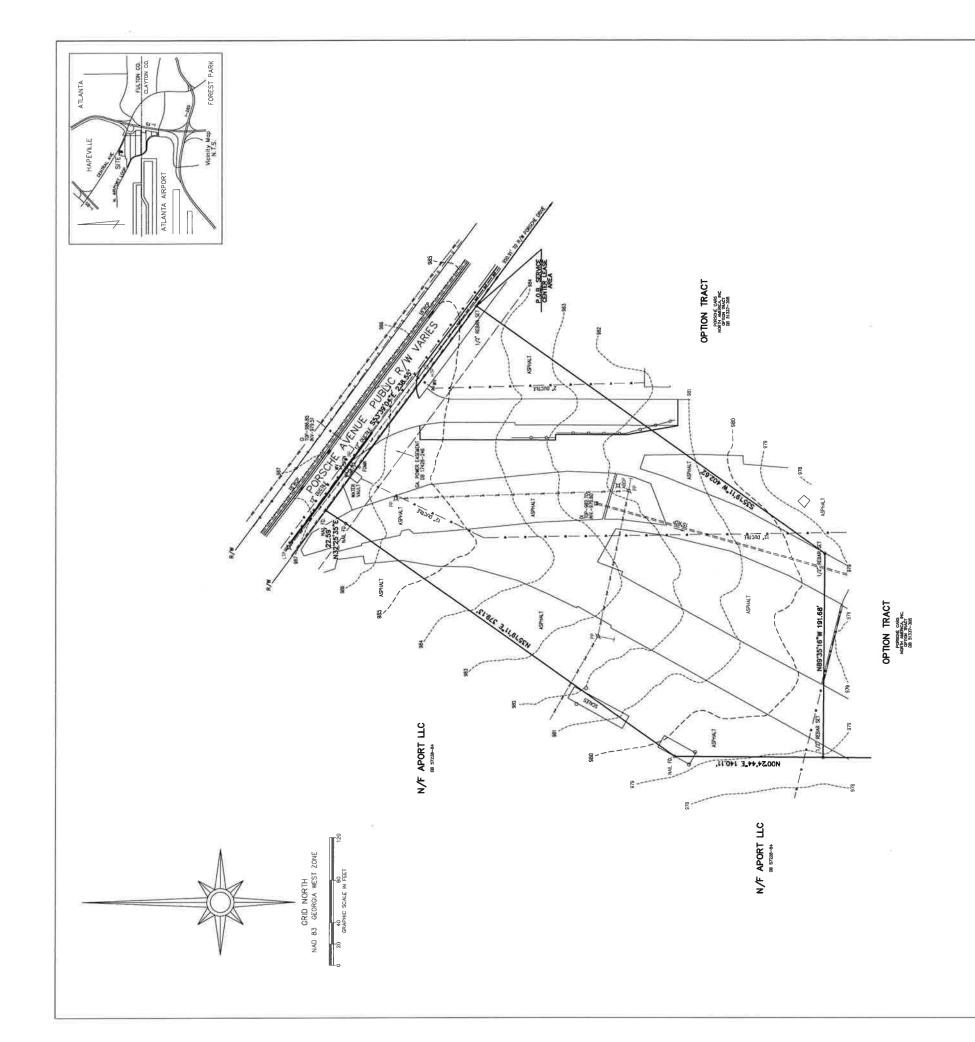
SITE IMAGES

DESIGN REVIEW COMMITTEE APPLICATION CITY OF HAPEVILLE, GEORGIA



SITE IMAGES DESIGN REVIEW COMMITTEE APPLICATION CITY OF HAPEVILLE, GEORGIA





108,900 SQ.FT. 2.50 ACRES SERVICE CENTER LEASE AREA:

Equipment used:

Angulor & Limers: Sokkin IX Robotic Total Station

Angulor & Limers: Sokkin IX Robotic Total Station

Reference: Deed Book 51337 Page 335

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This plot have been colculated for cleaure and is found to be accurate to within one foot in 350,000 feet.

Bearings are referenced to Grid North, Georgia State Plane Coordinate System, West Sone.

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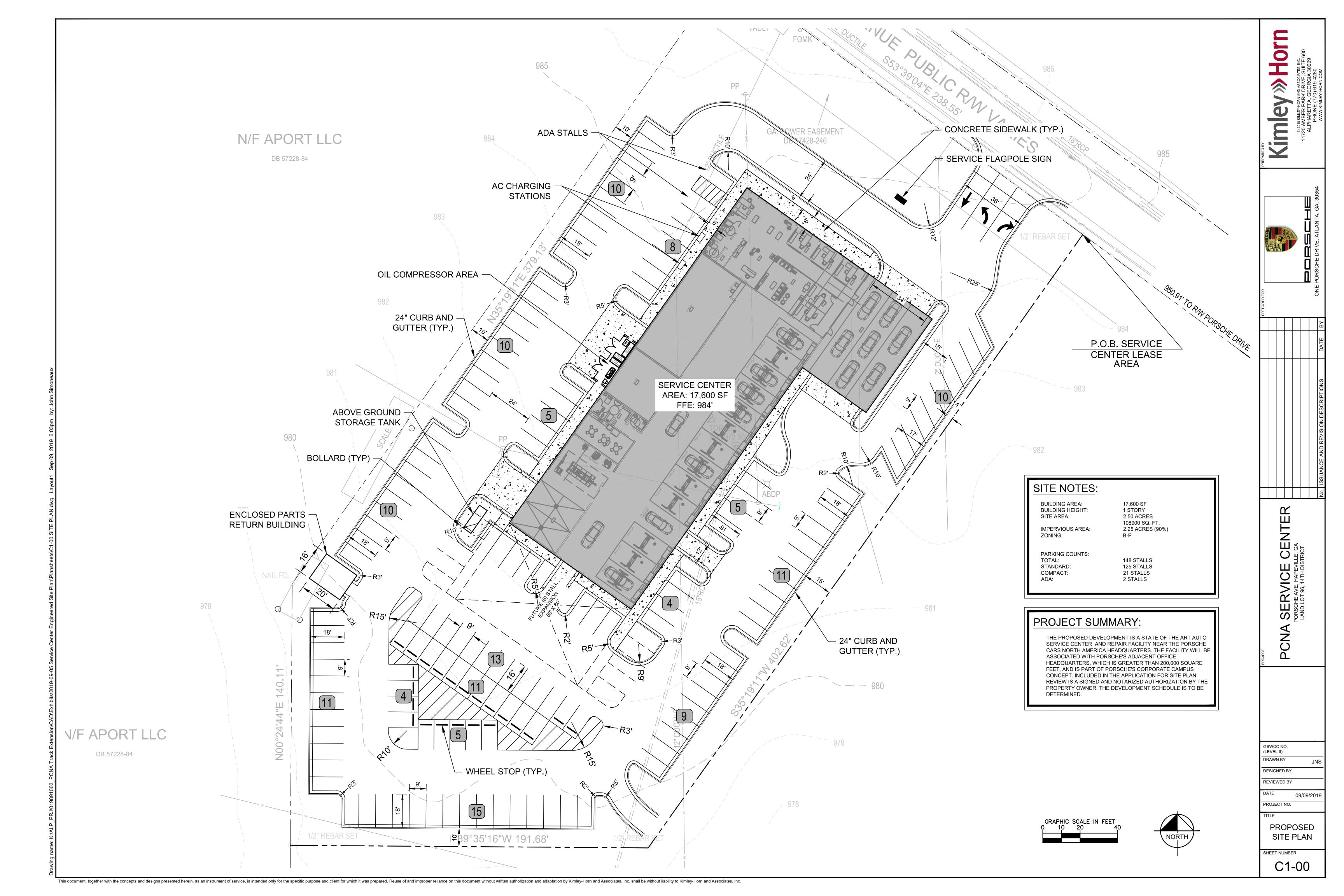
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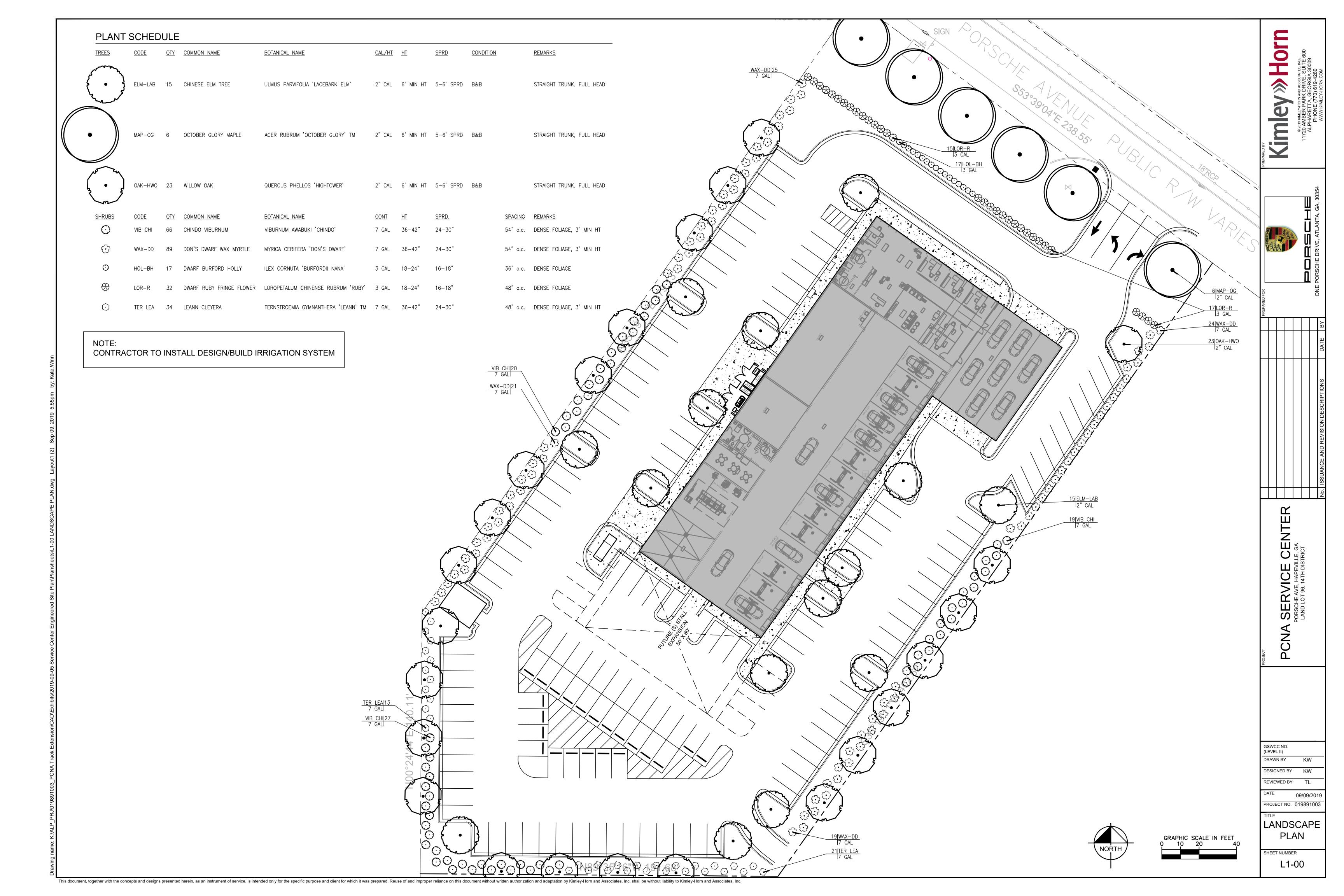
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ENGINEERS

PORSCHE CARS
NORTH AMERICA, INC.
SERVICE CENTER LEASE AREA







Porsche Atlanta Service Center

HAPEVILLE, GA



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Client Name Here?

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PORSCHE ATLANTA SERVICE CENTER

SOUTH CENTRAL AVENUE HAPEVILLE, GA

Project Number: 19044

Sheet Title:

COVER

Sheet Number:

NIGH PLAN FOR BIDEWALK JOINTS AND FINISH PATTER



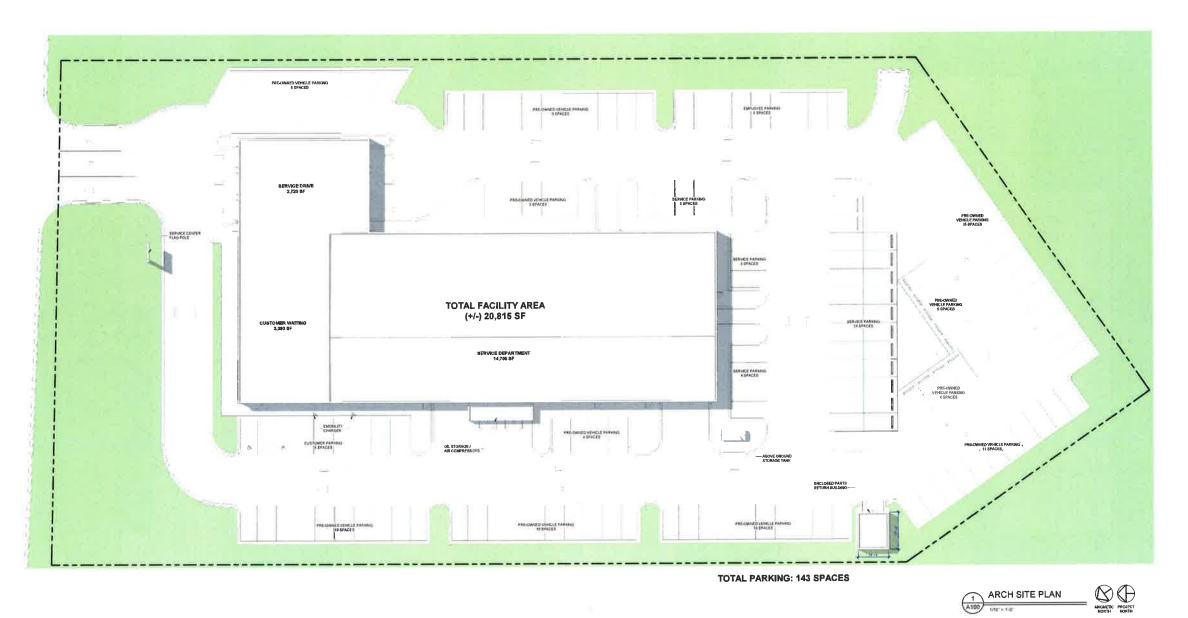
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Allenta (A) 50316
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Laguar Beach (A) 6055

Signed & Sealed:

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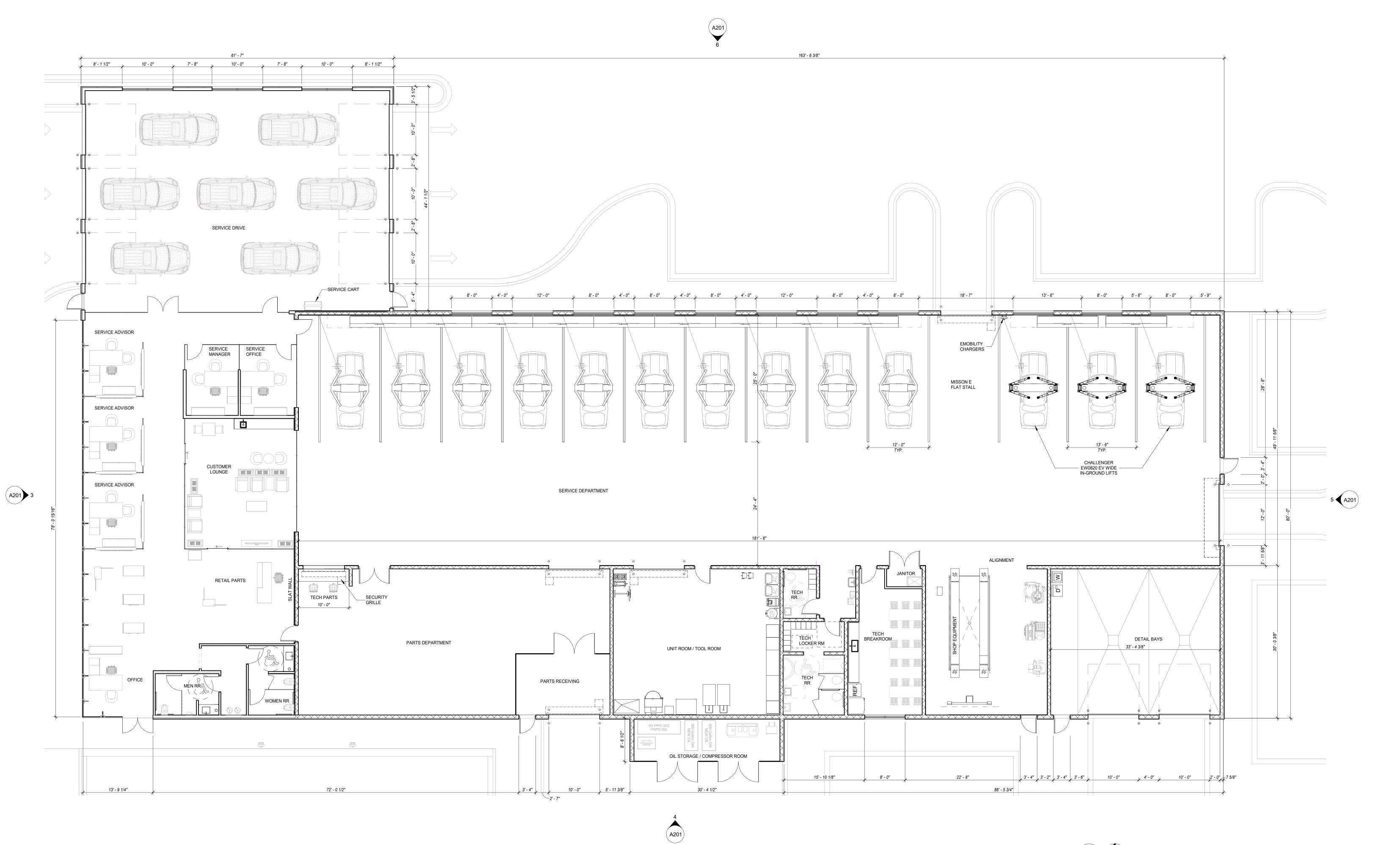
SOUTH CENTRAL AVENUE HAPEVILLE, GA

Project Numb Drawn By Checked By Approved By

Title

ARCHITECTURAL SITE PLAN

A100





Client:

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PORSCHE
ATLANTA
SERVICE
CENTER

SOUTH CENTRAL AVENUE HAPEVILLE, GA

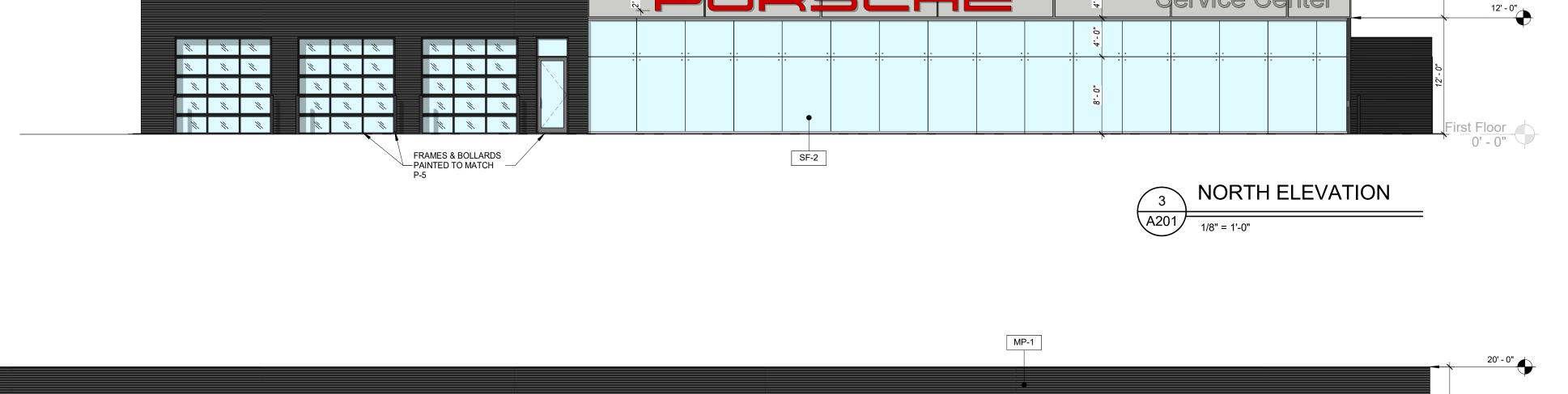
Project Number: 19044
Drawn By: Author
Checked By: Checker
Approved By: Approver

Sheet Title:

FLOOR PLAN

Sheet Number:

A131



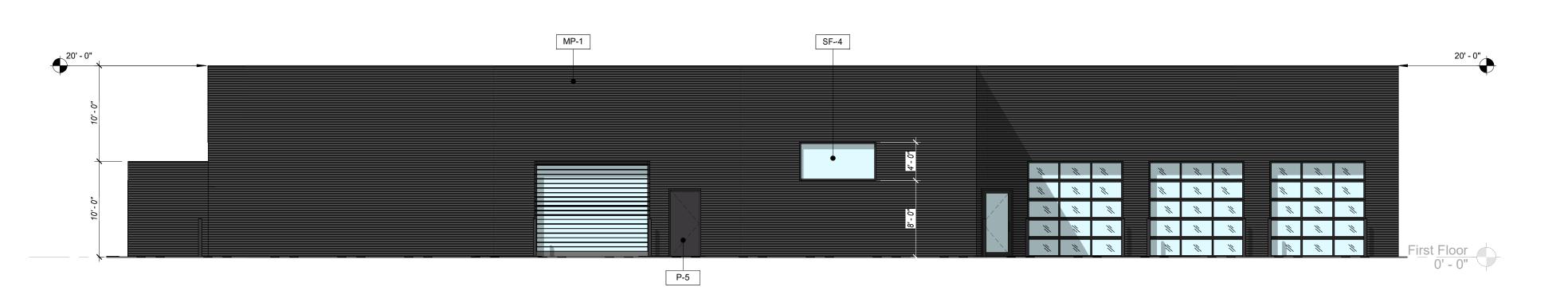


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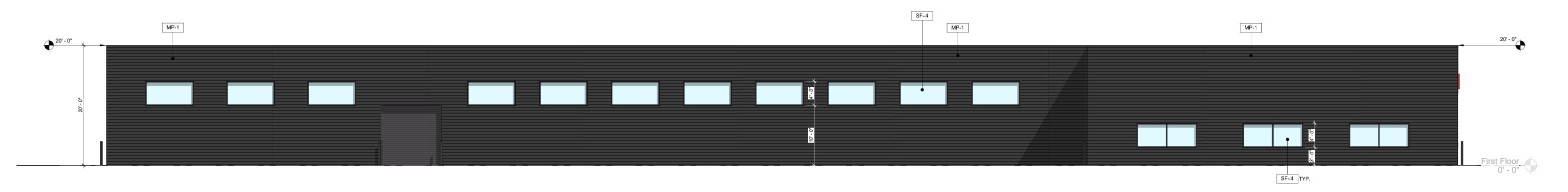
P-5 P-5



SF-4

CHAIN LINK FENCE





P-5

P-5

6	EAST ELEVATION
(A201)	1/8" = 1'-0"

EXTERIOR FINISHES								
	CODE	MATERIAL	MANUFACTURER	PATTERN	COLOR	COMMENTS		
<u></u>	P-5	EXTERIOR PAINT	SHERWIN WILLIAMS	FLAT FINISH	TO MATCH RAL 7021	EXTERIOR DOORS, FRAMES & BOLLARDS		
PAINT								
S	CP-2	PERFORATED METAL PANEL	ALPOLIC BY PATTISON SIGNS		SUNRISE SILVER	ALPOLIC BY PATTISON SIGNS		
META	MC-1	PRE-FINISHED METAL COPING	TBD		COLOR TO MATCH MP-1			
~		ARCH. RIBBED METAL	CENTRIA	RIGID WALL #9916	ATAS TARGA BLACK (TO MATCH RAL 7021)			
Ŋ	SF-2 SF-4	STRUCTURAL CURTAINWALL	SLIMPACT		BLACK SEALANT AT VERTICAL JOINTS	FRAMELESS, STACK WALL		
GLAZI	SF-4	EXTERIOR STOREFRONT	KAWNEER	451T	TO MATCH MP-1			
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?? CLIENT ADDRESS ?? Project: PORSCHE ATLANTA

Client Name Here ?

Client:

SERVICE CENTER

SOUTH CENTRAL AVENUE HAPEVILLE, GA

Project Number: 19044
Drawn By: FB
Checked By: AA
Approved By: YSM Sheet Title:

BUILDING **ELEVATIONS**

Sheet Number:

SF-2











DESIGN BUILD CONTRACTORS

Client Name Here ?

?? CLIENT ADDRESS ??

Project:

Client:

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



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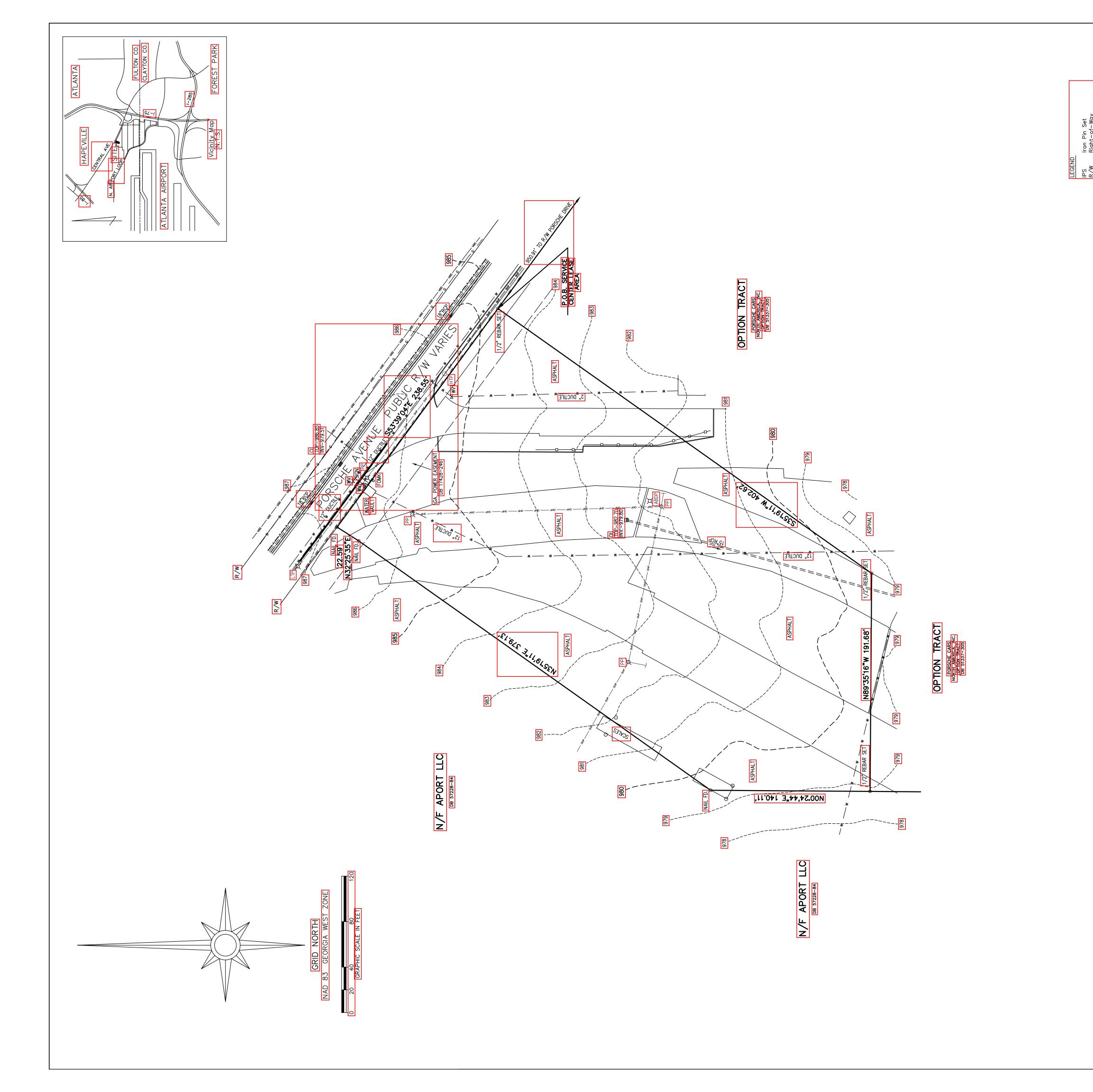
PORSCHE ATLANTA SERVICE CENTER

SOUTH CENTRAL AVENUE HAPEVILLE, GA

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

Sheet Title: RENDERING

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SERVICE CENTER LEASE

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