

1. Agenda

Documents: [BOMC-5-4-16-SCWS-AGENDA.PDF](#)

2. Agenda Item I

Documents: [DRAFT SOUTH CITY DEV. AGREEMENT .PDF](#)

3. Agenda Item II

Documents: [SOUTH CITY PARTNERS PROJECT PLANS.PDF](#)

4. Agenda Item III

Documents: [PLANNING AND ZONING BOARD MEMO.PDF](#)



**BOARD OF MAYOR AND COMMISSIONERS
SPECIAL CALLED WORK SESSION**

May 4, 2016

5:30 p.m.

AGENDA

- Item No. 1 Meeting Called to Order
- Item No. 2 Adoption of Agenda
- Item No. 3 Review of South City Partners Development Agreement
- Item No. 4 Public Comment
- Item No. 5 Executive Session – Real Estate
- Item No. 6 Adjournment

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (the “Agreement”) is entered into this _____ day of _____, 2016 between **SOUTH CITY PARTNERS, LLC**, a Georgia Limited Liability Company (hereinafter referred to as “**South City**”), and the **CITY OF AVONDALE ESTATES, GEORGIA**, a Georgia Municipal Corporation (hereinafter referred to as the “**City**”). South City and the City may hereinafter be referred to collectively as the “Parties” and individually as a “Party.”

WITNESSETH

WHEREAS, South City either owns or has contracted to acquire certain real property comprised of 3.18 acres located in Land Lot 248 of the 15th District of DeKalb County, the City of Avondale Estates, Georgia and as more particularly described by **Exhibit “A”** and incorporated herein and by this reference made a part hereof (the “Subject Property”); and

WHEREAS, in keeping with the Downtown Master Plan for the City of Avondale Estates updated March 20, 2014, and adopted by the City as a planning document, South City intends to re-develop the Subject Property as a mixed use development in conformance with the terms of this Agreement and as described in detail by the **Exhibits “B” through “Q”** hereto, such Exhibits being incorporated herein and by this reference made a part hereof (the “Project”); and

WHEREAS, South City may desire to sell or convey a portion of the South City Property to a third party and the Parties agree that any subsequent owner of any portion of the Subject Property will be bound by the terms hereof; and

WHEREAS, the City has adopted that certain Ordinance Number 0605 which establishes a zoning ordinance with respect to the City’s Central Business District (the “Zoning Ordinance”); and

WHEREAS, the Parties desire to agree on site-specific development controls that will apply to the Project and those agreements are set forth herein.

NOW, THEREFORE, in consideration of ten dollars in hand paid, other valuable consideration, and the mutual promises and agreements herein set forth, the parties hereto agree as follows:

1. **Recitals.** The above stated recitals are hereby incorporated into and made a part of this Agreement.

2. Exemption of Project from Certain City Zoning Ordinance Provisions.

The Project includes certain improvements that may not strictly comply with the Zoning Ordinance. The Parties agree that, so long as the Project is developed consistent with this Agreement and in exact conformity with the specifications listed in Part A of this section and South City remains in full compliance with all terms of this Agreement, the Subject Property will be exempt from certain requirements of the Zoning Ordinance identified in Part B of this section.

A. Mandatory Specifications for the Project:

Exhibit B – The Site Plan (SP-01)

Exhibit C – The Sams Crossing perspective detailed elevation drawing (AX-06)

Exhibit D – The Hillyer Avenue perspective detailed elevation drawing (AX-05)

Exhibit E – The South/West perspective detailed elevation drawing (AX-07)

Exhibit F – The South/East perspective detailed elevation drawing (AX-08)

Exhibit G – Overall Elevations of Sams Crossing/Park and East College Avenue (U.S. 278) (A4-00.1)

Exhibit H – Overall Elevations of Hillyer Avenue and Railroad (A4-00.2)

Exhibit I – Sams Crossing Material Board

Exhibit J – Hardscape Plan (L1.0)

Exhibit K – Hardscape Plan (L1.1)

Exhibit L – Streetscape Details (L1.2)

Exhibit M – Tree Protection Plan (L1.3)

Exhibit N – Landscape Plan (L1.4)

Exhibit O – Landscape Details (L1.5)

Exhibit P – Site Plan (Sheet 4)

Exhibit Q – Grading Plan (Sheet 5)

B. Zoning Ordinance Provisions from which the Project is Exempt if Developed in Accordance with (A):

- i. **Article 7** (“General Provisions”);
- ii. **Article 11** (“District Development Standards”), except the following, which shall apply:
 - a. Section 1113.05(I)(B)(1 and 2) regarding Open Space implementation and maintenance,
 - b. Section 1113.06(I)(E) regarding placing utilities underground,
 - c. Section 1113.08(II) regarding loading and screening,
 - d. Section 1113.09(I)(C)(12) regarding parking facility illumination, and
 - e. Section 1113.10(B and C) regarding storefront illumination and lighting;
- iii. **Article 12** (“Development Standards”), except the following, which shall apply:
 - a. Section 1201(VIII) regarding fire safety,
 - b. Section 1201(IX) regarding outdoor storage, and
 - c. Section 1204(I and II) regarding parking areas.

3. Applicability of City Ordinances to the Project.

The Parties expressly agree that all applicable City ordinances shall remain in full force and effect and the Project and Subject Property shall be governed by all such ordinances, except as expressly provided herein.

4. Special Provisions.

In consideration of the mutual promises and covenants set forth herein, South City agrees to develop the Project in conformance with the following special conditions, which the Parties recognize are not generally applicable by City Codes to other developments:

- A. Multi-family units: The Subject Property is permitted to include no more than 205 residential units. Such units must average at least 855 square feet per unit.
- B. Public Access to Green Space: The General Public shall have free use of and access to the green space at the western portion of the Subject Property near Sam’s Crossing.

C. Streetlights. All streetlights for the Project shall be 150w HPS King Luminaire Post-Top light fixtures on 12 foot mounting height Stresscrete fluted poles.

5. Permitted Uses for the Project.

The Parties recognize that Article 9 of the City’s Zoning Ordinance requires conditional use approval for multi-family uses in the CBD Area 3 Zone. However, approval of this Agreement by the City is intended to and shall constitute such conditional use approval for the multi-family aspect of the Project as described herein. Any other use of the Subject Property shall be subject to the provisions of Article 9 of the Zoning Ordinance for the CBD Area 3 Zone.

6. Notices.

All notices, requests, demands or other communications hereunder shall be in writing and deemed given (a) when delivered personally (including by courier), or (b) on the third (3rd) day after said communication is deposited in the U.S. Mail, by registered or certified mail, return receipt requested, postage prepaid, or (c) on the next business day after said communication is delivered to a nationally recognized overnight courier (e.g. FedEx), addressed as set forth below:

If to South City: Mr. John Long
South City Partners, LLC
3715 Northside Parkway, Suite 1-310
Atlanta, Georgia 30327

With a copy to: Mr. Mark Randall
South City Partners, LLC
3715 Northside Parkway, Suite 1-310
Atlanta, Georgia 30327

If to the City: City of Avondale Estates
Attention: Clai Brown, City Manager
21 North Avondale Plaza
Avondale Estates, Georgia 30002

With a copy to: Bob Wilson, Esq.
Two Decatur TownCenter
125 Clairemont Ave, Suite 420
Decatur, Georgia 30030

7. Insurance and Indemnity.

a. South City shall at all times maintain, at its sole expense, comprehensive general liability insurance with a single limit amount of not less than \$2,000,000.00 and an aggregate of \$5,000,000.00 against claims for personal injury and damage to property. Such policy of

insurance shall be approved by the City, but in no event shall the City unreasonably withhold such consent.

b. South City shall indemnify, defend and hold harmless the City, its elected officials, administrators, staff and agents from and against any and all liabilities, claims, damages, expenses (including, without limitation, reasonable attorneys' fees and reasonable attorneys' fees on any appeal), judgments, proceedings and causes of action of any kind whatsoever for injury to or death of any person or damage to any property resulting from any act or omission of South City, its agents, assigns, employees, contractors, subcontractors, or any other person working on the Project, or any other claim incurred in connection with its performance (or failing to perform) its obligations hereunder.

8. Compliance with Georgia Security and Immigration Compliance Act.

a. The parties recognize that O.C.G.A. § 13-10-90, et seq., regarding illegal immigrants, and related state regulations may apply to the performance of certain work required for the Project whether performed by South City, or their agents, employees, contractors, subcontractors or assigns.

b. To the extent that such compliance is required, South City agrees that it will be solely responsible for ensuring such compliance and agrees to indemnify, defend and hold harmless the City, its elected officials, administrators, other employees, and agents, for any fine or other penalty incurred for any violation of such act.

9. Miscellaneous Provisions.

a. The Parties hereby mutually represent that all necessary approvals for such Parties to enter into this Agreement have been detailed and that by virtue of the signatures herein below, the Parties acknowledge that they are authorized to execute this Agreement.

b. The Parties intend for this Agreement to be severable, and if any provisions shall be construed to be illegal or invalid for any reason, such illegal or invalid part of this Agreement shall not affect the legality or validity of the other provisions set forth herein, provided that the Project remains practicable in the absence of such invalid or illegal provision.

c. The Parties represent and acknowledge that in executing this Agreement they do not rely upon, and have not relied upon, any representation or statement made by any other Party by any other Party's agents, representatives, or attorneys with regard to the subject matter, basis or effect of this Agreement except as specifically provided herein.

d. This Agreement shall be binding upon each of the Parties hereto and their heirs, administrators, representatives, executors, successors and assigns, and upon any corporations, partnerships, or business entities owned or operated by any of the Parties.

e. This Agreement may be executed in multiple counterparts, and all such counterparts shall be taken together so that they may constitute a completely executed Agreement between the Parties.

f. This Agreement may not be assigned by South City to any other party except to a firm, corporation, limited liability company or other entity completely controlled by South City upon 30 days advance written notice to the City of such assignment, except as otherwise expressly stated herein. However, upon completion of development of the Project and issuance of all required certificates of occupancy, South City may assign this Agreement to a buyer, pursuant to a sale of the Subject Property.

g. This writing represents the entire Agreement between the Parties. No amendment to this Agreement shall be effective unless consented to in writing by all Parties hereto. However, minor modifications to the Exhibits attached hereto may be approved by the City Manager on behalf of the City without the specific approval of the governing body.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement under seal the day and year first above written.

Attest:

City of Avondale Estates, Georgia
a Georgia Municipal Corporation

Gina Hill, City Clerk

Mayor Jonathan Elmore

[Municipal Seal]

Date: _____

Approved as to form:

Robert E. Wilson, Attorney for the City of
Avondale Estates, Georgia

SOUTH CITY PARTNERS, LLC,
a Georgia limited liability company

By: _____

Its Authorized Representative

Printed Name: _____

Date: _____

Witness:

Notary Public

City _____
South City _____

SAMS CROSSING

A DEVELOPMENT FOR
SOUTH CITY PARTNERS, LLC
 3715 NORTHSIDE PARKWAY
 SUITE 310
 ATLANTA GEORGIA 30327



ARB SUBMITTAL
03/09/2016



THE PRESTON PARTNERSHIP, LLC
 A MULTI-DISCIPLINARY DESIGN FIRM
 SOUTH TERRACES
 115 PERIMETER CENTER PLACE, SUITE 950
 ATLANTA, GEORGIA 30346
 TELEPHONE: 770 396 7248
 FAX: 770 396 2945
 WWW.THEPRESTONPARTNERSHIP.COM
 CONSULTANT

SEAL _____

PROJECT _____
SAMS CROSSING

FOR _____

SOUTH CITY PARTNERS, LLC

SOUTH CITY PARTNERS, LLC
 3715 NORTHSIDE PARKWAY
 SUITE 310
 ATLANTA, GEORGIA 30327

ISSUES & REVISIONS _____ DATE
 1. CONCEPTUAL DESIGN 01/29/2016
 2. ARB SUBMITTAL 03/09/2016

DATE **03/09/2016**
 JOB NUMBER **1506306**
 DRAWN BY **CH**
 CHECKED BY **RS**
 SHEET TITLE **COVER SHEET**
 SHEET NUMBER **CS-01**
 COMMENTS **ARB SUBMITTAL**

VICINITY MAP



TEAM MEMBERS

OWNER	SOUTH CITY PARTNERS, LLC 3715 NORTHSIDE PARKWAY SUITE 310 ATLANTA, GEORGIA 30327	JOHN LONG TEL: 404.287.0083 E-MAIL: JLONG@SOUTHCITYPARTNERS.COM	CIVIL	PLANNERS AND ENGINEERS COLLABORATIVE 350 RESEARCH COURT NORCROSS, GA 30062	KEN WOOD TEL: 770.451.2741 E-MAIL: KWWOOD@PECATL.COM FAX: 678.684.8240
ARCHITECT	THE PRESTON PARTNERSHIP, LLC SOUTH TERRACES 115 PERIMETER CENTER PLACE, SUITE 950 ATLANTA, GEORGIA 30346	C. WARREN BOATMAN, AIA TEL: 770.396.7248 E-MAIL: WBOATMAN@THEPRESTONPARTNERSHIP.COM FAX: 770.396.2945	LANDSCAPE / HARDSCAPE ARCHITECT	B+C STUDIO, INC 1320 ELLSWORTH INDUSTRIAL BLVD. SUITE A1400 ATLANTA, GA 30318	JOEL BOWMAN TEL: 678.960.7691 E-MAIL: JBOWMAN@BCSTUDIO.COM FAX: 678.990.7652
STRUCTURAL	MS STRUCTURAL ENGINEERING 887 WEST MARIETTA ST. NW SUITE T-103 ATLANTA, GA 30318	MIKE MURPHY TEL: 404.829.2612 E-MAIL: MMURPHY@MSSTRUCTURAL.COM	INTERIORS	PRESTON ARCHITECTS, PC SOUTH TERRACES 115 PERIMETER CENTER PLACE, SUITE 950 ATLANTA, GA 30346	CHANDRA CHERRY TEL: 770.481.5110 E-MAIL: CCHERRY@THEPRESTONPARTNERSHIP.COM FAX: 770.396.2945
MEP	PHILLIPS GRADICK ENGINEERING 903 SUGAR HILL ROAD BUILDING A, SUITE 105 ATLANTA, GA 30350	LAWRENCE PHILLIPS TEL: 770.407.7173 E-MAIL: LPHILLIPS@PGENG.NET FAX: 770.642.2410	WATER PROOFING	NAME _____ ADDRESS _____ ADDRESS - LINE 2 _____ CITY, STATE ZIP _____	Contact TEL: 000.000.0000 E-MAIL: _____ FAX: 000.000.0000

PROJECT INFORMATION

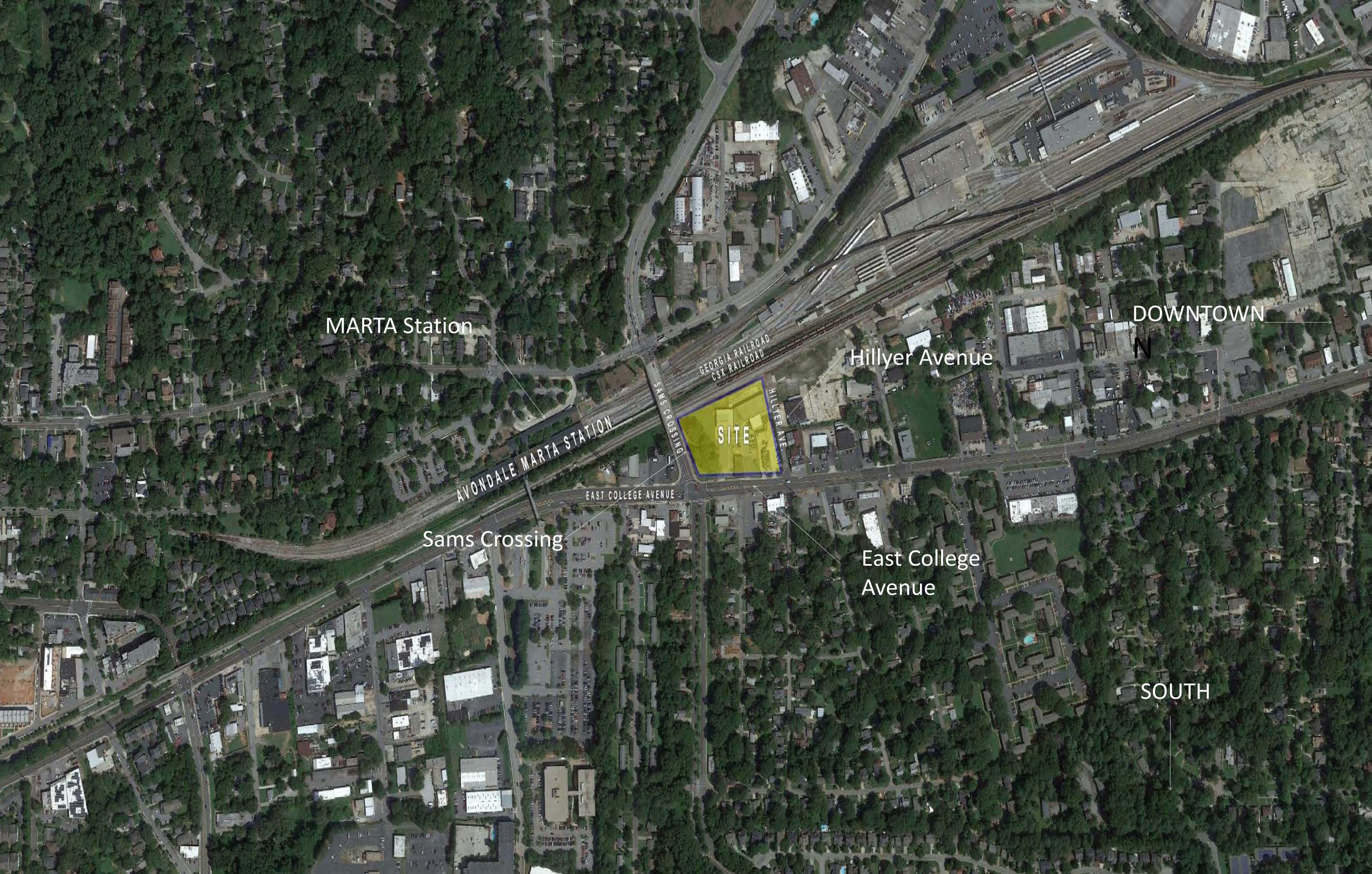
CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE ACCEPTABLE CODES OR STATUS WHETHER OR NOT SPECIFICALLY REFERENCED IN THE CONSTRUCTION DOCUMENTS.

THE DRAWINGS FOR THIS PROJECT ARE THE PROPERTY OF THE PRESTON PARTNERSHIP, LLC. COPIES OF THE DRAWINGS MAY BE USED ONLY BY THE OWNER TO CONSTRUCT AND OCCUPY THIS PROJECT. NEITHER THE DRAWINGS NOR THE DESIGN INDICATED ON THE DRAWINGS MAY BE REPRODUCED NOR USED FOR ANY OTHER PROJECT OR PURPOSE. THE PRESTON PARTNERSHIP, LLC, ACCEPTS RESPONSIBILITY ONLY FOR THOSE DRAWINGS WHICH HAVE AN ORIGINAL SEAL, SIGNATURE, CONSTRUCTION ISSUE DATE AND DATE OF FINAL REVISIONS FOR THE DRAWINGS.

APPLICABLE CODES

THE BUILDING SHALL BE IN COMPLIANCE WITH THE FOLLOWING CODES AS ADOPTED BY THE AVONDALE ESTATES CODE OF ORDINANCES:

ACCESSIBILITY 2010 ADA STANDARDS FOR ACCESSIBILITY DESIGN (WITH GEORGIA AMENDMENTS) GEORGIA ACCESSIBILITY CODE (GEORGIA ACCESS LAW, CHAPTER 120-3-20A)	MECHANICAL 2012 INTERNATIONAL MECHANICAL CODE (WITH 2014 & 2015 GEORGIA AMENDMENTS)
BUILDING/DWELLING 2012 INTERNATIONAL BUILDING CODE (WITH 2014 & 2015 GEORGIA AMENDMENTS)	PLUMBING 2012 INTERNATIONAL PLUMBING CODE (WITH 2014 & 2015 GEORGIA AMENDMENTS)
ELECTRICAL 2014 NATIONAL ELECTRICAL CODE (NO GEORGIA AMENDMENTS)	ENERGY 2009 INTERNATIONAL ENERGY CONSERVATION CODE (WITH 2011 & 2012 GEORGIA SUPPLEMENTS AND AMENDMENTS)
FIRE/LIFE SAFETY CODE 2012 INTERNATIONAL FIRE CODE (WITH 2014 GEORGIA AMENDMENTS) RULES AND REGULATIONS OF THE SAFETY FIRE COMMISSIONER, 2015 CHAPTER 120-3-3 RULES AND REGULATIONS FOR THE STATE MINIMUM FIRE SAFETY STANDARDS.	ZONING CITY OF AVONDALE ESTATES ZONING ORDINANCE
2012 NFPA 101 LIFE SAFETY CODE (WITH GEORGIA AMENDMENTS)	SWIMMING POOL 2012 INTERNATIONAL SWIMMING POOL AND SPA CODE (WITH 2014 GEORGIA AMENDMENTS)
FUEL GAS 2012 INTERNATIONAL FUEL GAS CODE (WITH 2014 & 2015 GEORGIA AMENDMENTS)	THE CODE OF DEKALB COUNTY, CHAPTER 13, ARTICLE VIII, SECTIONS 13-181 THROUGH 13-218 SWIMMING POOLS, SPAS, AND BATHHOUSES
	FAIR HOUSING ACT



MARTA Station

DOWNTOWN

Hillyer Avenue

GEORGIA RAILROAD
CSX RAILROAD

AVONDALE MARTA STATION

SAMS CROSSING

SITE

HILLIER AVE

EAST COLLEGE AVENUE

Sams Crossing

East College Avenue

SOUTH



Sams Crossing

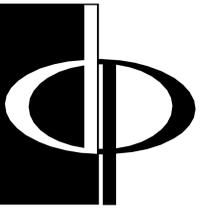
E College Ave

© 2016 Google

Google earth

1993

33°46'30.95" N 84°16'43.84" W elev 1072 ft eye alt 1471 ft



THE PRESTON PARTNERSHIP, LLC
A MULTI-DISCIPLINARY DESIGN FIRM

SOUTH TERRACES
115 PERIMETER CENTER PLACE, SUITE 950
ATLANTA, GEORGIA 30346
TELEPHONE: 770 396 7248
FAX: 770 396 2945

WWW.THEPRESTONPARTNERSHIP.COM
CONSULTANT

SEAL _____

PROJECT _____

SAMS CROSSING

FOR _____



SOUTH CITY PARTNERS, LLC

3715 NORTHSIDE PARKWAY
SUITE 310
ATLANTA, GEORGIA 30327

ISSUES & REVISIONS _____ DATE
2. ARB SUBMITTAL _____ 03/09/2016

DATE _____ 03/09/2016

JOB NUMBER _____ 1506306

DRAWN BY _____ DWA

CHECKED BY _____ RS

SHEET TITLE _____
EXISTING SITE PHOTOS

SHEET NUMBER _____

ESP-01

COMMENTS _____

30X42 © 2014 © 2015 The Preston Partnership, LLC



1 LOOKING WEST AT CORNER OF HILLIER AVE. & E. COLLEGE

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



2 LOOKING WEST ALONG E. COLLEGE AVE.

SCALE: 1/4" = 1'-0"



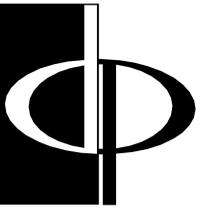
3 LOOKING EAST ALONG E. COLLEGE AVE.

SCALE: 1/4" = 1'-0"



4 LOOKING EAST ALONG E. COLLEGE AVE. 2

SCALE: 1/4" = 1'-0"



THE PRESTON PARTNERSHIP, LLC
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CONSULTANT

SEAL _____

PROJECT _____

SAMS CROSSING

FOR _____



SOUTH CITY PARTNERS, LLC

3715 NORTHSIDE PARKWAY
SUITE 310
ATLANTA, GEORGIA 30327

ISSUES & REVISIONS _____ DATE
2. ARB SUBMITTAL _____ 03/09/2016

DATE _____ 03/09/2016

JOB NUMBER _____ 1506306

DRAWN BY _____ DWA

CHECKED BY _____ RS

SHEET TITLE _____

EXISTING SITE PHOTOS

SHEET NUMBER _____

ESP-02

COMMENTS _____

30342 © 2014 © 2015 The Preston Partnership, LLC



1 LOOKING SOUTHEAST FROM SAMS CROSSING
SCALE: 1/4" = 1'-0"



2 LOOKING NORTH AT CORNER OF E. COLLEGE AVE. & SAMS CROSSING
SCALE: 1/4" = 1'-0"

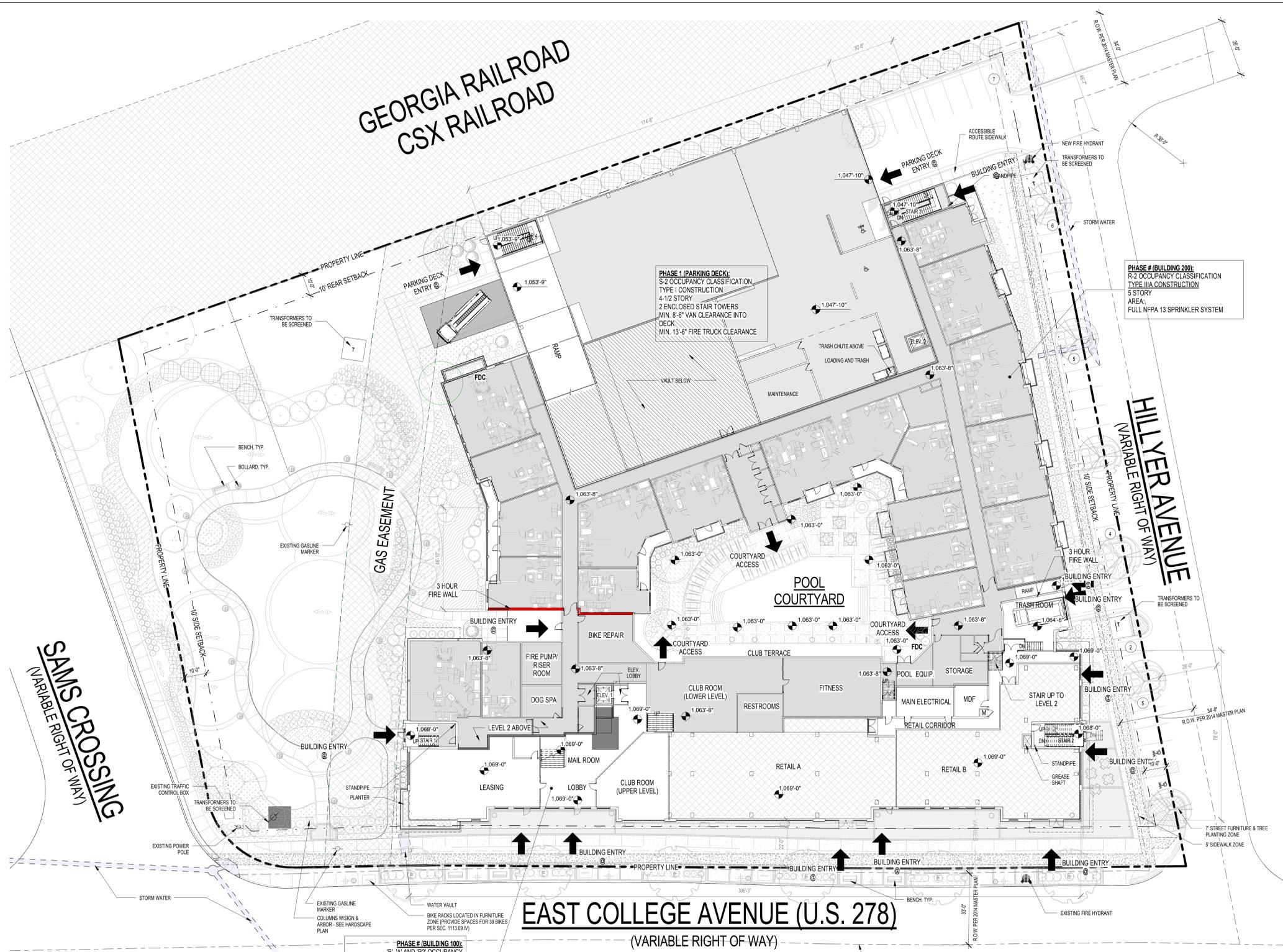


3 LOOKING NORTHEAST FROM SAMS CROSSING
SCALE: 1/4" = 1'-0"



4 LOOKING EAST FROM SAMS CROSSING
SCALE: 1/4" = 1'-0"

GEORGIA RAILROAD
CSX RAILROAD



PHASE 1 (PARKING DECK):
S-2 OCCUPANCY CLASSIFICATION
TYPE I CONSTRUCTION
4-1/2 STORY
2 ENCLOSED STAIR TOWERS
MIN. 8'-6" VAN CLEARANCE INTO DECK
MIN. 13'-6" FIRE TRUCK CLEARANCE

PHASE # (BUILDING 200):
R-2 OCCUPANCY CLASSIFICATION
TYPE IIA CONSTRUCTION
5 STORY AREA
FULL NFPA 13 SPRINKLER SYSTEM

PHASE # (BUILDING 100):
B' 'A' AND R2 OCCUPANCY CLASSIFICATIONS
TYPE IB CONSTRUCTION
RETAIL, RESTAURANT BELOW PODIUM
TYPE IIA CONSTRUCTION
RESIDENTIAL, LEASING AND AMENITY
5 STORY AREA
FULL NFPA 13 SPRINKLER



BUILDING HEIGHT CALCULATIONS

STREET	AVG. GRADE	BLDG. HT.
E. COLLEGE AVE. (US 278)	1065.99'	70.83'
SAMS CROSSING	1065.99'	70.83'
RAIL CORRIDOR	1069.79'	66.40'
HILLIER AVE.	1065.99'	70.83'

BUILDING SUMMARY - LEVELS

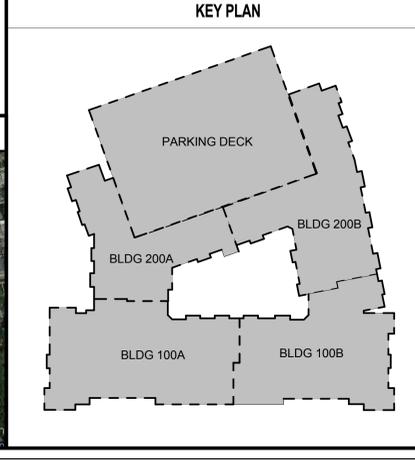
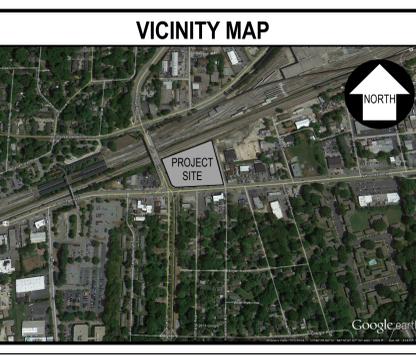
PROJECT LEVEL	FFE	HEATED AREA	GROSS AREA
LEVEL 6	1,117'-0" 7/8"	24,178 SF	26,652 SF
LEVEL 5	1,106'-9"	46,335 SF	50,357 SF
LEVEL 4	1,095'-9" 1/8"	46,335 SF	50,357 SF
LEVEL 3	1,085'-0"	46,335 SF	50,357 SF
LEVEL 2	1,074'-4"	27,825 SF	29,465 SF
RETAIL/AMENITY	1,069'-0"	14,904 SF	15,467 SF
LEVEL 1	1,053'-6"	31,791 SF	33,748 SF
TOTALS:		237,503 SF	256,403 SF

PARKING DATA SUMMARY

PROJECT LEVEL	FFE	STANDARD	HANDICAP	HANDICAP VAN	ELECTRIC VEHICLE	TOTAL
LEVEL 6 (NO PARKING)	1,117'-0" 7/8"	0	0	0	0	0
LEVEL 5 (NO PARKING)	1,106'-9"	0	0	0	0	0
LEVEL 4	1,095'-9" 1/8"	56	2	0	0	58
LEVEL 3	1,085'-0"	56	2	0	0	58
LEVEL 2	1,074'-4"	56	2	0	0	58
RETAIL (NO PARKING)	1,069'-0"	0	0	0	0	0
LEVEL 1	1,053'-6"	55	2	0	0	57
TOTALS:		275	10	2	0	287

SITE LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- FIRE TRUCK ACCESS
- EXISTING CONTOUR LINES
- 3-HOUR FIRE RATED WALL
- FINISHED GRADING ELEVATION
- BUILDING FOOTPRINT
- PROPOSED TRANSFORMER LOCATION
- BASEMENT CONDITION
- EASEMENTS
- SUPPLEMENTAL ZONE
- SIDEWALK CLEAR ZONE
- TREE PLANTING/STREET FURNITURE ZONE



SITE DEVELOPMENT DATA

GENERAL REQUIREMENTS

ZONING DISTRICT CLASSIFICATION	CRD (CENTRAL BUSINESS DISTRICT) PER DOWNTOWN MASTER PLAN 2014 WESTERN GATEWAY - MIXED USE MULTI-FAMILY DWELLING UNITS / COMMERCIAL
PROPOSED BUILDING USE	RESIDENTIAL
PERMITTED (USE W/CONDITIONAL USE PERMIT)	YES
ACCESSORY USE	NO
SPECIAL ZONING REQUIREMENTS	YES (SEE REMARKS)
RECORDED LOT NUMBER	SEE CIVIL DOCS.
LOT FRONTAGE	MINIMUM N/A ACTUAL 114'-0"
LOT WIDTH	MINIMUM N/A ACTUAL 114'-0"
LOT AREA (NET)	MINIMUM N/A ACTUAL 12,816 SQ. FT.
GROSS LAND AREA (G.L.A.)	12,816 SQ. FT.
RIGHT-OF-WAYS	NORTH BOUNDARY (RAIL CORRIDOR) 100' NOT APPLICABLE SOUTH BOUNDARY (EAST COLLEGE AVE) 64' (PER 2014 MASTER PLAN) NOT APPLICABLE EAST BOUNDARY (HILLIER AVE) 66' (PER 2014 MASTER PLAN) NOT APPLICABLE WEST BOUNDARY (SAMS CROSSING) VARIABLE NOT APPLICABLE
PROPOSED BUILDING FOOTPRINT (GROSS)	50,357 SF BLDG21,648 SF DECK NOT APPLICABLE
BUILDING LOT COVERAGE	PERMITTED 80% (110,816 SF) ACTUAL 52% (72,005 SF)
FLOODPLAIN RESTRICTIONS	YES
PUBLIC SPACE REQUIREMENTS	NOT APPLICABLE
FENESTRATION	YES (SEE CS-03)

LAND USE INTENSITY RATIOS

FLOOR AREA RATIO (F.A.R.): RESIDENTIAL	NOT APPLICABLE
FLOOR AREA RATIO (F.A.R.): NON-RESIDENTIAL	NOT APPLICABLE
TOTAL OPEN SPACE RATIO (T.O.S.R.)	NOT APPLICABLE
USABLE OPEN SPACE RATIO (U.O.S.R.)	NOT APPLICABLE

FLOOR AREA RATIO CALCULATIONS

RESIDENTIAL FLOOR AREA	237,503 SF (268,403 SF GROSS)
FLOOR AREA RATIO PROVIDED (RESIDENTIAL FLOOR AREA + G.L.A.)	18.53
NON-RESIDENTIAL FLOOR AREA (RETAIL LEVEL)	14,904 SF
COMMERCIAL SPACES (RETAIL A & B)	6,562 SF
COMMON USE AREAS (CLUBROOM, FITNESS, LEASING, DOG SPA, MAILROOM)	12,648 SF
BUILDING SERVICES SPACES (TRASH & LOADING)	831 SF
ACCESSORY SPACES (CORRIDORS, STORAGE, MECHANICAL, ETC.)	4,856 SF
TOTAL	24,897 SF
FLOOR AREA RATIO PROVIDED	1.94

TOTAL OPEN SPACE

ELEMENTS OF TOTAL OPEN SPACE	UNCOVERED (OPEN TO SKY ABOVE)	OK - COUNTS UP TO 50%	NOT APPLICABLE
PERIMETER OF SITE	OK - COUNTS UP TO 50%	NOT APPLICABLE	
INTERIOR COURTYARDS	OK - COUNTS UP TO 50%	NOT APPLICABLE	
IMPROVED ROOF AREAS	OK - COUNTS UP TO 50%	NOT APPLICABLE	
EXTERIOR BALCONIES	OK - COUNTS UP TO 50%	NOT APPLICABLE	
COVERED (80% OPEN - SHALL NOT EXCEED AREA OF OPEN SPACE)	OK - COUNTS UP TO 50%	NOT APPLICABLE	
SPACES UNDER BUILDINGS	OK - COUNTS UP TO 50%	NOT APPLICABLE	
COVERED	OK - COUNTS UP TO 50%	NOT APPLICABLE	
COVERED IMPROVED ROOF AREAS	OK - COUNTS UP TO 50%	NOT APPLICABLE	
TOTAL OPEN SPACE PROVIDED	48% OF LOT AREA (66,518 SF)	NOT APPLICABLE	
TOTAL OPEN SPACE REQUIRED	20% OF LOT AREA (27,704 SF)	NOT APPLICABLE	

USABLE OPEN SPACE

ELEMENTS OF USABLE OPEN SPACE (OUTDOOR LIVING SPACE)	LANDSCAPE RIGHT-OF-WAY	OK	NOT APPLICABLE
GROUND LEVEL LANDSCAPE / HARDSCAPE AREAS	OK	NOT APPLICABLE	
INTERIOR COURTYARDS	OK	NOT APPLICABLE	
IMPROVED ROOF AREAS	OK	NOT APPLICABLE	
EXTERIOR BALCONIES	OK	NOT APPLICABLE	
TOTAL USABLE OPEN SPACE PROVIDED	NA	NOT APPLICABLE	
TOTAL USABLE OPEN SPACE REQUIRED (U.O.S.R. x G.L.A.)	NA	NOT APPLICABLE	

OFF-STREET PARKING

OWNER REQUIREMENTS	LEASING OFFICE / AMENITIES	STANDARD	TBD	COMPACT	NA
RESIDENT PARKING (1 PER UNIT)	STANDARD	194-205	COMPACT	NA	
GUEST PARKING	STANDARD	NA	COMPACT	NA	
TOTAL OWNER REQUIRED PARKING					
ZONING REQUIREMENTS	RETAIL PARKING (1/1000 SF MIN. 1/2000 SF MAX.)	STANDARD	NA	COMPACT	NA
RESTAURANT PARKING (1/1500 SF MIN. 1/1000 SF MAX.)	STANDARD	44 MIN/66 MAX	COMPACT	NA	
RESIDENTIAL PARKING (MIN. 1 PER UNIT, 2 MAX.)	STANDARD	194-205 MIN/388-410 MAX	COMPACT	NA	
TOTAL ZONING REQUIRED PARKING		238-249 MIN/664-476 MAX			
ACCESSIBLE PARKING - RESIDENTIAL	MINIMUM REQUIRED ACCESSIBLE PARKING	DECK - 10 TOTAL (1 VAN); HILLIER AVENUE - 2 TOTAL (1 VAN)			
VAN ACCESSIBLE PARKING	1 IN EVERY 4 + 2 TOTAL	REQ. HEADROOM 8'-2"			
TOTAL ACCESSIBLE PARKING		12 SPACES PROVIDED (2 VAN ACCESSIBLE)			
PARKING SPACES PROVIDED (REF. SITE PLAN)	REGULAR PARKING	STANDARD	275	COMPACT	NA
"STANDARD" ACCESSIBLE PARKING			10		
VAN ACCESSIBLE PARKING			2		
TOTAL PROVIDED			287		

SITE ACCESSIBILITY

ACCESSIBLE ROUTE (WITHIN THE BOUNDARY OF THE SITE TO AN ACCESSIBLE ENTRANCE)	CLUB RAMPS	PROVIDED	NA (SEE REMARKS)
ACCESSIBLE PARKING	PROVIDED	NA (SEE REMARKS)	
STREETS AND/OR DRIVEWAYS	PROVIDED	NA (SEE REMARKS)	
MINIMUM WIDTH (SEE CIVIL)	30" W/ 60" MIN. CLEARANCE	5'-0" CLEAR	
SLOPE	1:20 MAXIMUM	1:12 MAX. W/ HANDRAILS	
PARKING	LOCATION (ACC. PARKING TO BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE TO AN ACCESSIBLE ENTRANCE)		
ACCESSIBLE SPACES	STANDARD ACCESSIBLE SPACES	9'-0" (MINIMUM)	OTHER (SEE REMARKS)
VAN ACCESSIBLE SPACES	9'-0" (MINIMUM)	OTHER (SEE REMARKS)	
SIGNAGE	POLE MOUNTED	WALL MOUNTED	
PASSENGER LOADING ZONES	PROVIDED	NOT REQUIRED	

BUILDING HEIGHT REQUIREMENTS

PERMITTED BUILDING HEIGHT	5 STORIES PER DOWNTOWN MASTER PLAN 2014
PROPOSED BUILDING HEIGHT	MAX. 70'-10" (70.83')
TRANSITIONAL HEIGHT PLANE	YES (SEE REMARKS)

BUILDING SETBACKS

NORTH BOUNDARY	RAIL CORRIDOR	10'-0"
SOUTH BOUNDARY	EAST COLLEGE AVENUE	27'-0" MIN. / 42'-0" MAX.
EAST BOUNDARY	HILLIER AVENUE	10'-0"
WEST BOUNDARY	SAMS CROSSING	10'-0"

REQUIRED BUFFERS

SIDEWALK CLEAR ZONE	YES (REF. SITE PLAN)	NOT APPLICABLE
STREET FURNITURE & TREE PLANTING ZONE	YES (REF. SITE PLAN)	NOT APPLICABLE
LANDSCAPE BUFFER	YES (REF. SITE PLAN)	NOT APPLICABLE
SCREENING/FENCING	YES (REF. SITE PLAN)	NOT APPLICABLE
SUPPLEMENTAL ZONE	YES (REF. SITE PLAN)	NOT APPLICABLE

EASEMENTS

UTILITY / SERVICE ACCESS	YES (REF. SITE PLAN)	NOT APPLICABLE
OTHER (MARTA)	YES (REF. SITE PLAN)	NOT APPLICABLE

SITE AMENITIES

STREET TREES / LANDSCAPE	YES (CIVIL / L.S.)	NOT APPLICABLE
PAVERS / HARDSCAPE	YES (CIVIL / L.S.)	NOT APPLICABLE
FURNISHINGS (BENCHES, TRASH RECEPTACLES, ETC.)	YES (CIVIL / L.S.)	NOT APPLICABLE
STREET LIGHTING	YES (CIVIL / L.S.)	NOT APPLICABLE
OTHER	YES (REF. SITE PLAN)	NOT APPLICABLE

OFF-STREET LOADING

REQUIRED NUMBER OF SPACES / SIZE	NA	
MINIMUM HEIGHT	NA	
MOPEL / BICYCLE PARKING	1 PER EVERY 5 MULTI-FAMILY UNITS= 39-41 SPACES	NOT APPLICABLE

FIRE DEPARTMENT ACCESS

SIAMISE CONNECTION	REMOVE	BUILDING
BUILDING ACCESS / FIRE LANE	YES (REF. SITE PLAN)	NOT APPLICABLE
PARKING DECK ACCESS	PUMPER TRUCK	NA (SEE REMARKS)

REMARKS

- X SCREENING IS REQ'D FOR LOADING DOCKS & DUMPSTERS
- X SITE DEVELOPMENT DATA IS SUBJECT TO CHANGE

THE PRESTON PARTNERSHIP, LLC
A MULTI-DISCIPLINARY DESIGN FIRM

115 PERIMETER CENTER PLACE, SUITE 950
ATLANTA, GEORGIA 30346
TELEPHONE: 770 396 7248
FAX: 770 396 2945

WWW.THEPRESTONPARTNERSHIP.COM
CONSULTANT

PROJECT: **SAMS CROSSING**

FOR: **SOUTH CITY PARTNERS, LLC**

3715 NORTHSIDE PARKWAY
SUITE 310
ATLANTA, GEORGIA 30327

ISSUES & REVISIONS

1. CONCEPTUAL DESIGN	01/29/2016
2. ARB SUBMITTAL	03/09/2016

DATE: **03/09/2016**

JOB NUMBER: **1506306**

DRAWN BY: **CH/NB**

CHECKED BY: **RS**

SHEET TITLE: **SITE PLAN**

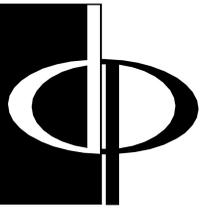
SHEET NUMBER: **SP-01**

COMMENTS

30342 © 2014 The Preston Partnership, LLC

C:\Data\Files\Revit\2016\1506306-Sams Crossing_Massing_R16_black.rvt 4/4/2016 4:18:34 PM





**THE PRESTON
PARTNERSHIP, LLC**
A MULTI-DISCIPLINARY DESIGN FIRM

SOUTH TERRACES
115 PERIMETER CENTER PLACE, SUITE 950
ATLANTA, GEORGIA 30346
TELEPHONE: 770 396 7248
FAX: 770 396 2945

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SEAL _____

PROJECT _____

SAMS CROSSING

FOR _____



**SOUTH CITY
PARTNERS, LLC**

3715 NORTHSIDE PARKWAY
SUITE 310
ATLANTA, GEORGIA 30327

ISSUES & REVISIONS _____ DATE
1. CONCEPTUAL DESIGN 01/29/2016
2. ARB SUBMITTAL 03/09/2016

DATE 03/09/2016

JOB NUMBER 1506306

DRAWN BY NS/CH

CHECKED BY RS

SHEET TITLE RENDERINGS

SHEET NUMBER

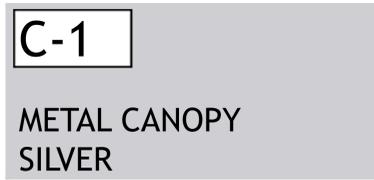
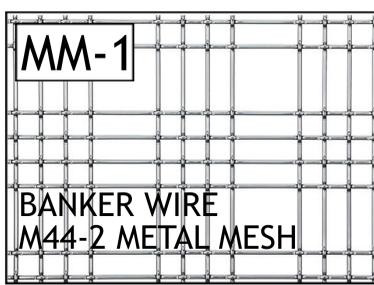
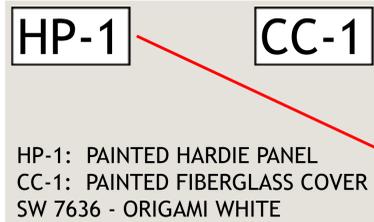
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COMMENTS _____

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PERSPECTIVE TOWARDS SAMS CROSSING



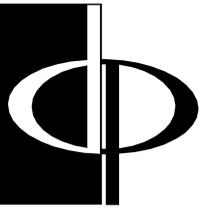
SOUTH CITY
PARTNERS, LLC
3715 NORTHSIDE PARKWAY
SUITE 310
ATLANTA, GEORGIA 30327



SAMS CROSSING MATERIAL BOARD



THE PRESTON
PARTNERSHIP, LLC
A MULTI-DISCIPLINARY DESIGN FIRM
SOUTH TERRACES
115 PERIMETER CENTER PLACE, SUITE 950
ATLANTA, GEORGIA 30346



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115 PERIMETER CENTER PLACE, SUITE 950
ATLANTA, GEORGIA 30346
TELEPHONE: 770 396 7248
FAX: 770 396 2945

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SEAL _____

PROJECT _____

SAMS CROSSING

FOR _____



SOUTH CITY PARTNERS, LLC

3715 NORTHSIDE PARKWAY
SUITE 310
ATLANTA, GEORGIA 30327

ISSUES & REVISIONS _____ DATE
1. CONCEPTUAL DESIGN 01/29/2016
2. ARB SUBMITTAL 03/09/2016

DATE 03/09/2016

JOB NUMBER 1506306

DRAWN BY NS/CH

CHECKED BY RS

SHEET TITLE RENDERINGS

SHEET NUMBER

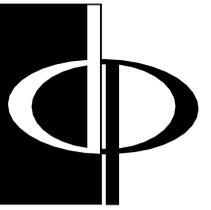
AX-05

COMMENTS _____

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PERSPECTIVE TOWARDS HILLYER



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115 PERIMETER CENTER PLACE, SUITE 950
ATLANTA, GEORGIA 30346
TELEPHONE: 770 396 7248
FAX: 770 396 2945

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SEAL _____

PROJECT _____

SAMS CROSSING

FOR _____



SOUTH CITY PARTNERS, LLC

3715 NORTHSIDE PARKWAY
SUITE 310
ATLANTA, GEORGIA 30327

ISSUES & REVISIONS _____ DATE
2. ARB SUBMITTAL _____ 03/09/2016

DATE _____ 03/09/2016

JOB NUMBER _____ 1506306

DRAWN BY _____ NB

CHECKED BY _____ RS

SHEET TITLE _____ PERSPECTIVE

SHEET NUMBER _____

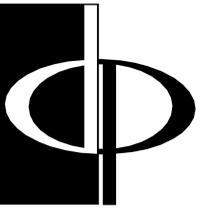
AX-07

COMMENTS _____

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1 SOUTH/WEST PERSPECTIVE
SCALE:



THE PRESTON PARTNERSHIP, LLC
A MULTI-DISCIPLINARY DESIGN FIRM

SOUTH TERRACES
115 PERIMETER CENTER PLACE, SUITE 950
ATLANTA, GEORGIA 30346
TELEPHONE: 770 396 7248
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SEAL _____

PROJECT _____

SAMS CROSSING

FOR _____



SOUTH CITY PARTNERS, LLC

3715 NORTHSIDE PARKWAY
SUITE 310
ATLANTA, GEORGIA 30327

ISSUES & REVISIONS _____ DATE
1. CONCEPTUAL DESIGN 01/29/2016
2. ARB SUBMITTAL 03/09/2016

DATE 03/09/2016

JOB NUMBER 1506306

DRAWN BY NB/CH

CHECKED BY RS

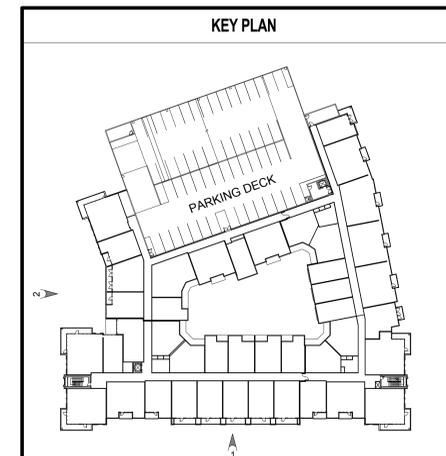
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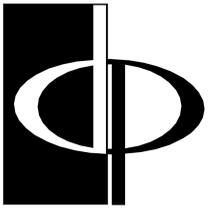
SHEET NUMBER

A4-00.1

COMMENTS _____

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THE PRESTON PARTNERSHIP, LLC
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SOUTH TERRACES
115 PERIMETER CENTER PLACE, SUITE 950
ATLANTA, GEORGIA 30346
TELEPHONE: 770 396 7248
FAX: 770 396 2945

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CONSULTANT

SEAL _____

PROJECT _____

SAMS CROSSING

FOR _____



SOUTH CITY PARTNERS, LLC

3715 NORTHSIDE PARKWAY
SUITE 310
ATLANTA, GEORGIA 30327

ISSUES & REVISIONS _____ DATE
1. CONCEPTUAL DESIGN 01/29/2016
2. ARS SUBMITTAL 03/09/2016

DATE 03/09/2016

JOB NUMBER 1506306

DRAWN BY CH

CHECKED BY RS

SHEET TITLE OVERALL ELEVATIONS

SHEET NUMBER

A4-00.2

COMMENTS _____

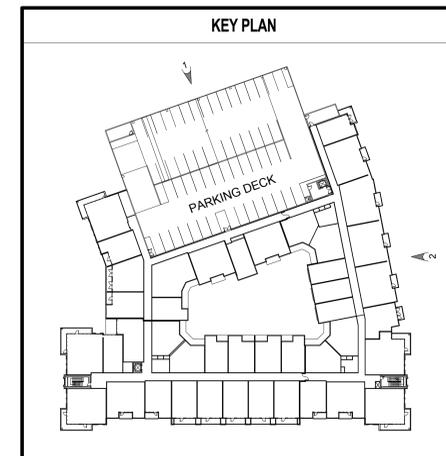
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2 HILLIER AVENUE
SCALE: 1/16" = 1'-0"



1 RAILROAD
SCALE: 1/16" = 1'-0"

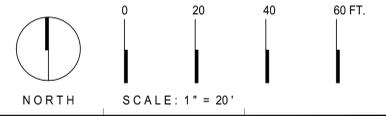
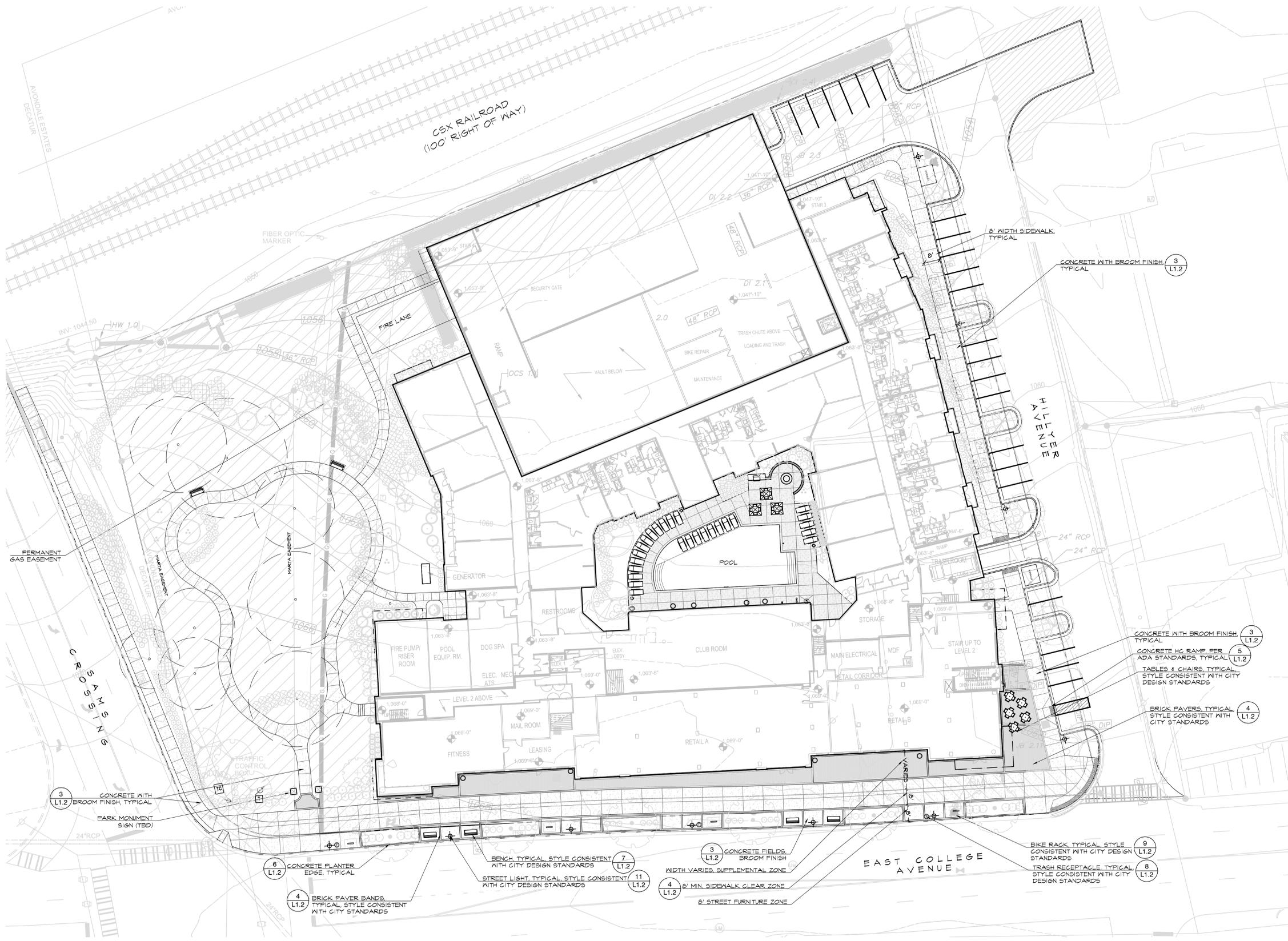


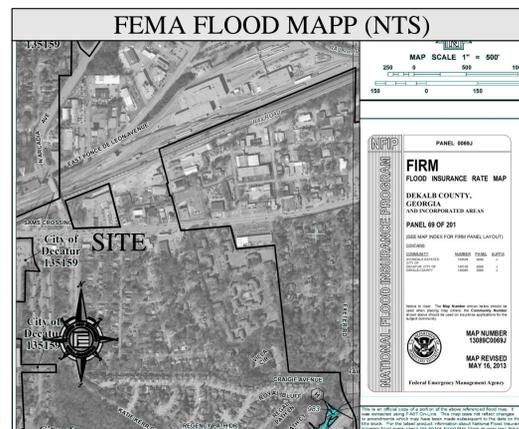
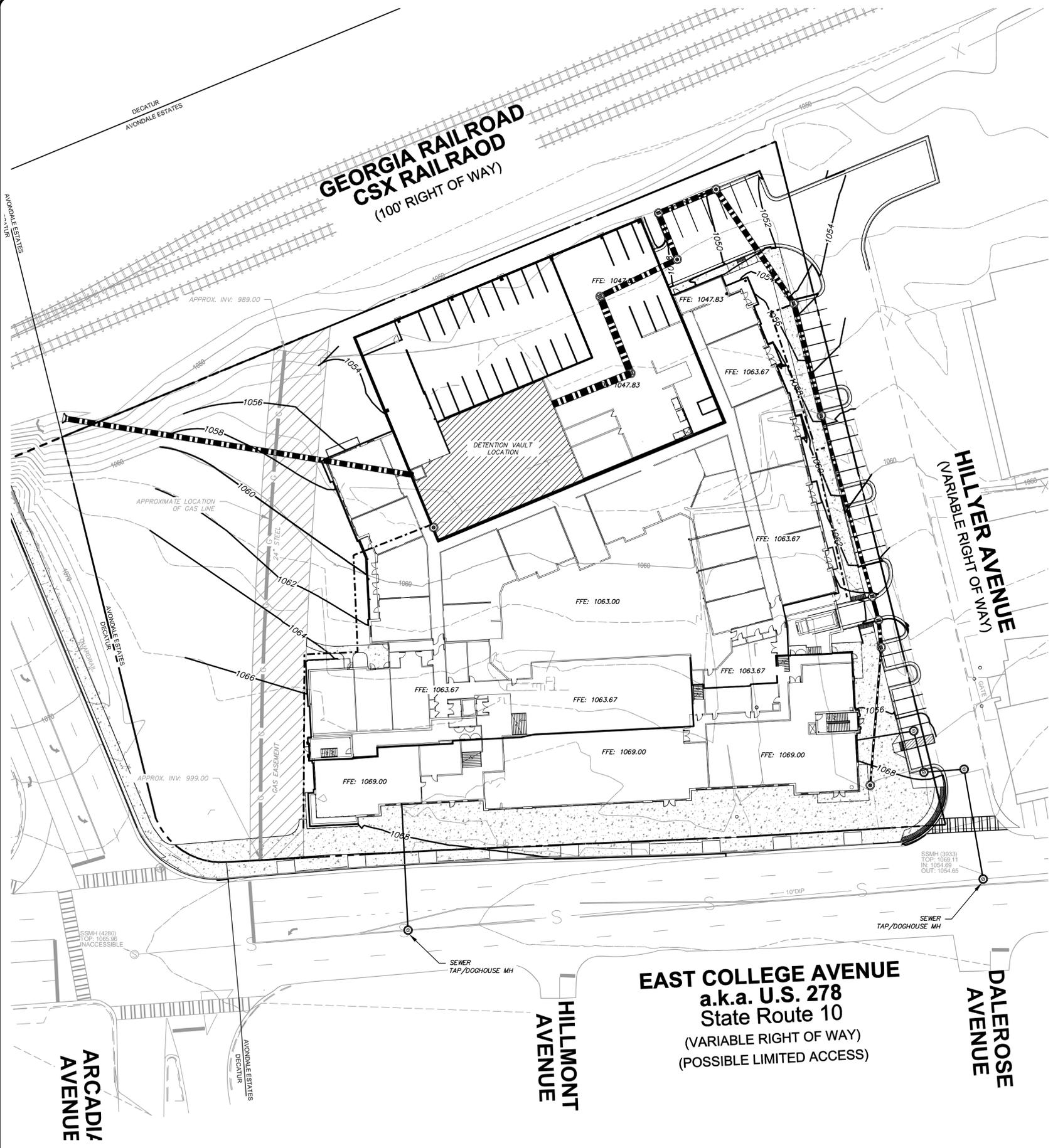
DATE	DESCRIPTION	REV
03/09/16	16-2-SCP	1
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		4
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		10
		11
		12
		13
		14

PROJ. NO: 16-2-SCP
DESIGN: TA
DRAWN: BP
CHECKED: TA
DATE: 03/09/16
SCALE: 1" = 20'-0"

MATERIALS LEGEND

- CONCRETE PAVING, BROOM-SWEPT FINISH, UNCOLORED
- BRICK BANDING, SOLDIER COURSE, STREETSCAPE
- BRICK PAVERS, HERRINGBONE PATTERN, STREETSCAPE
- POOL DECK





SAM'S CROSSING
 FOR
 A MULTI-USE APARTMENT COMPLEX

SOUTH CITY PARTNERS
 3715 NORTHSIDE PARKWAY, SUITE 1-310
 ATLANTA, GA 30327
 PHONE: 404-287-0063

"WE PROVIDE SOLUTIONS"
PLANNERS AND ENGINEERS COLLABORATIVE
 SITE PLANNING & LANDSCAPE ARCHITECTURE & CIVIL ENGINEERING & LAND SURVEYING
 350 RESEARCH COURT • NORCROSS, GEORGIA 30092 • (770)451-2741 • FAX: (770)451-3915 • WWW.PE.CATL.COM

LAND LOTS: 248
 15th STREET

REVISIONS:

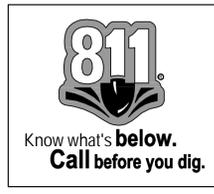
NO.	DATE	BY	DESCRIPTION

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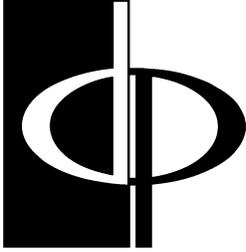
SHEET TITLE
GRADING PLAN

SCALE: 1" = 30'
 DATE: MARCH 8, 2016
 PROJECT: 15158.00

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.



5
 SHEET



THE PRESTON PARTNERSHIP, LLC
A MULTI-DISCIPLINARY DESIGN FIRM
South Terraces, Suite 950
115 Perimeter Center Place
Atlanta, Georgia 30346
TEL 770 396 7248
FAX 770 396 2945

April 4, 2016

Mr. John Long
South City Partners, LLC
3715 Northside Parkway
Suite 1-310
Atlanta, GA 30327

RE: Sam's Crossing Narrative; Project No. 1506306

Narrative:

Sam's Crossing Mixed Use Project will be a thriving, transit-oriented, walkable, bikeable residential community in the heart of the revitalizing Avondale Station neighborhood. Located on a 3.18 acre parcel bordered by Sam's Crossing Road, East College Avenue, and Hillyer Avenue, this project will have easy pedestrian and bicycle access to the Avondale MARTA Station as well as the Stone Mountain Trail. The project includes approximately 194-205 upscale residential units and 6,562 square feet of street-level shopping and dining.

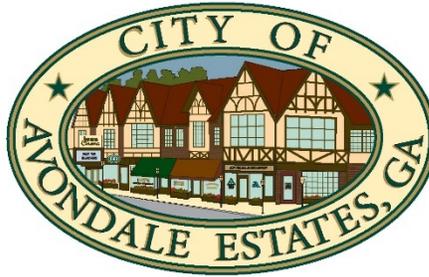
The building massing is designed to break up the overall project into a smaller human scale, and gives the appearance of several traditionally scaled warehouse buildings. These "buildings" are influenced by the traditional brick warehouse styles from the early 1900's and later warehouse styles from the 1950's and 1960's, and translated into more contemporary, clean façade with elegant detailing. Private balconies will offer a street presence and provide sweeping views of the surrounding area. The exterior of the building is designed to be pedestrian friendly with attractive retail storefronts, a landscaped street canopy and accessible sidewalks.

The project will include the demolition of the existing Coyotes, Shop the Edge Thrift, and VW Repair Center, bringing new life to this corridor along East College. A large 1 acre park will be created on the western portion of the site that will include existing mature trees between the park and the project, landscaped pathways and outdoor seating. This public space is designed to encourage community interaction and create a dynamic gateway into Avondale Estates from nearby downtown Decatur.

A resort-style pool and outdoor gathering spaces are provided in the internal, private courtyard. Residents will also enjoy a spacious clubroom, fitness center, pet spa and other luxury amenities designed to appeal to the target demographic attracted to the Avondale Estates area. Parking for the retail and leasing office is provided in convenient surface spaces, as well as a partially screened precast parking deck at the rear of the property.

Sincerely,
THE PRESTON PARTNERSHIP, LLC

Russell Sigman, AIA,
Senior Project Manager



Memo

To: Planning and Zoning Board

From: City Staff

Date: April 5, 2016

RE: South City Partners Mixed Use Project-2702, 2718, 2730, 2734 East College Avenue

Current Zoning: Central Business District (CBD) Area 3

Intent and Recent Action: South City Partners submitted a proposal for a vertical mixed use redevelopment project at the corner of Sams Crossing and US 278. The Board of Mayor and Commissioners (BOMC) has determined that a Development Agreement conditioned to a site plan and elevations may be most efficient when dealing with an assembled, planned development. The following items are listed to outline deviations from the Zoning Ordinance, Sec. 1113 Central Business District and Article 12 Development Standards, for informational purposes. Based on this method, the applicant will not be required to request variances for the items listed below.

The project was reviewed and approved by the Architectural Review Board on March 25 with the following recommendations (not required):

- 1)** The applicant will add 2 parking spaces on the Hillyer Street side of the project and eliminate a parking space in the center of the block to make space for an additional tree, making the street trees closer to 60 feet on center; and
- 2)** On the East College Avenue side of the project, encourage the applicant to increase the proportion of soft scape, greenscape in the street tree planting zone as opposed to concrete.

The idea is to review the plans based on the intent of the CBD Zoning District and the Downtown Master Plan. The next scheduled Planning and Zoning Board (PZB) meeting is April 18. If the PZB discusses the proposed project, the Board will have 60 days to forward a recommendation to the BOMC. During the 60-day period, PZB will need to notify City staff when the Board proposes the Public Hearing and Meeting so staff can advertise as required. The PZB may make a recommendation at that meeting after the Public Hearing.

Development Agreement: The formal Development Agreement is currently being developed by the City Attorney and will be forwarded to you when completed.

Current Packet Includes: Letter from the applicant, the proposed development plans and Article 9 of the Official Zoning Ordinance.

Current Zoning: Central Business District (CBD) Area 3

1. Article 9 requires a conditional use permit for multifamily (attached).
Staff Note: If the BOMC decides to pursue a Development Agreement, a conditional use permit will not be required.
2. Sec. 1113.03 I. A. 3. The average finished floor area of a development of single-family attached or multi-family dwellings shall be not less than one thousand three hundred (1,300) square feet per residential unit, and no single-family attached or multifamily dwelling shall be less than one thousand one hundred (1,100) square feet of finished floor area.
Staff Note: The applicant notes that the average and minimum dwelling sizes are below the established minimums. Average dwelling size is 855 SF with many under 1,100 SF.
3. Sec. 1113.03 I. A. 4-Maximum gross density for single family detached dwellings shall be five (5) units per acre: maximum gross density for single family attached dwellings shall be ten (10) units per acre and maximum gross density for multifamily dwellings shall be forty (40) units per acre.

Staff Notes:

- MF =40 units/acre X 3.18=127.2
 - Requested 194-205 units-which is 61.01-64.47 units/acre
4. Sec. 1113.03 I. E. 2-No residential uses shall be permitted on the sidewalk level within any building containing multi-family residential uses with street frontage on any street in the Central Business District.
Staff Notes: There are residential units on the sidewalk level of Hillyer Street.
 5. Sec. 1113.04 I. A. 1 and CBD Dimension Requirements Chart- (Chart 36'/48' (bonuses)
Staff Notes: Height is exceeded on all elevations. See SP-01, A4-00.1 and A4-00.2
 6. Sec. 1113.04 I. C. 2. Shall be used only for passive landscape, outdoor dining and patios.
Staff Notes: There are portions of on-street parking in the 10' side yard setback along Hillyer Street.
 7. Sec. 1113.04 I. D. Maximum building footprint. Within all four areas of the CBD, no building shall have a building footprint of greater than 30,000 square feet of ground area.
Staff Notes: The proposed footprint is 72,005 (50,357 BLDG./21, 648 Parking Deck)
 8. Sec. 1113.05 I. A. 2. Newly created parks or open spaces shall conform to the following: a)-A minimum of fifty percent (50%) of the park or open space's perimeter shall abut a public right-of-way.
Staff Notes: The park space abuts US 278 on one side. Based on the existence of Sams Crossing as a bridge, the park does not really abut this right-of-way and does not meet this requirement.
 9. Sec. 1113.05 I. A. 2. Newly created parks or open spaces shall conform to the following: b)-The front façade of adjacent buildings shall be oriented to face onto the park or open space. Rear elevations shall be prohibited from abutting the park or open space and shall be substantially

consistent with the front elevation as to architectural style, building materials and exterior finishes.

Staff Notes: The front façade faces US 278 for retail purposes. One corner of the non-residential portion (leasing area) of the building nearest Sams Crossing faces the park. There is also an entrance from the park to the building. The far rear of each side of the building and the rear of the building is a parking deck which is not consistent with the front elevation although, the most visible parts of the building are consistent with the overall architectural style.

10. Sec. 1113.06 I. and CBD Street Requirements Chart (Min. Street Furniture Zone:7'/Min. Sidewalk Clear Zone: 5') - Sidewalks. Public sidewalks shall be located along all streets and shall have minimum widths as specified herein. Sidewalks shall consist of two zones: A street furniture and tree planting zone and a clear zone. The zones shall have a minimum width as specified in the CBD Street Requirements Chart.

Staff Notes: There is only an 8' sidewalk with no real street furniture and tree planting or supplemental zone on Hillyer Street.

11. Sec. 1113.06 I. A. -Street furniture and tree planting zone requirements. The zone shall be located immediately adjacent to the curb and shall be continuous.

Staff Notes: The street furniture and tree planting zone is not continuous along Hillyer Street. The area consists of parking and tree planting. There is an 8' sidewalk which would meet the 5' sidewalk clear zone.

12. Sec. 1113.06 I. C. Street tree planting requirements. 1. Street trees are required and shall be planted on center within the street furniture and tree planting zone in the ground at thirty (30) foot intervals and, whenever possible, spaced an equal distance between street lights.

Staff Notes: The trees are placed at sixty (60) foot intervals on US 278 and vary on Hillyer Street exceeding the thirty (30) foot intervals.

13. Sec. 1113.06 I C 4 & 5-Closely mirrors 17-46.

Staff Notes: There are a few minor discrepancies in naming and one not on the list.

AE List

Japanese Maple
Redbud
Willow Oak
Various Hollies

SCP

Seiryu Japanese Maple
Forest Pansy Redbud
Upperton Willow Oak
Foster's and Savannah Holly
Wax Leaf Ligustrum

14. Sec. 1113.08 I. C. 1 & 2. Building delineation.

1. Horizontal delineation. Delineation of all building floors shall be executed through windows, belt courses, cornice lines or similar architectural detailing.

2. Vertical delineation. Building walls shall incorporate a vertical building delineation element a minimum of every fifty (50) feet. Delineation shall be executed through wall offsets, projections, recesses, varying building materials or similar architectural detailing.

Staff Notes: Horizontal and vertical delineation is not met on the north elevation and portions to the rear of the building on the east and west elevations. This is because of the parking deck. It is mostly wrapped except for to the rear.

15. Sec. 1113.08 I. F. 2. All such buildings with more than four (4) residential units that are adjacent to the sidewalk shall have individual entrances to such units directly accessible from the sidewalk and shall open directly onto the adjacent sidewalk, park, plaza, terrace or porch adjacent to the sidewalk.
Staff Notes: There are main building entrances to access the residential units not individual entrances.
16. Sec. 1113.08 I. F. 3. Such buildings shall have windows at sidewalk level on each street frontage façade that are substantially similar in size to the sidewalk level front façade windows.
Staff Notes: This is not met along Hillyer Street.
17. Sec. 1113.09 I. A. & B.-
A. All sidewalk paving materials shall be continued across any intervening driveway at the same prevailing grade and cross slope as on the adjacent sidewalk clear zone.
B. Driveways shall have a band of textured concrete adjacent to the street that is in-line with and equal in width to the street furniture zone and shall have a textured band of concrete adjacent to the sidewalk that is in-line with the supplemental zone and a minimum width of five (5) feet from the sidewalk.
Staff Notes: Not on plans. Hillyer Street is a dead end street. The paving would not be leading to another sidewalk or walkway.
18. Sec. 1113.09 I. C. 1.- Driveway curb cut widths shall be a maximum of twenty-four (24) feet for a two-way entrance and twelve feet (12) for one-way entrances.
Staff Notes: The only driveway curb cut leads to the parking deck and exceeds the maximum. The applicant has noted that the need for the curb cut width is for fire trucks.
19. Sec. 1113.09 I. C. 9. Parking deck facades shall conceal motor vehicles from visibility from any public right-of-way or private drive or street that are open to the general public, and shall have the appearance of a horizontal storied building.
Staff Notes: The deck is partially visible from Sams Crossing and the end of Hillyer Street at the rear of the building close to the CSX tracks. The deck does not appear like a horizontal storied building. A good portion of the deck is wrapped by the building.
20. Sec. 1206. III. O-I, NS, GC, LI and MD, CBD District Developments
A buffer having a minimum depth of 50 feet shall be established and maintained by the property owner between any nonresidential or multifamily use and any residential district. **A planted buffer having a minimum width of 10 feet shall be provided along any public right-of-way.** Upon a determination by the Building Official that the buffer alone will not provide adequate screening, a six-foot fence or wall may be required to supplement the buffer. However, no fence or wall may be installed in such a way that construction of the fence or wall would destroy existing vegetation that, in itself, provides visual screening between the nonresidential or multifamily use and the residential district. Such fencing shall be located on a minimum setback of 20 feet from the common property boundary to afford the residential use the benefit of landscaping. The following table is intended for reference purposes, only. The text of the respective sections controls the exact buffer requirements.

Buffer Characteristics by Zoning District

<i>District</i>	<i>Buffer Width Abutting a Single Family Use</i>	<i>Buffer Width Abutting any Property Line</i>	<i>Buffer Width Abutting a Public Right-of-Way</i>
Single Family Dwellings	No buffer required	No buffer required	No buffer required
Multifamily Development	50 feet	30 feet	10 feet
Planned Development	50 feet	30 feet	10 feet
O-I, NS, GC, LI MD and CBD	50 feet	No buffer required abutting non-residential or multifamily use	10 feet

Staff Notes: This required buffer would conceal the building and subsequently the retail from the street.

Rezoning Request: 2741 East College Avenue and 710 Dalerose Avenue-Central Business District (CBD) Area 3 to General Commercial (GC)

NKS Management LLC filed a rezoning request for 2741 East College Avenue and 710 Dalerose Avenue. The applicant requests a zoning change from CBD-3 to GC. The proposed project is a mixed product with retail on the first floor facing East College Avenue and mini-storage above and behind. The Planning and Zoning Board will be discussing this as well on Monday, April 18. Once packets are complete it will be added to the website.



ZONING APPLICATION

Date Received: March 29, 2016 Application No.: 1
(To be filled out by City Staff)
Application Fee: \$100 - Method of Payment CASH CK# #2019

See Article 17 of the City of Avondale Estates Zoning Ordinance for the procedure to amend the zoning ordinance

Applicant: NKS Management LLC E-Mail: nitesh@nitneilpartners.com

Applicant Mailing Address:
1447 Peachtree Street Suite 470, Atlanta, GA 30309

Applicant Phone: 678-701-9305 Fax: _____

Owner Certification: attached E-Mail: _____
(If different than Applicant, attach Affidavit of Authorization as an Exhibit)

Owner's Mailing Address:
PO Box 33623, Decatur, GA 30033

Owner(s) Phone: _____ Fax: _____

Address/Location of Subject Property: 2741 East College Avenue & 710 Dalerose Avenue

District(s): 15th Land Lot(s): 248 Block: _____ Parcel(s): 281-284

Text Amendment: Yes/No NO Application Requirements-Sec. 1703 II. A. _____
Map Amendment: Yes/No YES Application Requirements-Sec. 1703 II. B. _____

Current Zoning: CBD - ~~Urban~~ Proposed Zoning: GC

Kristen Davidson
Notary Public

[Signature]
Signature of Applicant _____ Date _____
Check One: Owner _____ Agent

Sept 16, 2018
Expiration Date/Seal



LEGAL DESCRIPTION OF LAND

All that tract or parcel of land lying and being in Land Lot 248 of the 15th District of Dekalb County, Georgia, being Lots 281, 282, 283 and 284, Decatur Terrace Subdivision, as per plat recorded at Deed Book 3I, page 207, Dekalb County, Georgia Records, which plat is herein incorporated by reference. 710 Dalerose Avenue, Decatur, Georgia 30030.

TOGETHER WITH:

All that tract and parcel of land lying and being in Land Lot 248 of the 15th District of DeKalb County, Georgia, and being more particularly described as follows: BEGINNING at a point on the south side of East College Avenue at its intersection with the east side of Dalerose Avenue (formerly Simpkins Avenue); running thence easterly along the south side of East College Avenue, a distance of 140 feet to a point on the westerly side of Brown Place; running thence southerly along the western side of Brown Place, a distance of 200 feet to a point; running thence westerly, a distance of 140 feet to a point; running thence northerly, a distance of 180 feet to a point on the east side of Dalerose Avenue; running thence northerly along the easterly side of Dalerose Avenue, a distance of 20 feet, more or less, to a point on the south side of East College Avenue and the point of beginning; being improved property known as No. 2741 East College Avenue, according to the present system of numbering houses in DeKalb County, Georgia.

Current Structures

2741 East College Avenue, Avondale Estates, GA





March 21st, 2016

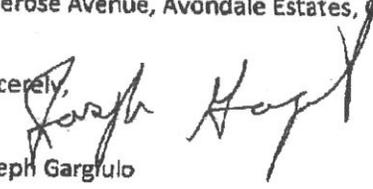
Joseph Gargiulo
PO Box 33623
Decatur, GA 30033
March 21st, 2016

Keri Stevens
City Planner and Community Development Officer
City of Avondale Estates
21 North Avondale Plaza
Avondale Estates, GA 30002

Dear Keri Stevens:

Please allow this letter to serve as my authorization for NKS Management LLC to complete the application for Rezoning and a Certificate of Appropriateness as well as appear on my behalf before the Board of Mayor and Commissioners, the Planning and Zoning Board, and the Architectural Review Board. This authorization is regarding my property located at 2741 East College Avenue and 710 Dalerose Avenue, Avondale Estates, Georgia 30329.

Sincerely,


Joseph Gargiulo
Property Owner

March 28, 16



Keri Stevens
City Planner & Community Development Officer
City of Avondale Estates
21 North Avondale Plaza
Avondale Estates, GA 30002

Re: Letter of Intent in Support of a Rezoning and Request for an Amendment to the Zoning Map

Ms. Stevens:

NitNeil Partners LLC (hereafter, "NitNeil"), which is an affiliate entity of NKS Management LLC, submits this Application for rezoning and an Amendment to the Zoning Map for the City of Avondale Estates, Georgia, and requested variances for the assembled property, being 0.80 acres, Land Lot 248 of the 15th District of Dekalb County, Georgia, located at 2741 East College Avenue & 710 Dalerose Avenue, Avondale Estates, Georgia (hereinafter, the "Property").

Summary of Rezoning Request

The Property is currently zoned Central Business District (CBD), and the current use on the Property is as an automobile repair shop. NitNeil seeks to rezone the Property to General Commercial (GC) in order to develop the Property as a mixed-use facility that includes 5,100 square feet of quality, street-level retail space along with a four-story, fully enclosed, climate-controlled self storage use, with enclosed parking for both. NitNeil proposes changing the existing zoning to GC to allow the self storage use but also proposes a site plan and requested variances that would closely mirror the development standards for CBD.

As detailed below, this project will further enhance the Western Gateway to the city. Additionally, as the city is well aware the future growth of Avondale Estates and the surrounding area includes a number of commercial and mixed-use projects plus many new single- and multi-family housing options, all of which will require and benefit from a convenient self-storage option. While fulfilling a need for a high quality storage option in Avondale Estates, our proposed development would place minimal to no impact on the city's infrastructure (i.e., limited noise, utilities, schools, traffic, parking, etc). It would also feature state of the art lighting and surveillance along the exterior, which will further enhance neighborhood security.

NitNeil Partners is an Atlanta based real estate investment firm that develops architecturally-inspiring self storage facilities in high growth, urban settings. We are experienced in developing similar storage projects throughout the Southeast, including recently completed and current projects in:

- Inman Park (Atlanta)
- Dunwoody, GA
- Chattanooga, TN
- Greenville, SC
- Durham, NC
- Charleston, SC
- Mt. Pleasant, SC
- Tampa, FL
- Louisville, KY

Alignment with Downtown Master Plan

The 2014 Downtown Master Plan Update specifically identifies the subject property for "higher density, mixed use development, as identified on the plan, to provide a variety of retail and office services to meet daily needs," making the requested special use entirely consistent with the Land Use Plan. As reflected in the Master Plan, the East College Avenue corridor is intended to support a true mix of uses. The proposed mixed-use facility would include the type of street-level retail, landscape buffers, and pedestrian enhancements as called for in the Master Plan. The proposed, high quality storage use will support the recent and expected influx of businesses and residents to Avondale Estates, and it will promote flexible, smart growth consistent with the high-density nature of the East College Avenue corridor.

The advantage of combining this retail space with a multi-story, climate controlled self storage facility is that the complementary uses will not require an inordinate amount of parking or add a significant amount of additional traffic to the city's streets. According to the 2013 Self Storage Almanac, an average of 27.2 vehicles per day enter each facility in the southeastern U.S., which is significantly lower than other types of commercial uses.

This sort of shared parking between complimentary uses is in alignment with the goal of the Master Plan to promote compact infill development that provides "adequate, but not excessive, parking." Additionally, the proposed design calls for enclosed parking, which will help screen it from the street views and the surrounding neighbors.

The Neighborhood

The Property is located across the street from the planned South City Partners mixed-use development, which is zoned CBD. The other surrounding properties within the city of Avondale Estates are zoned CBD but currently house a mix of retail, industrial and other commercial uses. NitNeil is in the process of contacting the various neighbors and neighborhood associations to make them fully aware of the planned project.

NitNeil welcomes any inputs from the community regarding the designs that have been presented. For each of the recent and current projects listed above, we have gone to great lengths in working with each respective neighborhood to make sure that each facility was thoughtfully designed, with an appropriate aesthetic and high level of quality that enriches each local market.

While creating additional tax revenue, self storage facilities are a quiet, low-impact use for the community. The property's close proximity to retail, offices, single- and multi-family properties makes the proposed use ideal in that it will serve those customers with minimal impact on noise, traffic, existing infrastructure, and neighboring uses.

Access

The Property's location off East College Avenue provides easy access to multiple routes and major roadways, including Sam's Crossing, East Ponce de Leon Ave., Memorial Drive, Covington Highway, and I-285, with little to no impact on traffic. The conceptual site plan provides efficient circulation for ingress/egress. It includes two entrances for easy access via either Dalerose Avenue or Brown Place. Our civil engineer, Cornerstone Site Consultants, has reviewed access, the turning radius and parking to ensure that there is adequate industry standard parking, ingress, egress and space to accommodate the proposed uses during peak hours.

Our company specializes in acquiring, developing and operating similar quality, self storage properties. Three images of current storage developments are enclosed with this application. While we are flexible as to the design and materials, we propose to construct this Property to a similar level of quality. The proposed use would also be designed to meet the City of Avondale Estates' development standards and would be consistent with the existing and planned commercial, retail, and office projects within the East College Avenue corridor.

Request for Variances

In conjunction with and in addition to the requested climate-controlled storage use permitted in GC zoning, we also request a short list of variances to allow us to construct a four-story, mixed-use building that includes street-level retail and

interior parking. We believe this height request is consistent with the mid-rise structures in or planned for the area.

As reflected in the conceptual site plan and preliminary architectural plans, NitNeil plans to construct a 4-story, 90,600-square-foot building, with 5,100 square feet of street-level retail, a rental office, and an elevator lobby located at the front of the building. The remainder of the building will house private storage units, hallways, stairwells, and two large-scale elevators. The site configuration with entrances on both sides allows for inside parking, excellent circulation, and direct access for customers to the retail and storage spaces.

While we are proposing to change the Property zoning to GC to allow the self storage use, we intend to build as closely as possible to the standards for CBD zoning. To do so, we are requesting the following variances, contingent upon the approval of this rezoning application:

- Section 1109 (C) - Front Yard - A variance request for the front setback requirements from 40 to 0 feet;
- Section 1109 (C) - Side Setbacks - A variance request for the side setback requirements from 15 to 0 feet;
- Section 1109 (C) - Rear Setbacks - A variance request for the rear setback requirements from 30 to 0 feet;
- Section 1109 (E) - Height - A variance request for the maximum building height from 35 to 55 feet;
- Section 1109 (D) - Building Coverage (as a percentage of lot area) - A variance request for the maximum building coverage from 45 percent to 90 percent, utilizing an Open Space Height Bonus;
- Section 1109 (F) - Lot Coverage - A variance request for the maximum lot coverage from 80 percent to 90 percent;
- Section 1204.III.(C).(5) - Parking - The Property parking area is designed to include 29 parking spaces. This design includes 15 parking spaces for the retail space, which is in accordance with the 1/300 minimum parking requirements for CBD for retail. The remaining 14 parking spaces would be allotted to the self storage space. To reduce the parking ratio for the storage space, we are requesting a variance from the "Other Non-Residential Uses" provision of the Zoning Ordinance, which calls for 1 space/400 square feet. The reasoning for such a reduction is outlined below;
- Section 1204.III.(E) - Loading Spaces - A variance request to reduce the required loading spaces from 2 down to 0. The rationale for this is there is a driveway for loading space provided through the parking lot, just not designated loading spaces;
- Section 1206.III - Buffers - A variance request to eliminate the 10-foot front landscape strip along the three (3) right-of-way frontages and reduce the 50

- foot buffer along the adjacent residential property to the buffer area shown on the site plan (various dimensions due to the property configuration); and
- Section 1207.II – Dumpsters – A variance to reduce the distance a dumpster may be from a residential district from the required 50 feet down to 8 feet. The rationale for this is that dumpster pickup from this type of facility is typically only once a week.

These proposed development standards, including the setbacks, height, and coverage ratios are largely consistent with the development standards for CBD. Granting these variances would ensure that the project is consistent with the Master Plan and the remainder of projects planned and under construction along the East College Avenue corridor.

NitNeil has considerable development and management history in various jurisdictions for these types of self service storage facilities. This facility is designed to contain approximately 85,500 gross square feet of storage space; because of the loss of leasable space due to hallways, elevators, stairwells, and other common areas, this project is expected to result in roughly 60,000 rentable square feet of storage space. Based on our extensive experience, we have never seen the need for more than 12-14 parking spaces for our storage facilities.

We have included various supporting documentation with regard to the requested reduction in required parking, including:

- Excerpt from the 2013 Self-Storage Almanac, which provides a breakdown by region, units, and square footage in regard to the average number of parking spaces at self-service storage facilities. It is clear by this documentation that the average provided parking ranges from 7.1 to 12.7 spaces.
- Excerpt from Institute of Transportation Engineers (ITE) Parking Generation 4th Edition for the Land Use: 151 Mini Warehouse. The average parking supply ratio per this document is .20 spaces per 1,000 square feet of gross floor area. Based on 85,500 square feet, this would equate to a parking requirement for the proposed site plan of 17 spaces. However, the ITE attachment also provides an average peak parking demand analysis based on peak demand per gross square footage, which is .14 vehicles per 1,000 square feet. This ratio would equate to 11.97 spaces for the proposed site plan.

Additionally, we have included copies of three approved site plans:

- Mt. Pleasant, SC: This three-story, 75,306 square foot self-service storage facility on 1.37 acres is currently under construction. The tabular data

indicated that it was approved based on an industry standard of one parking space per 100 units. The site plan shows that we proposed and were approved for nine (9) spaces, which equated to 1.55 spaces per 100 units, or 1 space per 8,400 square feet.

- Durham, NC: This four-story (inclusive of basement), 88,492 square-foot self storage facility on .816 acres is currently under construction. The jurisdiction required the provision of 11 parking spaces, which included six (6) on-site and five (5) on-street parking spaces. The parking size and provisions are consistent with the higher end range of parking for the Self Storage Almanac.
- Dunwoody - Atlanta, GA: This four-story, 80,872 square foot self storage facility is nearing completion. The City of Dunwoody granted a parking variance that allowed for 14 total spaces, which is consistent with the Self Storage Almanac.

Conclusion

Thank you for your time and consideration of our requests. Approval of these requests will result in a high-quality storage option for the businesses and residents both in and around the City of Avondale Estates. We welcome the opportunity to meet with the Mayor, Commissioners, Planning & Zoning Board (PZB), City Manager, and your staff to answer any questions. We respectfully request your approval of these Applications.

Yours truly,



Nitesh Sapra

cc: Neil Sapra
Steve Tedder

Enclosures

CORNERSTONE
 SITE CONSULTANTS, LLC
 2885 GOSBY PARKWAY
 MARIETTA, GA 30066
 WWW.CORNERSTONEGA.COM

Building Summary:
 Level 4: 26,000 Climate Controlled Self Storage
 Level 3: 26,000 Climate Controlled Self Storage
 Level 2: 26,000 Climate Controlled Self Storage
 Level 1: 600 Office + 4500 Retail + 7,500 Storage
 90,600 SF Total
 (85,500 SF Storage + 600 SF Office + 4,500 Retail)

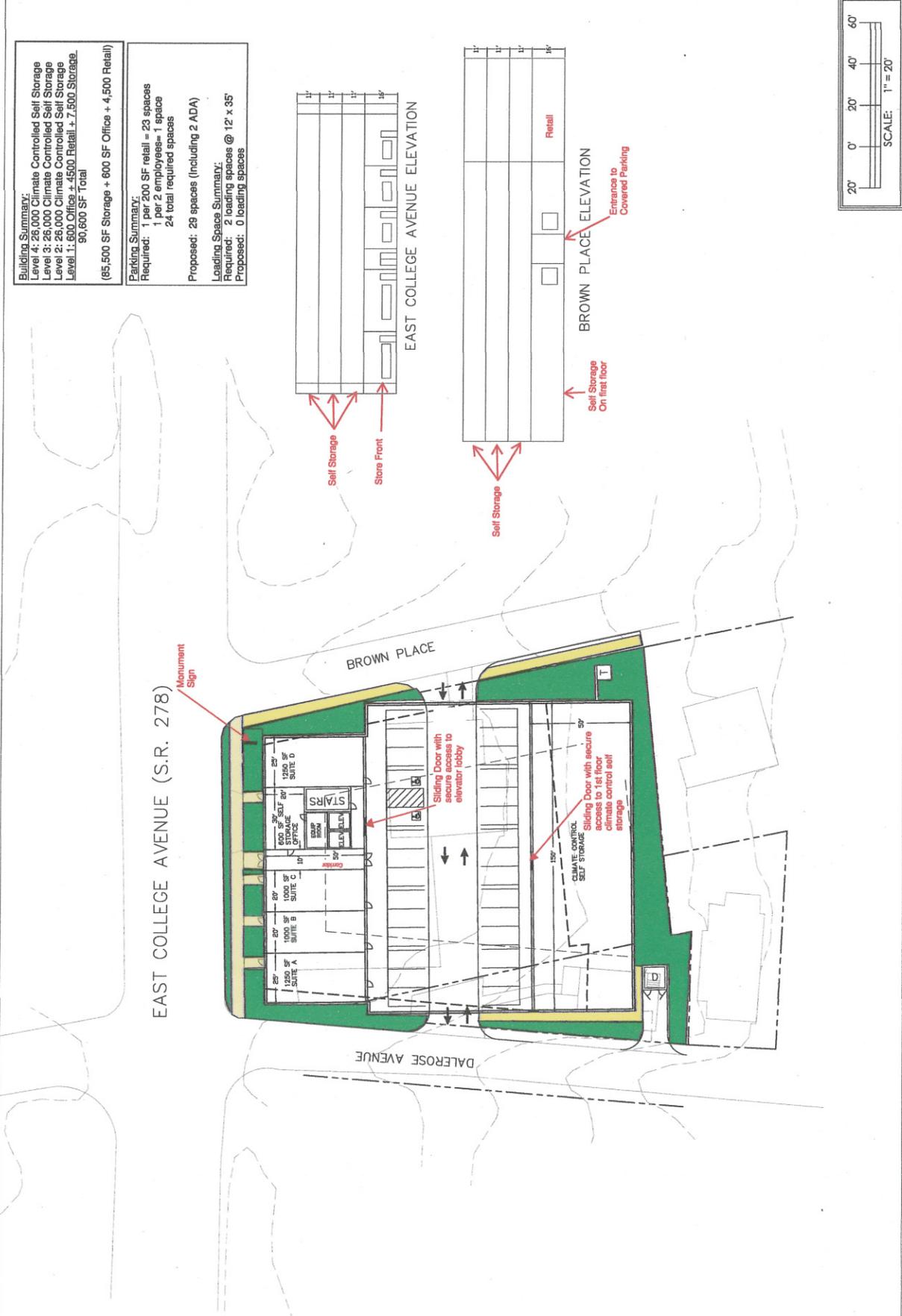
Parking Summary:
 Required: 1 per 200 SF retail = 23 spaces
 1 per 2 employees = 1 space
 24 total required spaces

Proposed: 28 spaces (including 2 ADA)
Loading Spaces Summary:
 Required: 2 loading spaces @ 12' x 35'
 Proposed: 0 loading spaces

CONCEPT SITE PLAN FOR:
**Climate Controlled Self Storage
 Retail Storefront and**
 2471 EAST COLLEGE AVENUE, AVONDALE ESTATES, GEORGIA

150 250 200 150 100 50 0 50 100 150 200 250

SHEET TITLE:
 CONCEPT
 SITE PLAN
SHEET NUMBER:
 C001









a target customer segment. Other features may be mandated by local or municipal rules and regulations. Items such as landscaping and setbacks are often determined by zoning rules or ordinances. Cities may have mandates surrounding the number of parking spaces at self-storage facilities as well. (See Table 8.1)

TABLE 8.1

AVERAGE NUMBER OF PARKING SPACES AT FACILITY OFFICE	
REGION	Average Number
Division	
NORTH CENTRAL	8.4
East North Central	9.3
West North Central	6.9
NORTHEAST	10.6
Middle Atlantic	12.1
New England	7.9
SOUTH CENTRAL	10.5
East South Central	8.3
West South Central	10.7
SOUTHEAST	12.7
South Atlantic	12.7
WEST	8.2
Mountain	8.1
Pacific	8.3
NATIONAL	9.8
Number of Units	
1 to 99	14.3
100 to 299	8.1
300 to 499	9.7
500 to 999	10.3
1,000 or more	9.7
Rentable Sq. Footage	
Less than 25,000	12.4
25,000 to 49,999	7.6
50,000 to 74,999	7.1
75,000 to 99,999	11.4
100,000 or more	12.0
Market Area	
Urban	10.2
Suburban	9.6
Rural	9.4
Year Facility Built	
Prior to 1981	10.5
1981 to 1985	7.4
1986 to 1990	9.0
1991 to 1995	10.5
1996 to 2000	9.4
2001 to 2005	9.4
2006 or after	10.5

Nationally, the average number of parking spots at self-storage locations in 2012 totaled 9.8 per store. Storage facility parking spaces were most abundant in the Southeastern region of the U.S., where sites averaged 12.7 parking spaces at each self-storage property.

TABLE 8.2

TRAFFIC FLOW	
REGION	Average Number of Vehicles Entering the Facility Daily
Division	
NORTH CENTRAL	22.5
East North Central	24.6
West North Central	19.1
NORTHEAST	17.0
Middle Atlantic	17.8
New England	15.7
SOUTH CENTRAL	19.1
East South Central	13.7
West South Central	19.9
SOUTHEAST	27.2
South Atlantic	27.2
WEST	20.8
Mountain	19.2
Pacific	22.4
NATIONAL	21.0
Number of Units	
1 to 99	14.3
100 to 299	15.3
300 to 499	20.8
500 to 999	25.0
1,000 or more	35.4
Rentable Sq. Footage	
Less than 25,000	15.2
25,000 to 49,999	18.2
50,000 to 74,999	19.7
75,000 to 99,999	26.9
100,000 or more	35.5
Market Area	
Urban	22.6
Suburban	21.8
Rural	15.2
Year Facility Built	
Prior to 1981	20.7
1981 to 1985	19.4
1986 to 1990	20.9
1991 to 1995	23.1
1996 to 2000	20.0
2001 to 2005	21.2
2006 or after	20.9

Parking is harder to come by at self-storage stores in the West. Within this region, self-storage facilities in the Pacific averaged 8.3 parking spaces and offered 8.1 parking spots at facilities in the Mountain states.

Intuitively, it would be easy to assume that the largest self-storage facilities also have the most parking spaces; however, the numbers say otherwise. Self-storage properties with less than 100 storage units—the smallest facility size analyzed—posted the highest number of parking spaces of the category, averaging 14.3 spaces. Likewise, self-storage stores with the least rentable square footage of the category also averaged the highest number of parking spaces, offering a total of 12.4 parking spots at self-storage stores measuring less than 25,000 square feet.

The population of the area surrounding the self-storage facility seemed to impact the number of parking spaces included at the property. This year, rural sites averaged the fewest parking spaces, with 9.4 spots per storage facility. Suburban storage stores fell in the middle of the range, averaging 9.6 parking spaces at each property. Urban sites boasted the highest average number of parking spots for the category at 10.2 per storage store—a number approximately nine percent higher than the parking space average posted by rural storage businesses.

Low Traffic Business

Self-storage facilities do not bring an excessive amount of additional traffic to the neighborhoods they serve. Unlike big box stores or fast food restaurants, which generate traffic day and night, self-storage facilities see many fewer customers on a daily basis than do most other

Land Use: 151 Mini-Warehouse

Description

Mini-warehouses are buildings in which a number of storage units or vaults are rented for the storage of goods. They are typically referred to as "self-storage" facilities. Each unit is physically separated from other units, and access is usually provided through an overhead door or other common access point.

Database Description

- Average parking supply ratio: 0.2 spaces per 1,000 square feet (sq. ft.) gross floor area (GFA) (two study sites).

The Saturday parking demand ratio for a site with 1,400 storage units was 0.77 vehicles per 100 storage units. Parking demand data at this site were collected for six consecutive hours between 1:00 and 7:00 p.m., and the peak period of demand occurred between 4:00 and 5:00 p.m.

The following table presents a time-of-day distribution of parking demand for three study sites.

Based on Vehicles per 1,000 sq. ft. GFA	Weekday	
	Percent of Peak Period	Number of Data Points*
Hour Beginning		
12:00-4:00 a.m.	—	0
5:00 a.m.	—	0
6:00 a.m.	—	0
7:00 a.m.	31	3
8:00 a.m.	24	3
9:00 a.m.	59	3
10:00 a.m.	91	3
11:00 a.m.	100	3
12:00 p.m.	55	3
1:00 p.m.	45	3
2:00 p.m.	46	3
3:00 p.m.	40	2
4:00 p.m.	88	1
5:00 p.m.	27	1
6:00 p.m.	35	1
7:00 p.m.	27	1
8:00 p.m.	—	0
9:00 p.m.	—	0
10:00 p.m.	—	0
11:00 p.m.	—	0

* Subset of database

Study Sites/Years

Canada:

Burnaby, BC (1991); Coquitlam, BC (1991); Richmond, BC (1991)

United States:

Santa Barbara, CA (1998); Hadley, MA (2008)

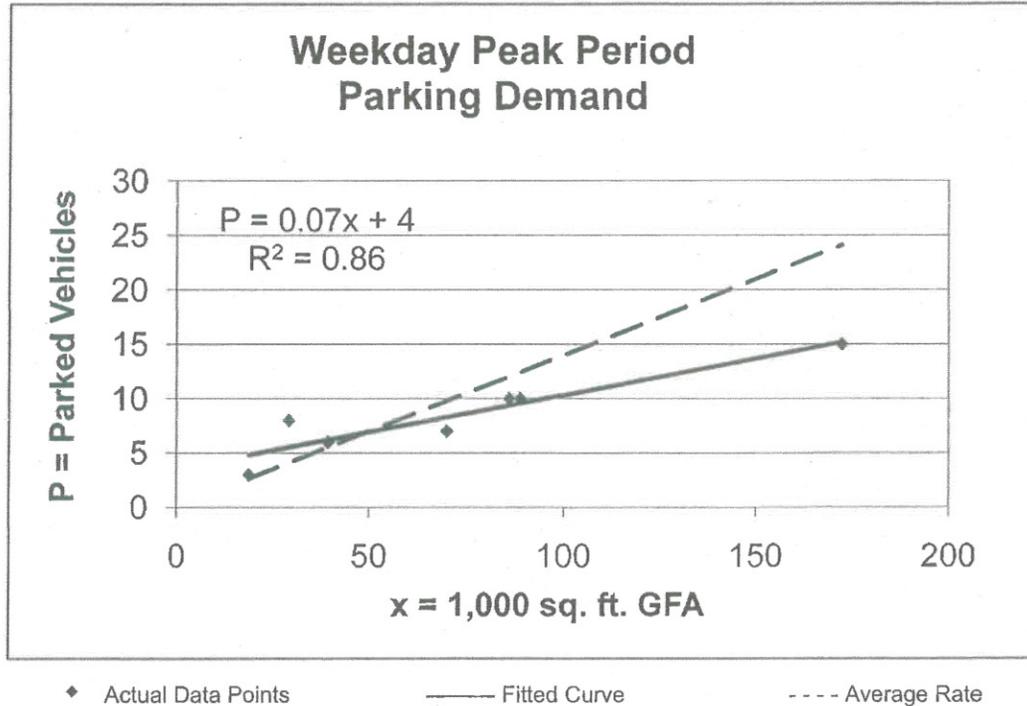
4th Edition Source Number

1115

Land Use: 151 Mini-Warehouse

Average Peak Period Parking Demand vs. 1,000 sq. ft. GFA On a: Weekday

Statistic	Peak Period Demand
Peak Period	10:00 a.m.–12:00 p.m.; 4:00–5:00 p.m.
Number of Study Sites	7
Average Size of Study Sites	72,000 sq. ft. GFA
Average Peak Period Parking Demand	0.14 vehicles per 1,000 sq. ft. GFA
Standard Deviation	0.06
Coefficient of Variation	44%
Range	0.09–0.27 vehicles per 1,000 sq. ft. GFA
85th Percentile	0.17 vehicles per 1,000 sq. ft. GFA
33rd Percentile	0.11 vehicles per 1,000 sq. ft. GFA



March 21st, 2016

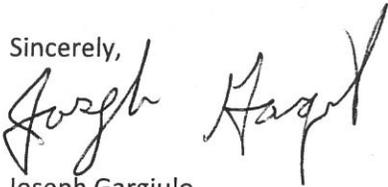
Joseph Gargiulo
PO Box 33623
Decatur, GA 30033
March 21st, 2016

Keri Stevens
City Planner and Community Development Officer
City of Avondale Estates
21 North Avondale Plaza
Avondale Estates, GA 30002

Dear Keri Stevens:

Please allow this letter to serve as my authorization for NKS Management, LLC to complete the Combination Plat for my properties located at 2741 East College Avenue and 710 Dalerose Avenue, Avondale Estates, Georgia 30329.

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph Gargiulo". The signature is written in a cursive style with a large, stylized initial "J".

Joseph Gargiulo
Property Owner

SURVEY NOTES

EQUIPMENT USED:
A TRIMBLE S8 TOTAL STATION WAS USED TO OBTAIN ANGULAR MEASUREMENTS AND DISTANCE MEASUREMENTS.

A TRIMBLE R-10 DUAL FREQUENCY GPS UNIT WAS USED FOR ESTABLISHING CONTROL. A NETWORK ADJUSTED RTK SURVEY WAS PERFORMED AND ADJUSTED BY RELATIVE POSITIONAL ACCURACY.

CLOSURE STATEMENT:
TRACT 1 HAS BEEN CALCULATED FOR CLOSURE AND IS ACCURATE WITHIN ONE FOOT IN 135,620 FEET.
TRACT 2 HAS BEEN CALCULATED FOR CLOSURE AND IS ACCURATE WITHIN ONE FOOT IN 297,732 FEET.

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAD A CLOSURE OF ONE FOOT IN 27,414 FEET AND AN ANGULAR ERROR OF 1" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A GRID BEARING BASE (GA WEST ZONE) NAEDS.

ALL HORIZONTAL DISTANCES SHOWN ARE GROUND DISTANCES. MEASURING UNITS OF THIS SURVEY ARE IN U.S. SURVEY FEET.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY TO THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

INFORMATION REGARDING STORM SEWER AND SANITARY SEWER AS SHOWN HEREON, IS BASED ON OBSERVATIONS TAKEN BY TERRAMARK EMPLOYEES AT THE GROUND ELEVATION OF THE EXISTING STRUCTURE. TERRAMARK SURVEYORS ARE NOT AUTHORIZED TO ENTER A CONFINED SPACE SUCH AS A STRUCTURE. THEREFORE, THERE IS NO CERTAINTY OF THE PIPE SIZES AND PIPE MATERIAL THAT ARE SHOWN ON THIS SURVEY. EXCAVATION BY A CERTIFIED CONTRACTOR IS THE ONLY WAY TO VERIFY PIPE SIZE AND MATERIAL. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE PIPE INFORMATION SHOWN HEREON.

STATE WATERS AND BUFFERS AS SHOWN OR NOT SHOWN HEREON ARE SUBJECT TO REVIEW BY LOCAL JURISDICTION OFFICIALS. IT IS THE RESPONSIBILITY OF THE LOCAL AUTHORITY TO DETERMINE SPECIFIC WATER CLASSIFICATION. THEREFORE, TERRAMARK LAND SURVEYING ACCEPTS NO RESPONSIBILITY IN THE IDENTIFICATION OF SAID WATERS OR BUFFERS IDENTIFIED HEREON.

PROPERTY IS SUBJECT TO RIGHTS OF UPPER AND LOWER RIPIARIAN OWNERS IN AND TO THE WATER OF CREEKS AND BRANCHES CROSSING OR ADJOINING SUBJECT PROPERTY AND THE NATURAL FLOW THEREOF. FREE FROM DIMINUTION OR POLLUTION.

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS SURVEY DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESS CERTIFICATION BY THE SURVEYOR NAMED SAID PERSON, PERSONS OR ENTITY.

TERRAMARK LAND SURVEYING, INC. DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTE IN THE SURVEY AREA.

FIELD WORK FOR THIS PROPERTY WAS COMPLETED ON MARCH 29, 2018

TITLE NOTES

ACCORDING TO THE "FIRM" (FLOOD INSURANCE RATE MAP) OF DEKALB COUNTY, GEORGIA (PANEL NUMBER 13080C0098J), DATED MAY 18, 2013; NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN ON THIS SURVEY.

SUBJECT PROPERTY HAS ACCESS TO THE PUBLIC RIGHT OF WAY OF EAST COLLEGE AVENUE, DALEROSE AVENUE & BROWN PLACE.

REFERENCE MATERIAL

- WARRANTY DEED TO JOSEPH C. GARGIULO RECORDED IN DB. 16447 PG. 636 AMONG THE RECORDS OF DEKALB COUNTY, GEORGIA.
- WARRANTY DEED TO JOSEPH C. GARGIULO RECORDED IN DB. 16290 PG. 350 AFORESAID RECORDS
- QUIT CLAIM DEED TO JOSEPH C. GARGIULO RECORDED IN DB. 16290 PG. 351 AFORESAID RECORDS
- SUBDIVISION PLAT FOR E.V. AUSTIN & W. ALSTON BROWN RECORDED IN PB. 8 PGS. 112 AFORESAID RECORDS
- PLAT FOR DECATUR TERRACE RECORDED IN PB. 34 PG. 207 AFORESAID RECORDS
- SURVEY FOR JOSEPH GARGIULO PREPARED BY DEKALB SURVEYS DATED JULY 16, 2004
- SURVEY FOR JOSEPH GARGIULO PREPARED BY ROY E. HOUSWORTH DATED APRIL 30, 2004

LEGEND

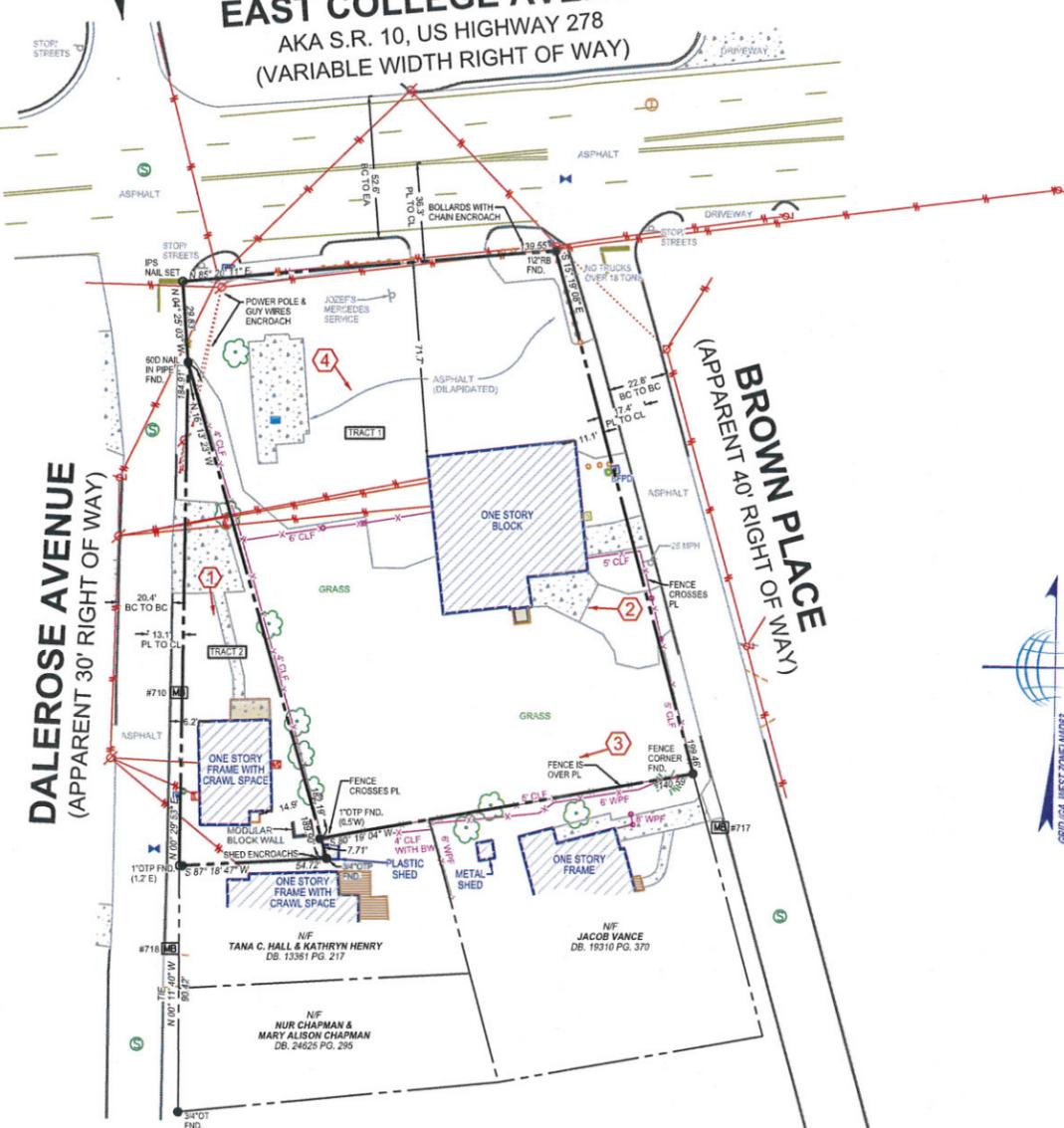
	CURB AND GUTTER (C&G)		CATCH BASIN (DWCB)		IRRIGATION CONTROL VALVE (ICV)		LIGHT POLE (LP)		CROSSWALK
	FENCE		CATCH BASIN (SHCB)		FIRE HYDRANT (FH)		POWER POLE WITH LIGHT		SPOT ELEVATION
	HANDRAIL		DROP INLET (DI)		WATER METER (WM)		UTILITY MANHOLE (UM)		CONCRETE AREA
	STORM DRAIN LINE		JUNCTION BOX (JB)		FIRE DEPT. CONNECTION (FDC)		SPOTLIGHT		OVERHANG AREA
	SANITARY SEWER		HEAD WALL (HW)		WATER VALVE MARKER		GAS METER (GM)		RIP-RAP AREA
	WATER LINE		CURB INLET (CI)		TRANSFORMER BOX (TX)		GAS VALVE (GV)		BRICK AREA
	GAS LINE		FLARED END SECTION (FES)		AIR CONDITIONER (AC)		TELEPHONE PEDESTAL		TREE LINE
	UNDERGROUND POWER LINE		OUTLET CONTROL STRUCTURE		ELECTRIC METER (EM)		COMMUNICATION BOX		
	OVERHEAD POWER LINE		YARD DRAIN INLET		TRAFFIC SIGNAL		BOLLARD (BO)		
	UNDERGROUND COMMUNICATION		SS MANHOLE (MH)		MAIL BOX		SIGN		
	TOPOGRAPHIC CONTOUR		CLEAN OUT (CO)		GREASE TRAP (GT)				
	PROPERTY LINE								

HILLYER AVENUE

EAST COLLEGE AVENUE
AKA S.R. 10, US HIGHWAY 278
(VARIABLE WIDTH RIGHT OF WAY)

DALEROSE AVENUE
(APPARENT 30' RIGHT OF WAY)

BROWN PLACE
(APPARENT 40' RIGHT OF WAY)



→ PICTURE LOCATION AND DIRECTION



PHOTO #1



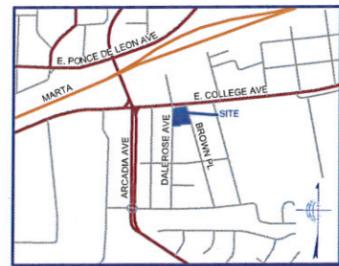
PHOTO #2



PHOTO #3



PHOTO #4



LOCATION MAP

NOT TO SCALE
LAT - 33°42'29.29"N
LONG - 84°16'39.25"W

SITE INFORMATION

TRACT 1: CURRENT OWNER: JOSEPH C. GARGIULO
DB. 16447 PG. 636

TAX PARCEL ID # 15-248-12-015
ADDRESS: 2741 E. COLLEGE AVE.

ZONING: CBD (CENTRAL BUSINESS DISTRICT)
JURISDICTION: CITY OF AVONDALE ESTATE

TRACT 2:
CURRENT OWNER: JOSEPH C. GARGIULO
DB. 16290 PG. 350 & DB. 16290 PG. 351

TAX PARCEL ID # 15-248-12-001
ADDRESS: 710 DALEROSE AVE

ZONING: CBD (CENTRAL BUSINESS DISTRICT)
JURISDICTION: CITY OF AVONDALE ESTATE

SITE AREA

TRACT 1 29,045 Sq.Ft. or 0.6668 Ac.
TRACT 2 5,051 Sq.Ft. or 0.1160 Ac.
TOTAL AREA 34,096 Sq.Ft. or 0.7828 Ac.

TREE LEGEND (ABBREVIATIONS)

	DECIDUOUS (TREE)	BRC	BIRCH	HY	HOLLY
	CONIFEROUS (TREE)	BCH	BEECH	HW	HARDWOOD
		CH	CHERRY	MAG	MAGNOLIA
		CYP	CYPRESS	MAP	MAPLE
		FUR	FUR	OAK	OAK
		GUM	SWEET GUM	ORN	ORNAMENTAL
		HC	HICKORY	PEAR	PEAR
				POP	POPLAR
				SYC	SYCAMORE

ABBREVIATIONS

A	ARC LENGTH	IPS	IRON PIN SET (CARPED)
AC	ACRE	NF	NOW OR FORMERLY
AE	ACCESS EASEMENT	OTP	OPEN TOP PIPE
BSL	BUILDING SETBACK LINE	PB	SURVEY BOOK
BW	BARB WIRE	PG	PAGE
CH	CHORD LENGTH	POB	POINT OF BEGINNING
CLF	CHAIN LINK FENCE	POC	POINT OF COMMENCEMENT
CMP	CONCRETE METAL PIPE	R	RADIUS LENGTH
CONC	CONCRETE	R/W	RIGHT OF WAY
CIP	CRIMP TOP PIPE	R/W MON	RIGHT OF WAY MONUMENT
DB	DEED BOOK	RS	REAR
DI	DUCTILE IRON PIPE	RCP	REINFORCED CONCRETE PIPE
FDC	FIRE DEPARTMENT CONNECTION	SD	STORM DRAINAGE EASEMENT
FND	FOUND	SO. FT.	SQUARE FEET
HDPE	HIGH DENSITY POLYETHYLENE PIPE	SSE	SANITARY SEWER EASEMENT
IPF	IRON PIN FOUND	WPF	WOOD PRIVACY FENCE

SURVEYOR'S CERTIFICATE

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA SURVEY ACT O.C.G.A. 15-6-67, AUTHORITY O.C.G.A. SECS. 15-6-47, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

PRELIMINARY
FOR REVIEW AND COMMENT

PAUL B. CANNON, RLS
REGISTERED NUMBER: 2928

BOUNDARY SURVEY
FOR
NITNEIL PARTNERS
(2741 EAST COLLEGE AVENUE)
LOCATED IN
LAND LOT 248, 15TH DISTRICT
DEKALB COUNTY, GEORGIA

SHEET NO.

1/1

DRAWING# TM 16 024

TerraMark
Professional Land Surveying
1398 Bells Ferry Road
Atlanta, Georgia 30366
Phone No. (770) 421-0152
Fax No. (770) 421-0152
www.TerraMark.com
Professional Land Surveying No. 015200010

Project No.	2016-004	Date	2018-04-04
Surveyor	DB	Revised	
Drawn By	DB		
Approved By	DB		
Date	03/29/18		
Scale	1"=30'		

CURRENT OWNER: JOSEPH C. GARGIULO

DB. 16447 PG. 636
DB. 16290 PG. 350
DB. 16290 PG. 351

TAX PARCEL ID # 15-248-12-015 & 15-248-12-001

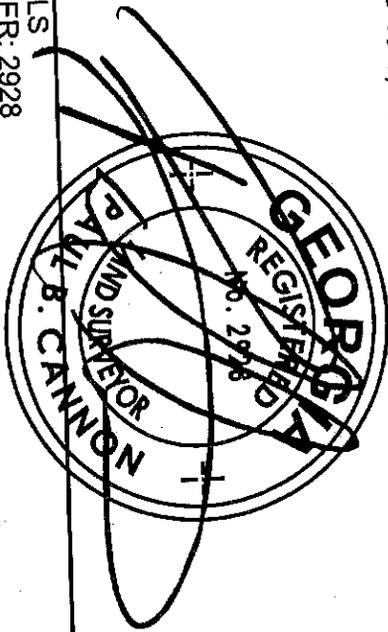
ADDRESS: 2741 E. COLLEGE AVE. & 710 DALEROSE AVE.

ZONING: CBD (CENTRAL BUSINESS DISTRICT)
JURISDICTION: CITY OF AVONDALE ESTATE

SITE AREA: 34,096 SQ. FT. OR 0.7828 AC

SURVEYOR'S CERTIFICATE

THIS WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA SURVEY ACT O.C.G.A. 15-6-67, O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.



PAUL B. CANNON, RLS
REGISTERED NUMBER: 2928

COMBINATION PLAT
FOR
NITNEIL PARTNERS
(2741 EAST COLLEGE AVENUE)
LOCATED IN
LAND LOT 248, 15TH DISTRICT
DEKALB COUNTY, GEORGIA

SHEET NO.

1/1

DRAWING# TM 16-064

PLATE



2016061776

PLAT BOOK

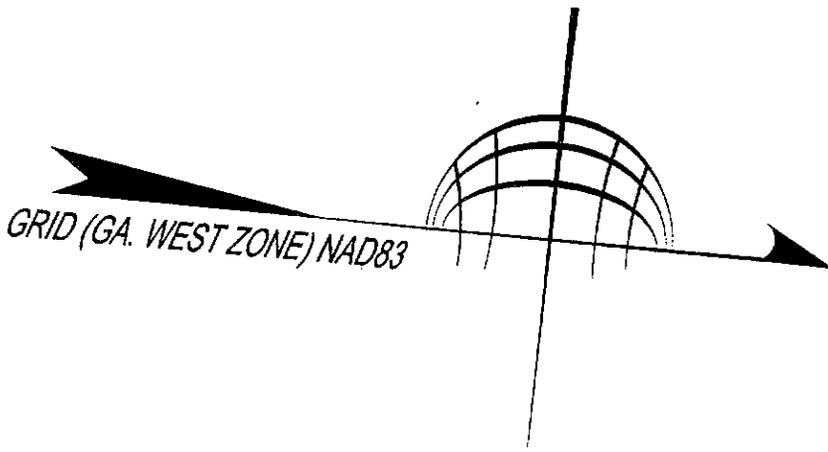
241

Pg 94

Filed and Recorded:
4/14/2016 3:46:03 PM
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

LOCATION MAP

NOT TO SCALE
LAT - 33°46'29.29"N
LONG - 84°16'39.29"W



No	Revision	Date
#1		
#2		
#3		
#4		
#5		
#6		
#7		
#8		

PATH: S: SURVEY1 2016\ 2016-064\ DGN\ COMBO PLAT.DGN





Submitted 4/18/16
P2B Mtg.

Building Summary:
Level 4: 26,000 Climate Controlled Self Storage
Level 3: 26,000 Climate Controlled Self Storage
Level 2: 26,000 Climate Controlled Self Storage
Level 1: 600 Office + 4500 Retail + 7,500 Storage
90,600 SF Total

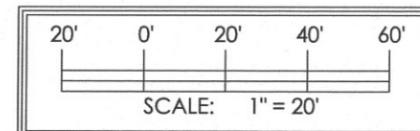
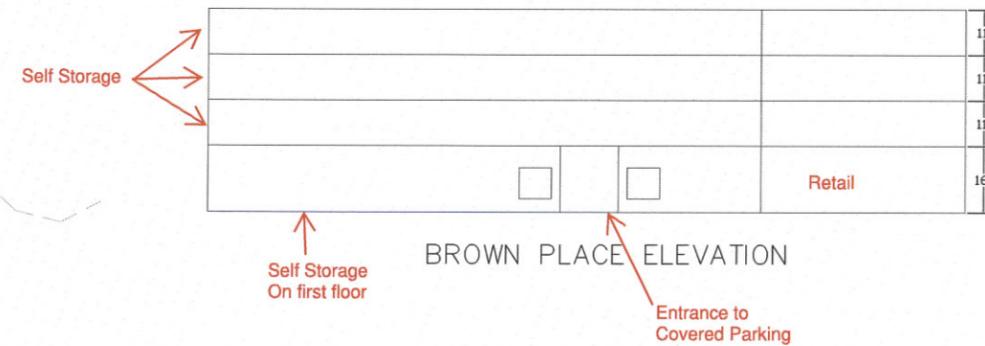
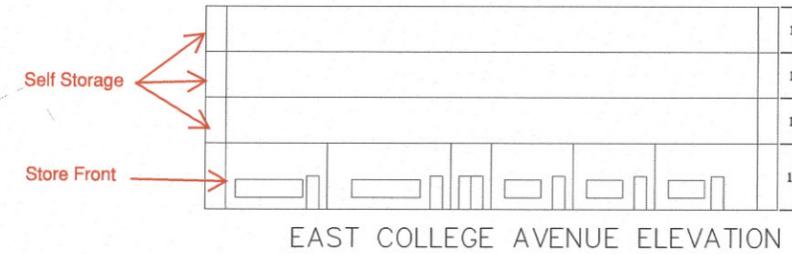
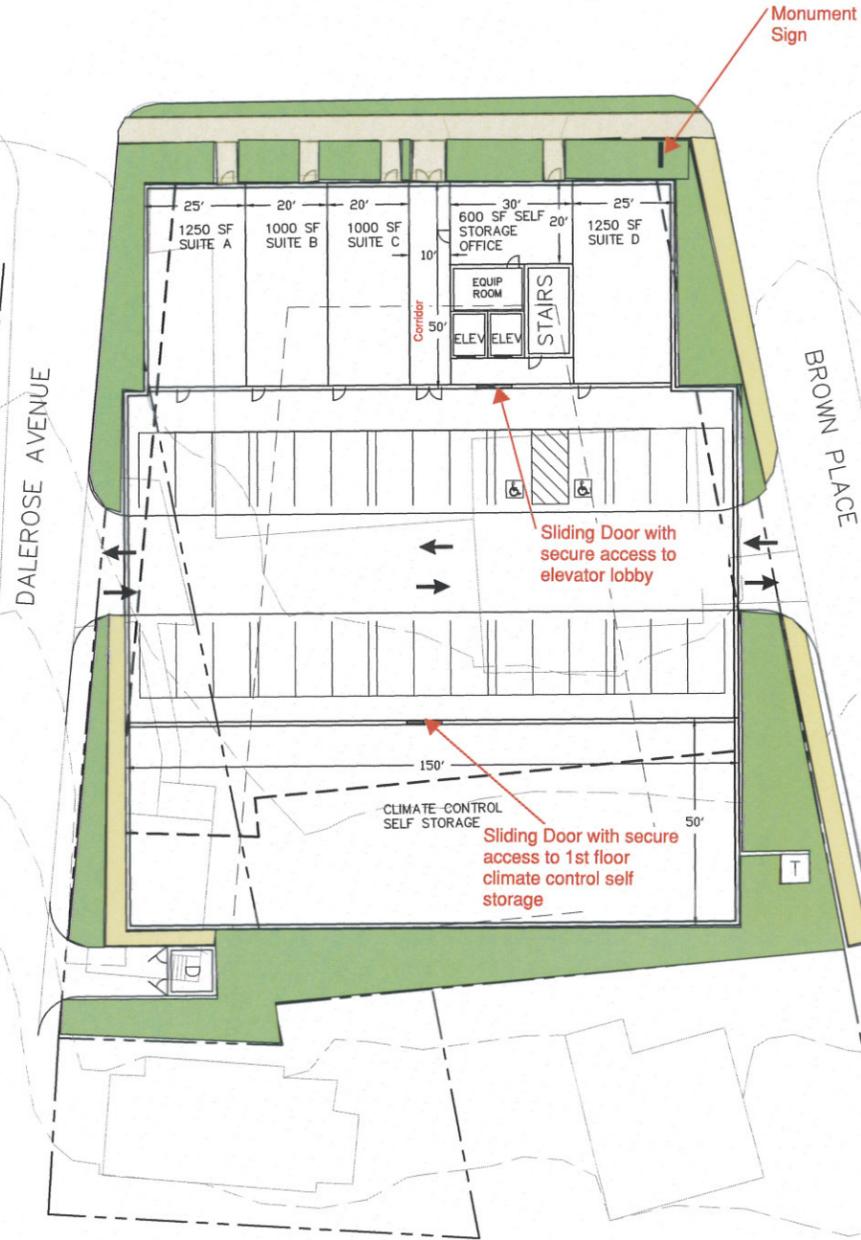
(85,500 SF Storage + 600 SF Office + 4,500 Retail)

Parking Summary:
Required: 1 per 200 SF retail = 23 spaces
1 per 2 employees = 1 space
24 total required spaces

Proposed: 29 spaces (Including 2 ADA)

Loading Space Summary:
Required: 2 loading spaces @ 12' x 35'
Proposed: 0 loading spaces

EAST COLLEGE AVENUE (S.R. 278)



Preliminary
Not Issued
for
Construction

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Avondale
Self Storage
2471 East College Ave.
Avondale Estates, GA

STINARD
ARCHITECTURE
INC
CARTERSVILLE, GA 30020
3522 EAST MAIN STREET
PHONE: 770-425-4600
WWW.STINARDARCH.COM

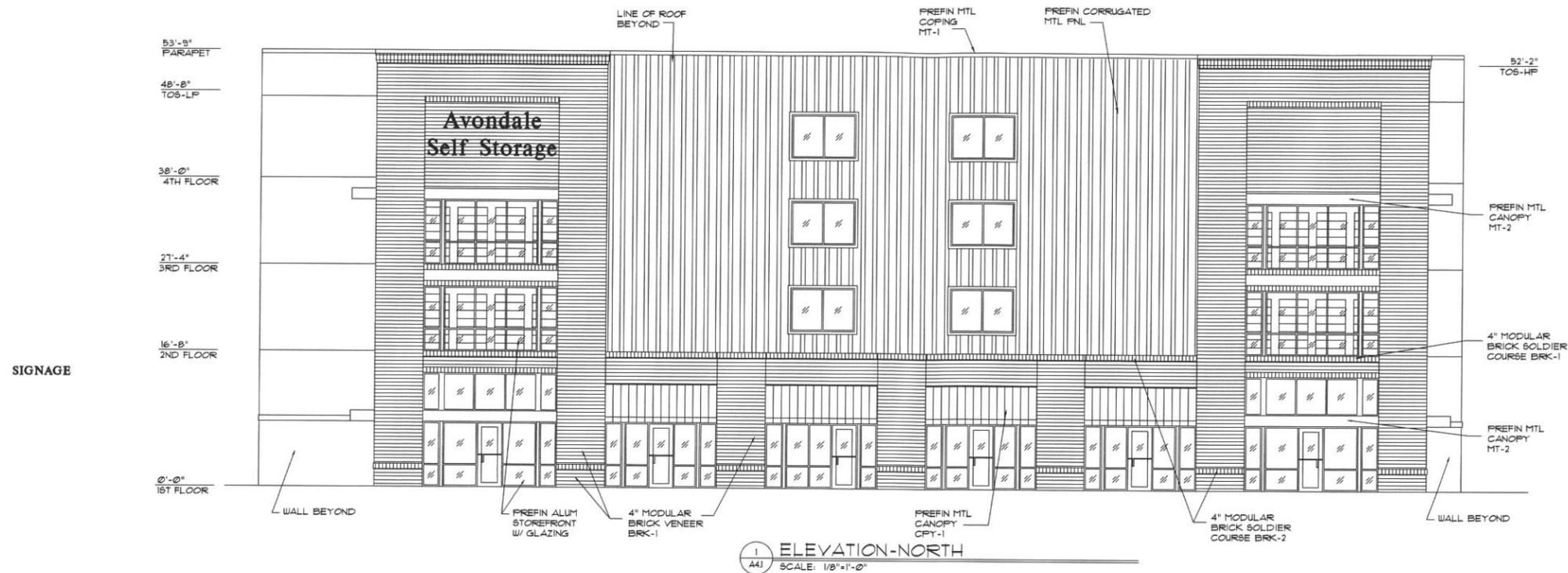


REVISIONS:

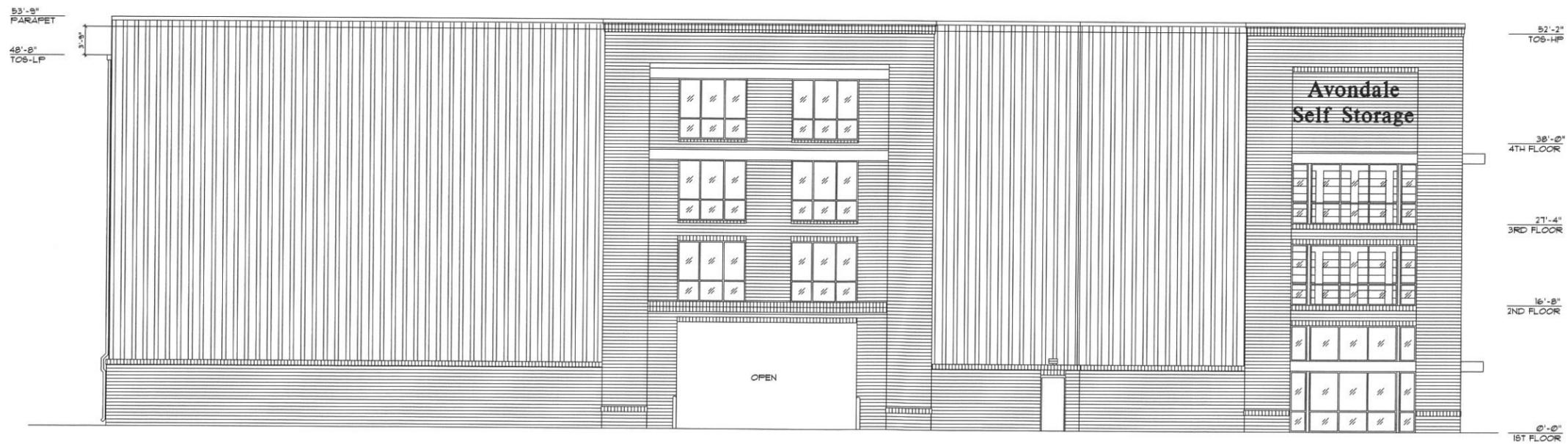
PROJECT NUMBER
2016
DATE
4-18-16

SHEET NUMBER

A4.1



1 ELEVATION-NORTH
SCALE: 1/8"=1'-0"



2 ELEVATION-EAST
SCALE: 1/8"=1'-0"

SIGNAGE

Preliminary
Not Issued
for
Construction

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**Avondale
Self Storage**
2471 East College Ave.
Avondale Estates, GA

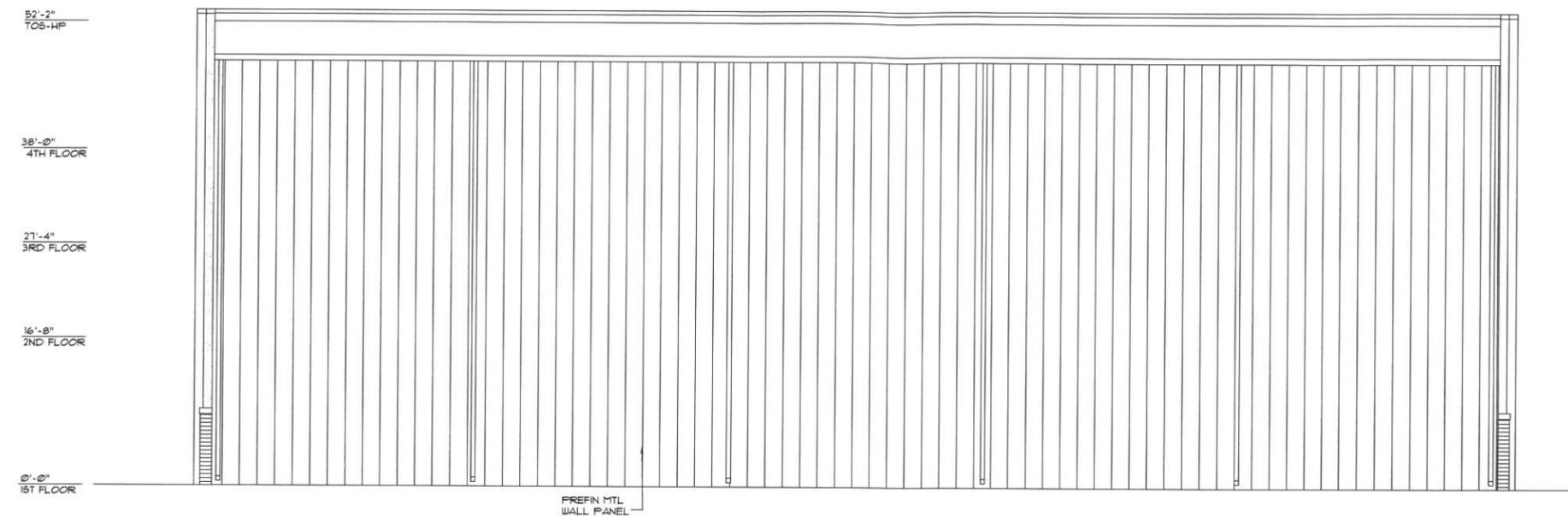
**STINARD
ARCHITECTURE
INC**
CARTERSVILLE, GA 30080
3522 EAST MAIN STREET
TEL: 770-426-7400
WWW.STINARDARCH.COM



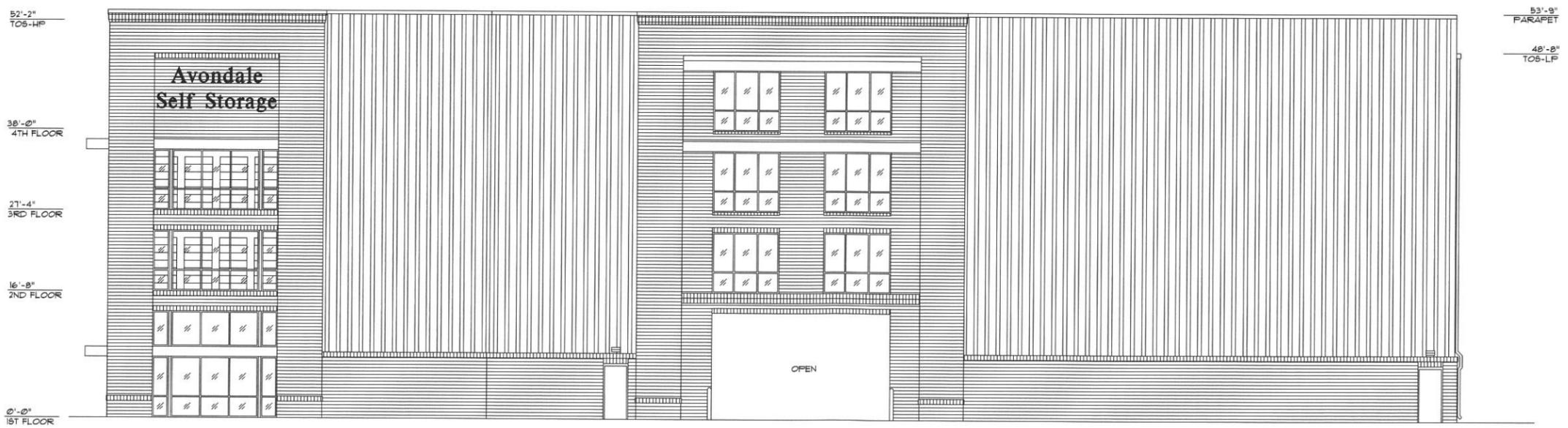
REVISIONS:

PROJECT NUMBER	2016
DATE	4-18-16

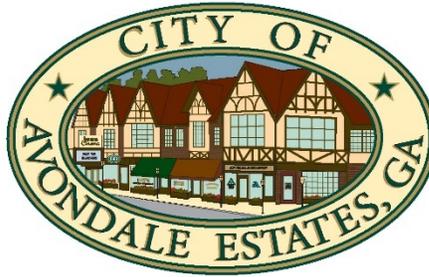
SHEET NUMBER
A4.2



1 ELEVATION-SOUTH
SCALE: 1/8"=1'-0"



2 ELEVATION-WEST
SCALE: 1/8"=1'-0"



Memo

To: Planning and Zoning Board

From: City Staff

Date: April 5, 2016

RE: South City Partners Mixed Use Project-2702, 2718, 2730, 2734 East College Avenue

Current Zoning: Central Business District (CBD) Area 3

Intent and Recent Action: South City Partners submitted a proposal for a vertical mixed use redevelopment project at the corner of Sams Crossing and US 278. The Board of Mayor and Commissioners (BOMC) has determined that a Development Agreement conditioned to a site plan and elevations may be most efficient when dealing with an assembled, planned development. The following items are listed to outline deviations from the Zoning Ordinance, Sec. 1113 Central Business District and Article 12 Development Standards, for informational purposes. Based on this method, the applicant will not be required to request variances for the items listed below.

The project was reviewed and approved by the Architectural Review Board on March 25 with the following recommendations (not required):

- 1)** The applicant will add 2 parking spaces on the Hillyer Street side of the project and eliminate a parking space in the center of the block to make space for an additional tree, making the street trees closer to 60 feet on center; and
- 2)** On the East College Avenue side of the project, encourage the applicant to increase the proportion of soft scape, greenscape in the street tree planting zone as opposed to concrete.

The idea is to review the plans based on the intent of the CBD Zoning District and the Downtown Master Plan. The next scheduled Planning and Zoning Board (PZB) meeting is April 18. If the PZB discusses the proposed project, the Board will have 60 days to forward a recommendation to the BOMC. During the 60-day period, PZB will need to notify City staff when the Board proposes the Public Hearing and Meeting so staff can advertise as required. The PZB may make a recommendation at that meeting after the Public Hearing.

Development Agreement: The formal Development Agreement is currently being developed by the City Attorney and will be forwarded to you when completed.

Current Packet Includes: Letter from the applicant, the proposed development plans and Article 9 of the Official Zoning Ordinance.

Current Zoning: Central Business District (CBD) Area 3

1. Article 9 requires a conditional use permit for multifamily (attached).
Staff Note: If the BOMC decides to pursue a Development Agreement, a conditional use permit will not be required.
2. Sec. 1113.03 I. A. 3. The average finished floor area of a development of single-family attached or multi-family dwellings shall be not less than one thousand three hundred (1,300) square feet per residential unit, and no single-family attached or multifamily dwelling shall be less than one thousand one hundred (1,100) square feet of finished floor area.
Staff Note: The applicant notes that the average and minimum dwelling sizes are below the established minimums. Average dwelling size is 855 SF with many under 1,100 SF.
3. Sec. 1113.03 I. A. 4-Maximum gross density for single family detached dwellings shall be five (5) units per acre: maximum gross density for single family attached dwellings shall be ten (10) units per acre and maximum gross density for multifamily dwellings shall be forty (40) units per acre.

Staff Notes:

- MF =40 units/acre X 3.18=127.2
 - Requested 194-205 units-which is 61.01-64.47 units/acre
4. Sec. 1113.03 I. E. 2-No residential uses shall be permitted on the sidewalk level within any building containing multi-family residential uses with street frontage on any street in the Central Business District.
Staff Notes: There are residential units on the sidewalk level of Hillyer Street.
 5. Sec. 1113.04 I. A. 1 and CBD Dimension Requirements Chart- (Chart 36'/48' (bonuses)
Staff Notes: Height is exceeded on all elevations. See SP-01, A4-00.1 and A4-00.2
 6. Sec. 1113.04 I. C. 2. Shall be used only for passive landscape, outdoor dining and patios.
Staff Notes: There are portions of on-street parking in the 10' side yard setback along Hillyer Street.
 7. Sec. 1113.04 I. D. Maximum building footprint. Within all four areas of the CBD, no building shall have a building footprint of greater than 30,000 square feet of ground area.
Staff Notes: The proposed footprint is 72,005 (50,357 BLDG./21, 648 Parking Deck)
 8. Sec. 1113.05 I. A. 2. Newly created parks or open spaces shall conform to the following: a)-A minimum of fifty percent (50%) of the park or open space's perimeter shall abut a public right-of-way.
Staff Notes: The park space abuts US 278 on one side. Based on the existence of Sams Crossing as a bridge, the park does not really abut this right-of-way and does not meet this requirement.
 9. Sec. 1113.05 I. A. 2. Newly created parks or open spaces shall conform to the following: b)-The front façade of adjacent buildings shall be oriented to face onto the park or open space. Rear elevations shall be prohibited from abutting the park or open space and shall be substantially

consistent with the front elevation as to architectural style, building materials and exterior finishes.

Staff Notes: The front façade faces US 278 for retail purposes. One corner of the non-residential portion (leasing area) of the building nearest Sams Crossing faces the park. There is also an entrance from the park to the building. The far rear of each side of the building and the rear of the building is a parking deck which is not consistent with the front elevation although, the most visible parts of the building are consistent with the overall architectural style.

10. Sec. 1113.06 I. and CBD Street Requirements Chart (Min. Street Furniture Zone:7'/Min. Sidewalk Clear Zone: 5') - Sidewalks. Public sidewalks shall be located along all streets and shall have minimum widths as specified herein. Sidewalks shall consist of two zones: A street furniture and tree planting zone and a clear zone. The zones shall have a minimum width as specified in the CBD Street Requirements Chart.

Staff Notes: There is only an 8' sidewalk with no real street furniture and tree planting or supplemental zone on Hillyer Street.

11. Sec. 1113.06 I. A. -Street furniture and tree planting zone requirements. The zone shall be located immediately adjacent to the curb and shall be continuous.

Staff Notes: The street furniture and tree planting zone is not continuous along Hillyer Street. The area consists of parking and tree planting. There is an 8' sidewalk which would meet the 5' sidewalk clear zone.

12. Sec. 1113.06 I. C. Street tree planting requirements. 1. Street trees are required and shall be planted on center within the street furniture and tree planting zone in the ground at thirty (30) foot intervals and, whenever possible, spaced an equal distance between street lights.

Staff Notes: The trees are placed at sixty (60) foot intervals on US 278 and vary on Hillyer Street exceeding the thirty (30) foot intervals.

13. Sec. 1113.06 I C 4 & 5-Closely mirrors 17-46.

Staff Notes: There are a few minor discrepancies in naming and one not on the list.

AE List

Japanese Maple
Redbud
Willow Oak
Various Hollies

SCP

Seiryu Japanese Maple
Forest Pansy Redbud
Upperton Willow Oak
Foster's and Savannah Holly
Wax Leaf Ligustrum

14. Sec. 1113.08 I. C. 1 & 2. Building delineation.

1. Horizontal delineation. Delineation of all building floors shall be executed through windows, belt courses, cornice lines or similar architectural detailing.

2. Vertical delineation. Building walls shall incorporate a vertical building delineation element a minimum of every fifty (50) feet. Delineation shall be executed through wall offsets, projections, recesses, varying building materials or similar architectural detailing.

Staff Notes: Horizontal and vertical delineation is not met on the north elevation and portions to the rear of the building on the east and west elevations. This is because of the parking deck. It is mostly wrapped except for to the rear.

15. Sec. 1113.08 I. F. 2. All such buildings with more than four (4) residential units that are adjacent to the sidewalk shall have individual entrances to such units directly accessible from the sidewalk and shall open directly onto the adjacent sidewalk, park, plaza, terrace or porch adjacent to the sidewalk.
Staff Notes: There are main building entrances to access the residential units not individual entrances.
16. Sec. 1113.08 I. F. 3. Such buildings shall have windows at sidewalk level on each street frontage façade that are substantially similar in size to the sidewalk level front façade windows.
Staff Notes: This is not met along Hillyer Street.
17. Sec. 1113.09 I. A. & B.-
A. All sidewalk paving materials shall be continued across any intervening driveway at the same prevailing grade and cross slope as on the adjacent sidewalk clear zone.
B. Driveways shall have a band of textured concrete adjacent to the street that is in-line with and equal in width to the street furniture zone and shall have a textured band of concrete adjacent to the sidewalk that is in-line with the supplemental zone and a minimum width of five (5) feet from the sidewalk.
Staff Notes: Not on plans. Hillyer Street is a dead end street. The paving would not be leading to another sidewalk or walkway.
18. Sec. 1113.09 I. C. 1.- Driveway curb cut widths shall be a maximum of twenty-four (24) feet for a two-way entrance and twelve feet (12) for one-way entrances.
Staff Notes: The only driveway curb cut leads to the parking deck and exceeds the maximum. The applicant has noted that the need for the curb cut width is for fire trucks.
19. Sec. 1113.09 I. C. 9. Parking deck facades shall conceal motor vehicles from visibility from any public right-of-way or private drive or street that are open to the general public, and shall have the appearance of a horizontal storied building.
Staff Notes: The deck is partially visible from Sams Crossing and the end of Hillyer Street at the rear of the building close to the CSX tracks. The deck does not appear like a horizontal storied building. A good portion of the deck is wrapped by the building.
20. Sec. 1206. III. O-I, NS, GC, LI and MD, CBD District Developments
A buffer having a minimum depth of 50 feet shall be established and maintained by the property owner between any nonresidential or multifamily use and any residential district. **A planted buffer having a minimum width of 10 feet shall be provided along any public right-of-way.** Upon a determination by the Building Official that the buffer alone will not provide adequate screening, a six-foot fence or wall may be required to supplement the buffer. However, no fence or wall may be installed in such a way that construction of the fence or wall would destroy existing vegetation that, in itself, provides visual screening between the nonresidential or multifamily use and the residential district. Such fencing shall be located on a minimum setback of 20 feet from the common property boundary to afford the residential use the benefit of landscaping. The following table is intended for reference purposes, only. The text of the respective sections controls the exact buffer requirements.

Buffer Characteristics by Zoning District

<i>District</i>	<i>Buffer Width Abutting a Single Family Use</i>	<i>Buffer Width Abutting any Property Line</i>	<i>Buffer Width Abutting a Public Right-of-Way</i>
Single Family Dwellings	No buffer required	No buffer required	No buffer required
Multifamily Development	50 feet	30 feet	10 feet
Planned Development	50 feet	30 feet	10 feet
O-I, NS, GC, LI MD and CBD	50 feet	No buffer required abutting non-residential or multifamily use	10 feet

Staff Notes: This required buffer would conceal the building and subsequently the retail from the street.