



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: V-17-21 55/61 ROSWELL STREET PARKING & HEIGHT VARIANCE

CITY COUNCIL: APRIL 16, 2018

UPDATE: The applicant has revised the request by reducing the building size and height. The previous request was for a 57' building (4 stories) which has been reduced to 46' (3 stories).

II. RECOMMENDATION:

Approve V-17-21 55/61 Roswell Street Parking & Height Variance subject to the following conditions:

1. Building architecture and site plan shall be substantially similar to plans prepared by D. Tracy Ward, dated 3/28/2018, except for modifications required to comply with the conditions below, final approval by DRB.
2. Applicant shall contribute \$138,500 to the Downtown Parking Fund. Half of the payment shall be required prior to receiving a building permit, remainder prior to a Certificate of Occupancy. Applicant shall not receive a building permit for the mixed-use building until the Milton Avenue Parking Deck is substantially complete.
3. Building height shall be limited to no more than 46' and white lights shall be added to the top of the buildings to participate in the City's holiday lighting program.
4. The historic Skelton-Teasley House (61 Roswell Street) shall be restored and protected. Restoration and modifications shall require review and approval by Staff. The use of the structure shall be limited to retail, restaurant or office. The exterior of the structure shall be restored prior to final Certificate of Occupancy. Landscaping shall be designed to complement the time period of the structure. An easement shall be recorded providing for use of the Skelton-Teasley House yard as amenity space. No fencing permitted.
5. Developer shall provide the City with a binding legal agreement providing for the protection and maintenance of the Skelton-Teasley House.
6. Monument sign for Skelton-Teasley House shall not exceed 10 square feet and wall sign shall not exceed 4 square feet, both to be approved by DRB. The structure at 61 Roswell Street will forever be known as the Skelton-Teasley House and will be so designated by a plaque, which will be affixed to the exterior of the structure or as a standalone plaque as approved by DRB.
7. Retail and Restaurant use shall be limited to 8,000 square feet, not including outdoor/rooftop seating areas.
8. First floor uses facing Roswell Street shall be limited to retail and restaurant.
9. Prior to Certificate of Occupancy, the applicant shall be required to enter into an agreement approved by the City for permanent access through the City's Roswell Street parking lot. Permanent access easements shall be recorded prior to issuance of the LDP.
10. Developer shall improve the area between the historic structure and the new mixed-use building with hardscape, landscape, decorative lighting, outdoor furniture and public art.
11. Existing trees shall be preserved as depicted on site plan prepared by D. Tracy Ward, dated 3/28/2017, including tree #503 (31" Water Oak) and tree # 504 (41" Water Oak).
12. Final streetscape shall match the approved Downtown streetscape standards and include decorative pedestrian lighting as approved by Staff. Street trees shall be required along Roswell Street within the beauty strip, as well as behind the sidewalks as a continuation of what has been previously planted or

designed in the Downtown, as approved by Staff. Heavy landscaping shall be provided along Manning Drive, as approved by Staff. All required landscaping shall be outside of utility easements.

13. Off-site tree encroachment shall be limited to no more than 20% on the CRZ and shall require notification/approval by property owner, as approved by administrative variance.
14. Dumpster(s) shall be contained within the parking level of the proposed building.

III. REPORT IN BRIEF:

The applicant, Robert Turner on behalf of Park Plaza Partners, LLC, is requesting consideration of a height and parking variance to allow a 3-story, 30,000 square foot mixed-use building with office, retail and restaurant uses within the Downtown Overlay. The historic Skelton-Teasley House is proposed to be saved and restored for use as retail and or restaurant. A one-time contribution to the City's Downtown Parking Fund is proposed by the applicant to offset required parking that is not being accommodated onsite. The subject property is located at 55 and 61 Roswell Street, adjacent to the Roswell Street City parking lot.

DISCUSSION

The submitted request, if approved, will allow for a 3-story, 30,000 square foot mixed-use building, including office, retail and restaurant uses on 0.66 acres in the Downtown Overlay. The historic Skelton-Teasley House at 61 Roswell Street is proposed to be saved and restored for use as retail and/or restaurant. The applicant proposes a one-time contribution to the City's Downtown Parking Fund to offset required parking that is not being accommodated onsite. The subject property is located at 55 and 61 Roswell Street, adjacent to the Roswell Street City parking lot. The applicant proposes to increase the building height from 40' to 46' and requests a variance from 20 parking spaces in consideration of saving the historic building on the property instead of constructing surface parking.

The subject property is zoned C-2 (General Commercial). The properties are developed with two (2) residential structures, which have been converted to non-residential use. The property is surrounded by C-2 parcels to the northeast, east and south, including Made Kitchen & Cocktails and La Casa Italian Grill to the northeast and 48, 54 and 62 Roswell Street to the east and south. Properties to the northwest and west are zoned R-10M and include the Roswell Street City parking lot and an office building at 65 Roswell Street. The property is located within the Downtown Overlay and has a comprehensive land use plan designation of Central Business District. The applicant proposes to use the existing curb cut located west of the property for access the site in order to limit curb cuts along Roswell Street as well as save the historic home.

The Skelton-Teasley House was built in 1856 for Dr. Skelton. The 1-story home was designed in the Greek Revival architectural style. The applicant proposes to save and restore the home and to use it for retail and/or restaurant. This request is similar to East of Main, where the Ben Manning House was preserved and restored for use as an office.

The City's Alpha Loop project includes an alignment at the rear of properties across Roswell Street from the applicant's property. In an effort to reduce vehicular trips and encourage use of the Alpha Loop, the applicant proposes bicycle facilities in conjunction with the proposed development.

SITE PLAN

The applicant proposes to construct a mixed-use building, consisting of structured parking for 42 cars in the lower level and surface, approximately 8,000 square feet of ground level retail/restaurant and 22,000 of office.

The submitted site plan depicts a 3-story (46'), 30,000 square foot mixed-use building surrounding the historic Skelton-Teasley House on 0.66 acres. The Skelton-Teasley House is approximately 1,244 square feet. The Historic Preservation Ordinance requires that only half of the parking requirements be met for a historic structure. Access to the property is depicted by using a shared entrance drive.

The existing structure to be saved and the proposed mixed-use building meet all setback requirements in the C-2 district. Since the front setback in the C-2 district is conditional, staff requested that the mixed-use building have a similar setback as the historic Skelton-Teasley House, which is approximately 30'. Two (2) specimen trees (31" Water Oak and 41" Water Oak) are proposed to be saved on the property and are located at the front of the property along Roswell Street. A courtyard is proposed behind the historic building that will include seating for the restaurant within the new building.

The site plan includes the 30,000 square foot building with first floor restaurant and 42 parking spaces on grade and under the building. If the historic building were removed another 20 spaces could possibly be accommodated on the site, therefore a variance is requested.

Parking required for the site is as follows:

30,000 sf new building:

8,000 sf retail @ 2 per 1,000 =	16 spaces
22,000 sf office @ 3 per 1,000 =	66 spaces
Historic building (1/2 required) 1,500 sf =	1.5 spaces
Total:	84 spaces
Provided onsite:	42 spaces
Total required offsite or in lieu payment	42 spaces
Consideration of 20 spaces for saving home	22 spaces require for in-lieu payment

In lieu adopted fees:

1-5 spaces = \$4,500 per space =	\$ 22,500
6-20 spaces = \$8,000 per space =	\$ 88,000
21-40 spaces = \$14,000 per space =	\$ 28,000
Total fee required	\$138,500

The C-2 zoning district permits building heights up to 40'; however, the Downtown Master Plan recommends building heights up to four (4) stories or 60'. The proposed building is three (3) stories with a height of 46'. Staff is recommending heights up to 46' within the Heritage area along Roswell Street.

This height allows for the 18' first floor recommended by the Downtown Code as well as 14' 2nd and 3rd floors.

Plans are currently under development for a public parking deck at 92 Milton Avenue, which is approximately 125' from the applicant's property.

ELEVATIONS

The applicant's architect has stated that the new mixed-use building will be compatible with the Skelton-Teasley House, which represents Greek Revival architecture. The new building will emulate the historic structure with respect to materials (brick and cast stone), colors (earth tones) and stylistic details (classical Greek Revival and Federal). The ground level will be cast stone to create a base for the heavier brick material used on upper floors. Windows, shutters and doors will be detailed and fabricated to match historic precedents found in the Southeast. In addition, the applicant will make efforts to bring the Skelton-Teasley House back to its past Greek Revival purity. The proposed building complies with the Alpharetta Downtown Design Guidelines, which outlines specific building style, ornamentation, massing as well as requiring higher ornamentation at the pedestrian level. The applicant does propose roll-up industrial doors at the pedestrian level facing the courtyard for indoor and outdoor dining.

VARIANCE REVIEW CRITERIA

The City of Alpharetta Unified Development Code Article IV, Section 4.5.3 outlines the criteria set forth for granting a variance. The ordinance specifically states..."a variance may be granted in whole or in part, or with conditions, in such individual case of unnecessary hardship upon a finding that":

(1) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography; or

Response: The subject property is less than an acre and the developer is saving a historic structure and two (2) large specimen trees. The Milton Avenue Parking Deck will be in close proximity to the subject property. The property is within an area designated 'Central Business District', which permits higher building heights than other areas in the Downtown Overlay.

(2) The application of the Ordinance to this particular piece of property would create an unnecessary hardship; or

Response: The applicant could develop the site in compliance with the required parking and building height regulations. However, the property is within an area designated 'Central Business District', which permits higher building heights than other areas in the Downtown Overlay. In addition, on-site parking on small downtown parcels would limit needed density and building connectivity along downtown streets. A parking variance would enable the tree save as well as the historic home.

(3) There are conditions that are peculiar to the property which adversely affect its reasonable use or usability as currently zoned; or

Response: The subject property is less than an acre and the developer is saving a historic structure and two (2) large specimen trees. The Milton Avenue Parking Deck will be in close proximity to the

subject property. The property is within an area designated 'Central Business District', which permits higher building heights than other areas in the Downtown Overlay.

(4) Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the City of Alpharetta ordinances.

Response: Approval will not cause substantial detriment to the public good as the historic Skelton-Teasley House will be preserved and parking will be provided on-site and off-site within close proximity.

CONCURRENCES

Staff has reviewed the proposal and finds that the variance requests can be supported by recommendations within the Downtown Master Plan. The Downtown Plan states the intent and purpose is for Downtown Alpharetta to be a focal point for high-quality mixed-use development. The property is within an area designated 'Central Business District', which permits higher densities and building heights than other areas in the Downtown Overlay. The historic Skelton-Teasley House is approximately 26' in height; however, buildings of varying heights within downtowns can create a more interesting street frontage as long as the pedestrian level has the highest level of ornamentation and building design standards and styles within a downtown tie the buildings together with a historic theme. Alpharetta Lofts and Teasley Place have been granted height variances to allow up to 60' and Liberty Hall up to 67', with four (4) stories. The applicant is proposing a maximum of 46'. Three stories are already permitted and therefore the height variance doesn't increase density but allows a building with taller floors.

Existing parking in the Downtown requires expansion in order to serve this use and additional growth occurring in the Downtown. It's difficult to provide onsite parking on small downtown parcels as it limits density and in some areas parcels would be purchased and developed solely for the purpose of surface parking. This could be a detriment to building connectivity and needed density along Downtown streets.

The City has budgeted over \$7 million to construct additional parking in the Downtown. The previous HDIZ contemplated the parking issue by offering developers the option of contributing to a parking fund in lieu of providing on-site parking, which would be used to build communal parking deck spaces. That document required half of the parking be provided on-site and the applicant could pay \$4,500.00 per space into the Downtown Parking Fund to satisfy the remaining parking requirement. In 2007, 44 Milton Avenue paid \$157,500.00 into the Parking Fund and in 2013 Alpharetta Lofts paid \$66,000.00 for their portion of required parking. CORO paid \$36,000.00, in 2014, for their parking variance approval.

It should be noted that each request for parking variances and contributions to the Parking Fund are based upon the available inventory at the request time, as well as proximity to structured parking.

CITIZEN PARTICIPATION PLAN

The report submitted by the applicant states that letters were mailed to each property owner within 500' of the subject property stating the applicant's intent. The applicant stated that no negative comments were received.

IV. ATTACHMENTS:

- Site Plan
- Architectural Elevations