

AGENDA

DATE: Wednesday, November 18, 2020

TIME: 5:00 PM

LOCATION: COVID-19 Update – Virtual Meeting

****NOTE: Published agenda times are provided for planning purposes only and are mere approximations. ****

Welcome/DRC Meeting Overview

NEW Business: 1705 Commerce Drive, NW – ASD | SKY

The property is zoned C-1. The scope of work includes interior renovations to create a new/large kitchen, pantry, event space, and minor exterior improvements including new rollup doors, new service entry, painting, etc. to the existing “Meal On Wheels Atlanta” facility with 116 parking spaces.

Applicant(s): Alan Crowley - acrowley@asdnet.com

Requested Variation(s):

1. **Section 16-36.020 (5) - “Off-surface parking lots: Shall not located between the building at the street”**

While the existing parking lot is between the building and the street, there are several factors that we believe should allow us to be exempt from this requirement.

 - a. While the existing parking lot is between the building and the street, there are several factors that we believe should allow us to be exempt from this requirement.
 - i. The existing condition of the parking lot has parking spaces between the building and the street.
 - ii. We would like to stripe additional spaces where the existing storage containers sit on site. We propose the relocation of the existing storage containers to the back of the lot so they will not be in view of the street. We believe this will create a more desirable aesthetic than the existing conditions.
 - iii. There is an existing retaining wall between the building and street due to a significant grade change. This retaining wall will block the view of the cars from the street, which we believe should align with the spirit of Section 16.36.020b.

New Business: 689 Boulevard and 513 Ponce de Leon Avenue, NE – TROUTMAN PEPPER

The property is zoned MRC-2-C. The scope of work includes the redevelopment of the property into a 4,110 SF Chick-fil-A restaurant with a drive-through facility, pedestrian and bicycle improvements, and extensive landscaping on 0.959-acre site with 14 parking spaces.

Applicant(s): David Kirk - david.kirk@troutman.com

Requested Variation(s):

1. **Section 16-36.014(7) - *Street-fronting non-residential uses along arterial and collector streets provide a minimum of 65% fenestration and entrances along the sidewalk-level façade.***
 - a. **Northern façade fenestration.** As shown on Exhibit H including with this application, under the strict application of the 65% fenestration requirement provided in Section 16-36.014, the northern façade of the proposed restaurant would require 532 square feet of fenestration within the fenestration zone. However, Chick-fil-A has provided acid-etched windows for portions of the northern façade for safety reasons and to obscure back of house operations. The northern façade provides 388 square feet of glazed window and a total of 568 square feet of fenestration if the proposed acid-etched glass is included.
 - b. **Western façade fenestration.** Similarly, as shown on Exhibit H, under the strict application of the 65% fenestration requirement provided in Section 16-36.014 of the City's BeltLine Overlay District regulations, the western façade of the proposed restaurant would require 370 square feet of fenestration within the fenestration zone. However, Chick-fil-A has provided acid-etched windows for portions of the western façade for safety reasons and to obscure back of house operations. The western façade provides a total of 165 square feet of glazed window and a total of 325 square feet of fenestration if the acid-etched glass is included.

New Business: 1200 Foster Street, NW – KIMLEY-HORN

The property is zoned PD-MU. The project will include three buildings with 210 residential units, approximately 35,000 SF of commercial space, and a total of 322 parking spaces (deck/surface). The development of the 4.14-acre site also includes a new private street and streetscape to provide access to the Tribridge development and other future developments as part of The Goat Farm's PD-MU master plan.

Applicant(s): Zac Randolph - zac.randolph@kimley-horn.com

Requested Variation(s):

None Requested

New Business: 675 Ponce De Leon, NE - DENTONS US LLP

The property is zoned MRC-3-C. This project proposes the development of Ponce City Market's Parcel B, which is located at the northwest portion of the Ponce City Market property, bounded by Ponce de Leon Avenue on the north and Glen Iris Drive to the west. The scope for this mixed used development includes: (1) a four-story mass timber construction office building (104,622 SF); (2) a 21-story, 420 key hotel with amenities (317,541 SF); (3) shops and restaurants (37,852 SF); (4) a ground floor loading dock connecting the two buildings; (5) One level of below-grade parking that will connect to the existing parking structure on Parcel A via an underground tunnel; and (6) New sidewalks and street trees.

Applicant(s): Sharon Gay- sharon.gay@dentons.com

Requested Variation(s):

1. Section 16-36.012(2) – BeltLine Sidewalk and Supplemental Zone Table “5’ (Street Furniture & Tree Planting Zone), 10’ Clear Zone and 5’ Supplemental Zone.

Street trees proposed to be behind clear zone and with additional spacing to be in line with design and placement of trees along historic building to east.

2. Sections 16-36.013(4)(a)(ii) - *Walls shall not exceed 24 inches in height unless existing topography requires a retaining wall of greater height.*

Walls in supplemental zone; height of walls

New Business: 183 Moreland Avenue, SE – MCMILLAN PAZDAN SMITH ARCHITECTURE

The property is zoned MRC-2. The scope of work includes the construction 16 new for-sale townhomes with 32 parking spaces (one tandem garage space per unit) on a .51-acre site.

Applicant(s): Joe Alcock - jalcock@mcmillanpazdansmith.com

Requested Variation(s):

1. Section 16-36.012 – Sidewalks 5’ Tree/Furniture zone, 10’ clear zone, and 5’ supplemental zone

Power lines along the curb of the property prevent us from planting shade trees in the tree zone. We are requesting to reconfigure the required widths of the tree zone, sidewalk clear zone and supplemental zone in order to plant shade trees closer to the building since we cannot plant them in the tree zone. We are proposing a 4’ tree zone instead of a 5’ tree zone and will plant crape myrtles in this zone which will buffer the sidewalk from the street but will not grow tall enough to interfere with the power lines. We are proposing to provide an 8’ sidewalk instead of a 10’ sidewalk, and a 9’ supplemental zone instead of a 5’ supplemental zone to allow enough space to plant trees along the building façade and provide additional landscaping between the porch and the sidewalk. This total building setback from the street will be 21’ instead of the required 20’.