

CITY OF WOODSTOCK

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING, DESIGN & SUSTAINABILITY

770.592.6050

To: Planning Commission

From: Patti Hart

Date: 11.07.2012

RE: V#105-12

Case Information:

Case:	V#105-12
Applicant:	Dimension Development Partners, LLC
Parcels:	Outparcel #6
Area:	± 1.09 Acre
Location:	Ridgewalk Parkway
Property Owner(s):	Atlanta Outlet Parcels, LLC
Current Zoning:	LI w/ Technology Park and Variances of V#101-11

Applicant's Request:

VARIANCE #1A – (V#101-11 Condition #1) Ridgewalk Parkway - Request to vary the maximum build to line of 18 feet to allow between 40' to 50' from the back edge of the sidewalk.

VARIANCE #1B – (V#101-11 Condition #1) Woodstock Parkway - Request to vary the maximum build to line of 18 feet to allow between 40' to 50' from the back edge of the sidewalk.

VARIANCE #2A – (V#101-11 Condition #4) Ridgewalk Parkway - Request to vary the minimum 50% clear glazing facing the public street to provide approximately 30-35% of the linear measurement of the side façade as clear glazing.

VARIANCE #2B (V#101-11 Condition #4) Woodstock Parkway - Request for relief from the 50% glazing requirement along all public streets.

VARIANCE #3A (V#101-11 Condition #5) Ridgewalk Parkway - Eliminate the requirement for all buildings to have 1 functional entry facing the public street.

VARIANCE #3B (V#101-11 Condition #5) Woodstock Parkway - Eliminate the requirement for all buildings to have 1 functional entry facing the public street.

VARIANCE #4 (V#101-11 Condition #7) Request to substantially screen dumpster but not locate dumpster behind the building from both road frontages.

VARIANCE #5 (V#101-11 Condition #2) Request for relief from requirement for all buildings to be built to cover a minimum of 60% of the frontage along the entire width of the parcel as measured all the "build-to line.

Background: The subject property is an undeveloped outparcel of the Outlet Shoppes of Atlanta to which variances of V#101-11 apply. The following conditions were placed on the outparcels;

The following conditions apply to Outparcels 1-8 as depicted on the DRI Site Plan attached hereto as Attachment "4".

1. All buildings shall be built along a build-to line measured no more than 18 feet from the back edge of the sidewalk.
2. All buildings shall be built to cover a minimum of 60% of the frontage along the entire width of the parcel as measured at the build-to line.
3. All buildings must have a minimum height of 20 feet to top of parapet wall or eave.
4. All buildings must have a minimum of 50% clear glazing facing the public street.
5. All buildings must have a minimum of 1 functional entry facing the public street.
6. Parking is only allowed in the rear of the building or on the side once the 60% frontage requirement has been met. If parking is built on the side, an opaque screen a minimum of 52" high made from similar building materials or evergreen landscaping is required along 100% of parking area.
7. All storage areas, dumpster facilities and drive thru facilities shall be located on the rear of the building and not be visible from the public street.

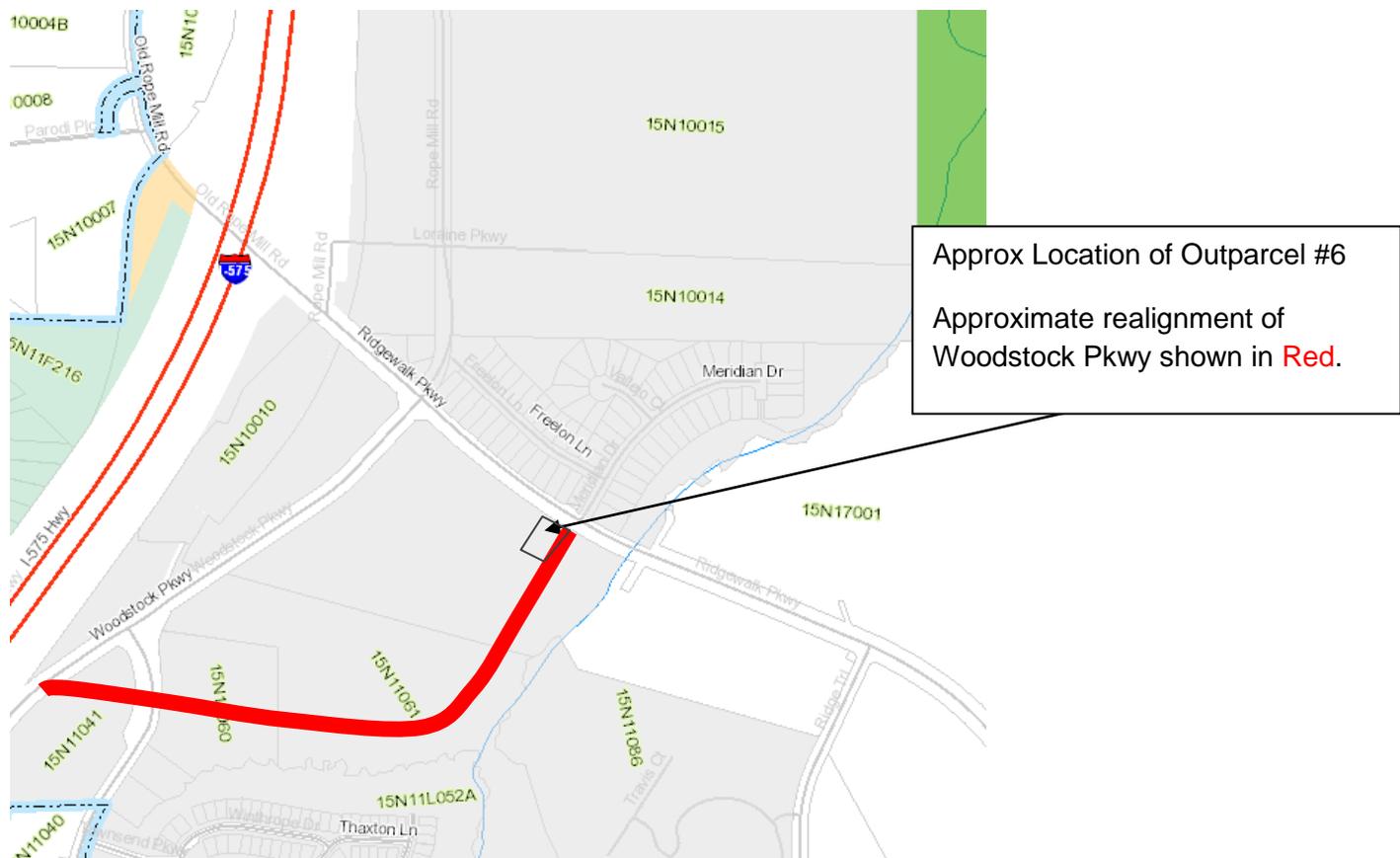
* Developer shall have the right to bring back to the City Council a request for a variance from any of the conditions listed in #9(I) for individual parcels.

The applicant is seeking variances from code as well as conditions 1, 2, 4, 5 and 7 of V#101-12 (above) as they apply to outparcel #6 as shown on the site plan by Grimail Crawford Inc. dated 9.6.12. The applicant sites topography and the lot having two legal frontages with no viable vehicular or pedestrian access as features unique to this property causing hardship. If built to code it would result in non-functional elements which would not be ADA compliant. All factors named as hardship existed prior to the applicant's purchase of the property.

Surrounding Land Uses:

NORTH: LI w/Technology Park
EAST: LI w/Technology Park
WEST: LI w/Technology Park
SOUTH: LI w/Technology Park

Zoning Map:



DEVELOPMENT PROCESS COMMITTEE:

At the November 11, 2012 meeting the Development Process Committee (DPC) voted unanimously to recommend approval of variances requested as follows;

- 1) A variance is granted from V#101-11 Condition #1 requiring the maximum build to line of 18 feet to allow between 40' to 50' from the back edge of the sidewalk against both the Ridgewalk Parkway and future Woodstock Parkway frontages as depicted on the site plan by Grimail Crawford Inc. dated 9.6.12.
- 2) A variance is granted from V#101-11 Condition #2 Request for relief from requirement for all buildings to be built to cover a minimum of 60% of the frontage along the entire width of the parcel as measured all the "build-to line.
- 3) A variance is granted from V#101-11 Condition #4 Ridgewalk Parkway to vary the minimum 50% clear glazing facing the public street to provide a minimum of 30 % of the linear measurement of the side façade as clear glazing on both the Ridgewalk Parkway and future Woodstock Parkway frontages as depicted on the site plan by Grimail Crawford Inc. dated 9.6.12.
- 4) A variance is granted from V#101-11 Condition #5 to eliminate the requirement for all buildings to have 1 functional entry facing the public street against both the Ridgewalk Parkway and future Woodstock Parkway frontages as depicted on the site plan by Grimail Crawford Inc. dated 9.6.12.
- 5) A variance is granted from V#101-11 Condition #7 to eliminate the requirement for dumpsters to be located behind the building from both road frontages. The dumpster shall be sufficiently screened and located out of view of the public and the location of the dumpster shall be approved by the city in the site review process.