

**PLANNING STAFF RECOMMENDATION
REZONE**

CASE NUMBER PD-2004-002

Master Planned Development

1140 Prince Avenue

March 8, 2004

I. THE REQUEST

APPLICANT:..... ABE Consulting, Inc.
OWNER:..... Prince Nacoochee, LLC
REQUEST:..... Rezoning from RM-2 (Mixed Density Residential),
C-N (Commercial Neighborhood) & RS-15 (Single
Family Residential) to C-N (PD) (Commercial
Neighborhood Planned Development)
TYPE OF REQUEST:..... Type I
LOCATION: 1140 and 1160 Prince Avenue, 137 and 147
Nacoochee Avenue
COUNTY COMMISSION DISTRICTS: 5 & 10
SIZE OF THE PROPERTY: 3.063 Acres
PRESENT USE/ZONING: Apartments/RM-2; Offices/C-N; Undeveloped/RS-15
PROPOSED USE OF PROPERTY Professional, Offices, Parking
TAX MAP NUMBER:..... 11-4-D3 – C012, C038, C039 & C044
ADJACENT USE AND ZONING:..... (N) Single Family Subdivision/RS-15(Single Family
Residential/Local Historic District); RM-1(Mixed
Density Residential); RS-5/RTM-LTD (Single
Family Residential Mixed Density Residential
Limited)
..... (E) Restaurant/C-N; Fraternity, Bank/C-O
..... (S) Offices/C-O (Commercial Offices); Hospital/G
(Government)
..... (W) Undeveloped/RS-15; Drug store/C-N
STAFF RECOMMENDATION:..... **TABLE**

II. PURPOSE AND AREAS OF REVIEW

The applicant is requesting a C-N (PD) (Commercial Neighborhood Planned Development) to develop an office complex with first-floor retail uses and an adjoining parking structure. The project would be located on 4 existing lots totaling 3.063 acres. The C-N (Commercial Neighborhood) Planned Development designation is requested by the petitioner in order to request waivers or variances to select design criteria. The areas of review associated with this request are as follows:

1. Compatibility of uses and design with surrounding areas.
2. Compatibility with Future Land Use.
3. Requested Waivers.

III. COMPATIBILITY WITH FUTURE LAND USE PLAN

The 1999 Future Land Use Map, as amended in 2000, indicates that the subject property is designated as *Neighborhood Mixed Use* on the two lots fronting Prince Avenue, *Residential Mixed Use* on the southernmost property fronting on Nacoochee Avenue, and *Single Family Residential* on the northernmost property fronting on Nacoochee Avenue.

The definition of the *Neighborhood Mixed Use* Future Land Use designation is as follows:

Neighborhood Mixed Use

This is the designation for lands within the neighborhood centers designated on the Growth Concept Map. It permits a broad variety of uses, including retail, services, and housing. These areas will serve a variety of needs for the residents of an area up to a one-mile radius. The uses will typically be neighborhood-scale retail stores, along with small businesses. They are intended to be the focus of their respective neighborhoods, and their design should include connections between uses, good pedestrian connections, and compatibility with public transit. Auto-oriented uses are not included in this designation. A density of up to .5 FAR for commercial uses and 15 units per acre of housing is permitted. Design standards would be required. Whenever possible, the adjacent corridor in this area should be of design type "Main Street."

The definition of the *Residential Mixed Use* Future Land Use designation is as follows:

Residential Mixed Use

These are residential uses, 8 units per acre, that are intended to form a medium density residential neighborhood. Most of the units should be designed for individual ownership, in townhouse, duplex, or small lot detached single family housing types. Design standards would be required. Low intensity commercial uses such as offices or home work offices are permitted, but auto-oriented uses are not included in this designation.

The definition of the *Single Family Residential* Future Land Use designation is as follows:

Single Family Residential

These are typically single family residential areas, with lot sizes that range from 15,000 square feet to 8,000 square feet. They permit single family detached housing, with accessory units permitted for owner occupied housing.

The proposal to rezone the property to a C-N (Commercial Neighborhood) Planned Development is compatible with both the *Neighborhood Mixed Use* and *Residential Mixed Use* Future Land Use designations, according to the Compatibility Matrix in Table 9.4 of the Zoning Code. However, the proposal is not consistent with the *Single Family Residential* designation that is on Tax Parcel 11-4-D3-C044. Therefore, the request is being processed as a Type I decision. If this project is

approved, Staff recommends that the *Single Family Residential* Future Land Use designation on Tax Parcel 11-4-D3-C044 be removed, and that property be designated as *Residential Mixed Use*. The *Residential Mixed Use* Future Land Use category would accommodate the uses specified for the proposed development, and would also accommodate an expansion of the single family uses immediately adjacent to the north – thereby serving as a transitional designation for the property.

IV. EXISTING CONDITIONS/HISTORY

The four tracts that comprise the subject site are located on the north side of Prince Avenue and west of Nacoochee Avenue. The combined acreage of the four tracts totals 3.06 acres. Currently the existing tracts at 1140 and 1160 Prince Avenue are developed with office space in converted residential structures and are zoned C-N (Commercial Neighborhood). The tract located at 137 Nacoochee Avenue is developed with a 33-unit apartment complex known as the Prince Rondevalle Apartments, and that property is zoned RM-2 (Mixed Density Residential). The remaining tract is an undeveloped parcel located at 147 Nacoochee Avenue that is zoned RS-15 (Single Family Residential). The northwestern portion of the subject area is immediately adjacent to a low-lying area that exhibits considerable grade change and is mostly wooded with kudzu and hardwood trees.

The surrounding properties facing Prince Avenue have commercial uses. To the east is a fast-food restaurant, and across Nacoochee Avenue is a fraternity and a bank. To the South across Prince Avenue are offices and Athens Regional Medical Center. To the West is an existing drug store and an undeveloped area to the rear of the drug store.

The subject tract is not located with any identified environmental areas, as indicated on the Athens-County Environmental Areas Map. The subject tract is not located within any identified historic district, although the property immediately to the north of the subject properties facing Nacoochee Avenue is in the Boulevard Local Historic District.

In order to address the current development potential for the properties included in the proposed Planned Development, the following information has been provided. Staff notes that the C-N zone allows “Retail Sales and Service” uses and “Professional Services and Office” uses similar to those proposed for this project, with the following limitation [L(3)] specified in Section 9-10-2:

“L(3) = Uses are limited to no more than 10,000 square feet of gross floor area per use, except grocery stores which may have 30,000 square feet of gross floor area, with a maximum of 30,000 square feet of gross floor area per building; provided however multi-family dwellings and dwellings above businesses are permitted under L(1) above. Any development exceeding these parameters shall be reviewed following the Type IV procedure specified in Chapter 9-4.”

In accordance with the permitted development standards outlined in Table 9-10-3, the amount of property with C-N zoning presently in place (approximately 0.82 acres on two tracts fronting Prince Avenue), if combined into one tract, would allow a maximum of 26,789 total square feet of total building square footage (in addition to 13 total bedrooms of non-first floor multi-family development). In light of the applicable standards outlined in limitation L(3), if this amount of

square footage were maximized on 0.82 acres, it would have to be divided into uses that would not exceed 10,000 square feet each. Only a grocery store would be able to use the full 26,789 square feet presently permitted in a single use.

It should also be noted that the RM-2 zone allows "Retail Sales and Service" uses only following approval through the Special Use permit process, and "Professional Services and Office" uses similar to those proposed for this project are permitted with the following limitation [L(5)] specified in Section 9-8-2:

"L(5) = Gross floor area not to exceed 2,500 square feet."

In accordance with the permitted development standards outlined in Table 9-8-3 and in light of the applicable standards outlined in limitation L(5), the amount of property with RM-2 zoning presently in place (approximately 1.81 acres on a single tract fronting Nacoochee Avenue), if subdivided to the greatest extent permitted without reconfiguring the property lines or frontage, would allow a maximum of 7,500 total square feet of professional service and/or office square footage (in addition to 43 total bedrooms of non-first floor multi-family development) arranged equally on three lots fronting Nacoochee Avenue. Any arrangement of other uses would require application for a zoning action requiring Mayor and Commission approval.

"Retail Sales and Service" uses and "Professional Services and Office" uses are not permitted in the RS-15 zone and, as a result, would not be allowed on the fourth tract (the 0.43-acre property fronting Nacoochee Avenue) included in the development site. Therefore, Staff notes that as presently zoned, the four properties included in the development site for this project have the potential to yield a maximum of 34,289 total square feet of "Professional Services and Office" uses, or a combination of uses that could not exceed 26,789 total square feet of "Retail Sales and Service" uses arranged appropriately, with an additional 7,500 square feet of "Professional Services and Office" uses that must also be arranged appropriately. Also, a total of 56 bedrooms of multi-family development could be developed if located according to applicable standards.

V. REVIEW OF THE PLAN

The applicant is requesting a Planned Development in order to develop a four-story 85,108-square foot office building with retail uses on the first floor and an adjoining parking structure. The C-N Planned Development designation is requested by the petitioner to accommodate the mix of development forms and uses, and to allow design flexibility in the arrangement of these forms and uses. The applicant has indicated that, if approved, the proposed development would be built over a two-year period.

As indicated on the Master site plan and in the Master Report, the development is proposed on an area comprised of four existing lots. The applicant will need to prepare and submit a recombination plat for the subject development area, which must be approved prior to permitting.

The proposed development would include 13,900 square feet of retail space, located primarily on the first floor of the structure with retail street frontage provided on Prince Avenue. The retail uses proposed would be limited to those uses permitted within the C-N zone. The building would

also have 71,208 square feet of office space at the rear of the first floor and on the upper levels of the building. The office uses would be predominantly medical offices, with some general office uses as well.

The parking requirements for the uses and square footage proposed call for 46 spaces for the retail square footage and 203 spaces for the medical office use (this amount will be calculated at a rate of 1 space per 450 square feet of general office square footage), totaling 249 spaces for the development as proposed. The maximum amount of parking for this development as proposed is 373 spaces. The applicant has proposed to provide 364 parking spaces (58 spaces for the retail uses and 306 spaces for the professional office uses), with 30% of these spaces designated as compact spaces. 356 of these spaces will be in a two-level parking structure to be located at the rear of the development site adjoining the proposed retail/office structure. Eight (8) additional parking spaces are shown along the two-way entry drive into the site that is aligned with King Avenue. Staff has concerns regarding the placement of these angled parking spaces immediately adjacent to the two-way driveway's intersection with Prince and King Avenues. In addition, Staff recommends that future access from Prince Avenue to the property immediately to the west of the subject site should utilize this signalized intersection with Prince and King Avenues. Therefore, the presence of the proposed eight angled parking spaces will create additional safety concerns should additional vehicle traffic enter the proposed two-way driveway from the west. Overall, Staff questions the need for the proposed amount of parking that is being requested for the development.

The proposed parking structure would be accessed from both Nacoochee Avenue and from Prince Avenue. As indicated on the Master Site Plan, access to the parking structure from Nacoochee Avenue will be via a right-in/right-out only driveway. The Applicant has redesigned, and provided additional buffering measures, for the proposed parking structure from what was proposed in the Preliminary Planned Development submittal in the following ways:

1. A fifteen-foot landscape easement is shown on the adjacent property to the north, known as Tax Parcel 11-4-D3 C011. This easement extends east and west along the full length of the southern property line of Tax Parcel 11-4-D3 C011 (approximately 185 feet). In combination with the 10 foot setback of the parking structure, a total of 25 feet of landscape area would be provided on the western side of the northern edge of the parking structure. No specific planting detail is provided for this buffer area, although a mix of trees and shrubs are shown in this area on the Landscape Plan.
2. The height of the parking structure has been reduced by 3 feet (from a FFE of 753.0' for the upper level of the structure to a FFE of 750'.) The upper level of the parking structure will vary between 1 foot and 4 feet below the elevation of the Nacoochee Avenue right-of-way. The resulting effective height of the northwest corner of the parking structure is estimated by Staff to be approximately 19 feet.
3. The northwest and southwest corners of the parking structure have been notched to accommodate additional landscaping plantings, and to reduce the visibility of the portions of the structure that have the greatest amount of height above grade.
4. Small canopy trees have been indicated in seven regularly-spaced planters on the upper level of the parking structure. The planters appear to be 5'-0" x 5'-0" in size. According to the Athens-Clarke County Tree Species List, 100 square feet of planting area is required for small

canopy trees. The Applicant has not indicated that there will be any specific measures put in place to ensure that proper irrigation will be provided for these trees.

5. The Applicant has also indicated in the Master Report that the parking structure will also have “hanging/climbing plants to buffer its outer walls along the northern and western sides.” No planting detail or rendering has been provided for this method of screening.

The applicant has provided elevations of the proposed parking structure, and has provided computer-generated views of the parking structure, with proposed landscape screening at maturity, from the Nacoochee Avenue right-of-way and from the property at 147 Nacoochee Avenue. The Applicant has not prepared a rendering of the parking structure as it would be viewed from Hiawassee Avenue, as was requested during the Preliminary Planned Development review. Staff continues to have concerns regarding the visual impact of the parking structure on the adjacent residential properties to the north and west.

The applicant has provided traffic count estimates based on the intended uses proposed for the development. This preliminary analysis indicates that the proposed development would generate 1,753 trips per day. However, a complete Traffic Impact Analysis (TIA) is required for a development of this scale. The results of this TIA must be prepared and found to be acceptable prior to Staff recommending approval for the proposed development.

The proposed Planned Development indicates a total of three points of access into the development: one (1) two-way access drives from Prince Avenue, one (1) one-way drive-through/service drive entering from Prince Avenue and exiting onto Nacoochee Avenue, and one (1) two-way access to the parking structure from Nacoochee Avenue. The applicant indicates that Georgia DOT supports the development as proposed. Documentation of this determination from GDOT should be provided with the Master Planned Development submittal. With regard to the Prince Avenue access, the Applicant has provided a two-way access on Prince Avenue that aligns with the signalized intersection of Prince Avenue and King Avenue. As indicated on the Master Plan, both driveways onto Nacoochee Avenue will be structurally restricted to eliminate exiting left turn movement onto Nacoochee Avenue. It should be noted that in Planning Staff’s review of the Preliminary Plan, Staff strongly recommended that the drive-through access from Prince Avenue be eliminated, and recommended that the Applicant provide for internal circulation to a drive-through facility, if such a facility is going to be incorporated into the development.

The Master Plan shows a single underground storm water detention structure to be located within the footprint of the parking deck. The applicant indicates that the stormwater management facility will be inspected twice annually for proper operation and maintenance. Additional details and Staff comments are provided in Section IX of this report.

The applicant proposes to retain 22% of the subject property as pervious open space. This amount is less than the required 25% landscaped area for the C-N zone. The applicant has indicated that the development’s condominium association would maintain this open space.

The architecture of the proposed retail/office building reflects post-modern elements that relate to the architecture of Athens Regional Medical Center and some of the adjacent commercial properties. Exterior materials include brick and cast-stone with a considerable amount of glazing

on all elevations of the structure. A one-story covered arcade is proposed along the Prince Avenue frontage that would provide covered pedestrian access to the first-floor retail uses. The applicant has prepared scaled renderings of the office/retail structure as viewed along Prince Avenue from the east and west, and a block view rendering of the property that includes the adjacent properties to the east and west. These renderings have been requested in order to clearly illustrate the context in which this structure is to be located, and the renderings include the adjacent existing structures to allow for a more thorough assessment of the visual impact on these properties from the proposed parking structure.

C-N zoning requires 35% tree canopy for the site. The Applicant has prepared a Landscape Plan that includes tree plantings that would achieve an estimated 56.8% of canopy at maturity. Existing tree canopy on the site is limited to four (4) large old-growth trees at the northeast corner of the site (one of which is proposed to be removed to accommodate a driveway access into the parking structure). There is also a row of five (5) Bradford Pears that are located just off the subject property along the southwestern edge of the site. New plantings would be placed along the proposed access drives, in the area where the office building and parking structure meet on the west side of the building, and along the northern and western elevations of the parking structure. A 7-foot sidewalk is proposed adjacent to Nacoochee Avenue to allow for wider landscaped areas between the sidewalk and the east elevation of the parking structure.

The Applicant asserts that all lighting will be fully-shielded per Athens-Clarke County requirements. The development would have parking structure lighting mounted on seven 20-foot tall poles in locations indicated on the Master Plan. The applicant has provided a cut sheet detailing these parking area fixtures. Additional proposed and existing lighting information has not been provided detail for street and structure lighting, and the locations of all lighting fixtures should be indicated on the site plan and building elevations.

The applicant is requesting a series of waivers to provide design flexibility for the development as part of this request. These waivers include:

1. Increasing the professional office space permitted from 30,000 to 71,208 square feet.
2. Increasing the lot coverage from 75% to a 78% maximum.
3. Allow front yard setback encroachment to accommodate covered outdoor areas along the Prince Avenue frontage of the building.
4. Reduce the buffer requirement along the project's boundaries with the RS-15 properties from a 20-foot planted buffer to a 10-foot planted buffer without a privacy fence.
5. Allow limited planting along the Prince Avenue frontage due to existing conditions and overhead utility lines.

Note: The Applicant has also requested a sixth waiver to allow "mixed use of retail and office within the same building." The C-N and RM-2 zones already allow for mixing of this type, so no waiver is needed.

Staff Comments for the Master Planned Development:

The applicant has reduced the overall square footage of the proposed structure by 2% (from 86,890-square feet to 85,108) but has not altered the height or general footprint of the building from what was submitted with the Preliminary Planned Development.

With regard to the waivers requested by the Applicant, Staff has the following comments:

1. Increasing the professional office space permitted from 30,000 to 71,208 square feet represents a 237% increase. *The difference between the permitted and the proposed area of professional office space represents a significant increase in development intensity that was not anticipated for the subject properties in the preparation of the Future Land Use Plan or the Official Zoning Map, as revised.*
2. Increasing the lot coverage from 75% to a 78% maximum. This waiver is from the C-N standard for lot coverage. *It should be noted that the current lot coverage standard for the 1.81-acre tract (which represents 59% of the development site) that is zoned RM-2 is 65%, and the lot coverage standard for the 0.43-acre tract (which represents 14% of the development site) that is zoned RS-15 is 40%. Therefore, a 3% increase in lot coverage is requested for 27% of the development site, but a 13% increase is being requested on 59% of the development site. The remaining 14% of the site would have a 38% increase in lot coverage as proposed. It should also be noted that this waiver entails a decrease in the required landscaped area requirement for the proposed development, which is shown as 22%.*
3. Allow front yard setback encroachment to accommodate covered outdoor areas along the Prince Avenue frontage of the building. *Although the underlying principles of pedestrian accessibility and active street level elevations for commercial buildings could be addressed quite well with this requested waiver, the design of the proposed building creates a retail pedestrian area that is rather limited. The Applicant must revisit the south elevation of the proposed building to provide an improved design that interacts with the Prince Avenue frontage at an appropriate scale in order to create a pedestrian space that interacts with the sidewalk and has an open visual appearance.*
4. Reduce the buffer requirement along the project's boundaries with the RS-15 properties from a 20-foot planted buffer to a 10-foot planted buffer without a privacy fence. *More information is needed regarding this landscape buffer in the form of a planting detail. All buffering measures and arrangement of plant species should be depicted to scale in the detail. In addition, Staff reiterates the previous request for a rendering of the parking structure as viewed looking to the south-southeast from the southernmost end of Hiawasse Avenue.*
5. Allow limited planting along the Prince Avenue frontage due to existing conditions and overhead utility lines. *Staff finds that this request is reasonable, and appropriate tree species and possibly other landscape materials should be determined in consultation with Planning Staff should be incorporated along the Prince Avenue right-of-way.*

VI. POPULATION

The proposed development is commercial in nature and will not result in an increase in residential population. However, the proposed commercial uses and the associated structures will have an impact on the adjacent single-family residential area with regard to traffic, light, and visual character of the area. The increase in the working population in the area as a result of this development has not been estimated at this time.

VII. ENVIRONMENT

The subject tract is not located with any identified environmental areas, as indicated on the Athens-County Environmental Areas Map. The subject tract is not located within any identified historic district, although the property immediately to the north of the subject properties facing Nacoochee Avenue is in the Boulevard Local Historic District.

VIII. TRAFFIC, TRANSPORTATION, & TRANSIT

Staff has reviewed the Traffic Impact Analysis (TIA) submitted and found it to be inadequate. Staff cannot complete their review of the development due to incomplete information. The TIA must be revised to include the following missing or incomplete items. These items should be addressed so that the results are consistent with the requirements set forth in the Transportation & Public Works Department's Developer's Guide (dated February 2002):

1. Based on the number of trips expected to be generated as a result of this development, the study area for this analysis needs to encompass more intersections than currently studied. Specifically, the study area must include an analysis of the following additional intersections: a) Chase Street and Prince Avenue, b) Oglethorpe Avenue and Prince Avenue, and c) Boulevard Avenue and Nacoochee Avenue.
2. A description of the existing traffic conditions at all of the study area intersections, including the intersection lane configuration and traffic control.
3. A figure showing the trip distribution pattern, including volumes using the site driveways and study intersections.
4. Forecast traffic volumes and operational analysis of the study area intersections in the year full build-out is expected to occur, as well as for the five-year future after build out.
5. Safety analysis providing some information regarding the available and necessary sight distances at each of the proposed access points to the development.
6. The operational analysis must include a queue length analysis at all unsignalized intersections.
7. The study needs to contain a detailed description and analysis of the proposed mitigation measures.
8. Turning movement counts should be conducted at all intersections of study.
9. Four copies of the TIA need to be provided to Athens-Clarke County review.

In addition to the revisions to the study listed above, the following is a list of specific questions related to the operational analysis contained in the study:

1. The executive summary states that the intersection of Nacoochee Avenue and Prince Avenue remains at a level of service (LOS) "F" even after the project build-out. However, Table 1 shows that the LOS at these intersections is currently operating at a LOS "D" during the PM peak hour.

2. The analysis at the intersection of Prince Avenue & the proposed pharmacy drive through entrance must take into account the queue lengths of vehicles stopped at the King Avenue/Prince Avenue intersection, as well as the platooning impact of through traffic volume from the Chase Street/Prince Avenue intersection in the calculation of the level of service.
3. The Traffic Impact Study must include a discussion as to the proposed mitigation measures and who will be responsible for funding and constructing the improvements. Specifically, the issue of the signal upgrade at Prince Avenue and King Avenue needs to be addressed by the developer.

It should also be noted that Transportation and Public Works does not support the proposed circulation of the one-way drive. Planning Staff raised concerns regarding this one-way drive during the review of the Preliminary Planned Development submittal. The proximity of the one-way drive to the intersection will impact any left-turns into the site and potentially cause stacking into the intersection. In addition, the drive does not allow for any internal circulation through the site and forces vehicles to exit onto Nacoochee Avenue. This drive also provides service vehicle access for deliveries and waste collection. Transportation & Public Works would request the applicant to consider reversing the direction of flow for this drive and provide for internal circulation.

IX. GRADING AND DRAINAGE

All Best Management Practices must be observed during construction, and all practices must be in place prior to construction and must remain until project completion. During construction, temporary erosion control devices such as siltation fencing and a stabilized construction exit must be utilized to aid in preventing soil erosion and water pollution.

As part of the requested waiver to increase lot coverage to 78%, Transportation and Public Works recommend that stormwater management meet the guidelines established in the Georgia Stormwater Management Manual for water quality volume for 20% of the site in addition to the existing stormwater management ordinance. The method in which the Applicant proposes to meet this standard should be indicated in Master Plan and the Master Report.

An underground stormwater detention facility is shown in the footprint of the parking structure. The discharge point from the stormwater management facility will be tied to an existing 36" storm sewer outlet on site. Two outlet points exist on the site, and these will be used as stormwater outlets from the site. Staff notes that additional consideration is needed for the proposed design of the out-fall for the stormwater management facility. As shown on the preliminary plan the discharge is shown at the top of a steep slope. Design and placement of the discharge should be reevaluated to minimize downstream erosion.

X. WATER AND SEWER AVAILABILITY

Athens-Clarke County Public Utilities provides water and sanitary sewer to the subject properties. Available fire flow for the subject area is limited to 2,000 gallons per minute. Demand estimates have been prepared and submitted for the water (275 gpm) and sanitary sewer (250 gpm) for the

proposed development. The Applicant has also determined that a minimum 500 gpm fire flow will be needed for the development.

XI. FIRE PROTECTION

The project would be required to install sprinkler systems to meet needed fire flow. As noted above, the Applicant has also determined that a minimum 500 gpm fire flow will be needed for the development.

XII. PLANNING DEPARTMENT RECOMMENDATION – TABLE

Staff continues to have serious concerns regarding the proposed development. Without significant modifications to the submitted plan that address the issues presented in this report, Staff will be unable to recommend approval of the proposed development. Staff also has concerns regarding the number of issues that were raised during the review of the Preliminary Planned Development submittal that have not been addressed by the Applicant. However, given the number of incomplete items that are required for Staff to complete a thorough review of the development, and the number of revisions requested by Staff to mitigate adverse impacts caused by the development, Staff is willing to allow some additional time for the Applicant to resolve these issues.

Therefore, **Staff recommends that this item be tabled** in order to allow the Applicant the opportunity to address the issues identified herein. Staff finds that, before the Master Plan and Report for this Planned Development project can be adequately reviewed by Staff, additional information must be provided by the Applicant. These items are listed below:

1. A revised Traffic Impact Analysis (TIA) must be prepared that addresses the following:
 - a. Based on the number of trips expected to be generated as a result of this development, the study area for this analysis needs to encompass more intersections than currently studied. Specifically, the study area must include an analysis of the following additional intersections: a) Chase Street and Prince Avenue, b) Oglethorpe Avenue and Prince Avenue, and c) Boulevard Avenue and Nacoochee Avenue.
 - b. A description of the existing traffic conditions at all of the study area intersections, including the intersection lane configuration and traffic control.
 - c. A figure showing the trip distribution pattern, including volumes using the site driveways and study intersections.
 - d. Forecast traffic volumes and operational analysis of the study area intersections in the year full build-out is expected to occur, as well as for the five-year future after build out.
 - e. Safety analysis providing some information regarding the available and necessary sight distances at each of the proposed access points to the development.
 - f. The operational analysis must include a queue length analysis at all unsignalized intersections.
 - g. The study needs to contain a detailed description and analysis of the proposed mitigation measures.
 - h. Turning movement counts should be conducted at all intersections of study.
 - i. Four copies of the TIA need to be provided to Athens-Clarke County review.

In addition to the revisions to the TIA listed above, the following is a list of specific questions related to the operational analysis contained in the study:

- a. The executive summary states that the intersection of Nacoochee Avenue and Prince Avenue remains at a level of service (LOS) "F" even after the project build-out. However, Table 1 shows that the LOS at these intersections is currently operating at a LOS "D" during the PM peak hour.
- b. The analysis at the intersection of Prince Avenue & the proposed pharmacy drive through entrance must take into account the queue lengths of vehicles stopped at the King Avenue/Prince Avenue intersection, as well as the platooning impact of through traffic volume from the Chase Street/Prince Avenue intersection in the calculation of the level of service.
- c. The Traffic Impact Analysis must include a discussion as to the proposed mitigation measures and who will be responsible for funding and constructing the improvements. Specifically, the issue of the signal upgrade at Prince Avenue and King Avenue needs to be addressed by the developer.

Additionally, Staff recommends that the Applicant address the following issues and either provide the necessary documentation or make any appropriate adjustments in the Master Planned Development submittal.

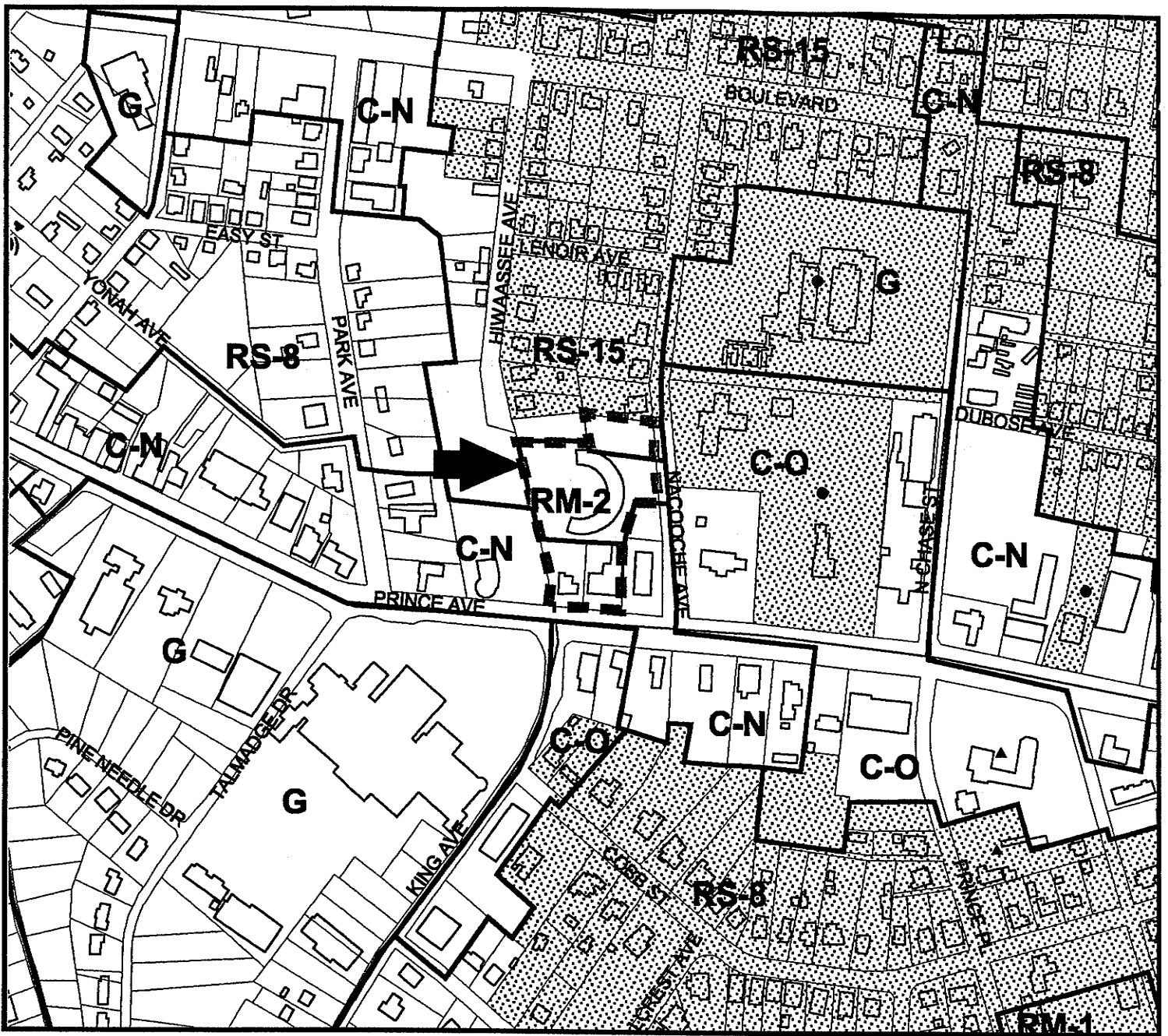
1. The Applicant should provide a specific planting detail for the buffer area indicated along the western end of the northern property line. This detail should also include a detailed description with illustrations of the "hanging/climbing plants to buffer (the) outer walls" of the parking structure.
2. The applicant indicates that Georgia DOT supports the development as proposed. Documentation of this determination from GDOT should be provided with the Master Planned Development submittal.
3. Staff requests that the applicant prepare a scaled rendering of the parking structure as viewed from Hiawassee Avenue. This rendering is being requested to clearly illustrate the context in which this structure is to be located, and the rendering should include the adjacent existing structures and proposed buffering measures in order to allow for a more thorough assessment of the visual impact on these properties from the proposed parking structure.
4. The planting area for the small canopy trees proposed for the upper level of the parking structure should be increased to at least 100 square feet of planting area, and the Applicant should indicate the method of irrigation that will be provided for these trees.
5. Eight (8) additional parking spaces are shown along the two-way entry drive into the site that is aligned with King Avenue. Staff has concerns regarding the placement of these angled parking spaces immediately adjacent to the two-way driveway's intersection with Prince and King Avenues. In addition, Staff recommends that future access from Prince Avenue to the property immediately to the west of the subject site should utilize this signalized intersection with Prince and King Avenues. Therefore, the presence of the proposed eight angled parking spaces will create additional safety concerns should additional vehicle traffic enter the proposed two-way driveway from the west. Overall, Staff questions the need for the proposed amount of parking that is being requested for the development.
6. The applicant will need to prepare and submit a recombination plat for the subject development area, which must be approved prior to permitting.

7. Transportation and Public Works has requested that the stormwater management for the development should meet the guidelines established in the Georgia Stormwater Management Manual for water quality volume for 20% of the site in addition to the existing stormwater management ordinance. The method in which the Applicant proposes to meet this standard should be indicated in Master Plan and the Master Report.
8. Additional consideration is needed for the proposed design of the out-fall for the stormwater management facility. Design and placement of the discharge should be reevaluated to minimize downstream erosion.
9. With regard to the waiver requested to allow front yard setback encroachment to accommodate covered outdoor areas along the Prince Avenue frontage of the building, the Applicant must revisit the south elevation of the proposed building to provide an improved design that interacts with the Prince Avenue frontage at an appropriate scale in order to create a pedestrian space that successfully incorporates the sidewalk and has an open visual appearance.
10. Additional information regarding the proposed and existing lighting information should be provided for street and structure lighting, and the locations of all lighting fixtures should be indicated on the site plan and building elevations.











XIII. PLANNING COMMISSION RECOMMENDATION -

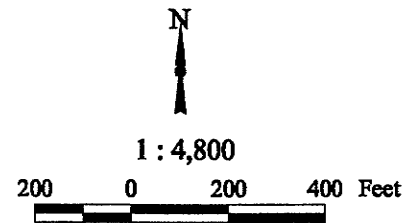
XIV. CURRENT STATUS

This request will be heard by the Planning Commission on Thursday, March 4, 2004. If the Planning Commission makes a recommendation for any action other than to table the request, the item will be heard by the Mayor and Commission at their Agenda Setting Session on Thursday, March 18, 2004, and will be considered by the Mayor and Commission at their regular business meeting held on April 6, 2004.



LEGEND

-  Site Location
-  Local Historic Landmark
-  Airport Overlay Zone
-  RM-LTD, Mixed Density Residential Limited Overlay
-  Conditional Use
-  Local Historic District Boundary
-  Planned Development (with original planning shown)
-  Zoning with Condition
-  Special Use
-  Gaines School Road Corridor (Special District Overlay)



Parcel boundaries of the site are determined by legal description. The parcels shown on this map are to be used only as a guide.

TYPE I PD-2004-002 Master Planned Development 1140 PRINCE AVENUE Prince Nacoochee, LLC	FROM: RM-2, C-N & RS-15	TO: C-N(PD)
TAX PARCEL # 11-4-D3 - C012, C038, C039 & C044	PLANNING COMMISSION MEETING DATE Mar. 4, 2004	ATHENS-CLARKE COUNTY COMMISSION MEETING DATE Apr. 6, 2004

REPORT FOR: ABE Consulting, Inc for Prince Nacoochee, LLC

Reviewed Not Applicable

ZONING CRITERIA

- | | | |
|---|---|---|
| X | | 1. The proposed rezoning conforms to the future land use element of the comprehensive plan. |
| | X | 2. The proposed special use meets all objective criteria set forth for that use provided in the zoning ordinance and conforms to the purpose and intent of the comprehensive plan and all its elements. |
| X | | 3. Public services, which include physical facilities and staff capacity, exist sufficient to service the proposed rezoning or special use. |
| X | | 4. Existing land use pattern surrounding the property in issue. |
| X | | 5. Possible creation of an isolated district unrelated to adjacent and nearby districts. |
| X | | 6. Population density pattern and possible increase or over-taxing of the load on public facilities including, but not limited to, schools, utilities, and streets. |
| X | | 7. The cost of the Unified Government and other governmental entities in providing, improving, increasing, or maintaining public utilities, schools, streets, and other public safety measures. |
| X | | 8. The possible impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality, and water quantity. |
| X | | 9. Whether the proposed zoning amendment will be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations. |
| X | | 10. The aesthetic effect of existing and future use of the property as it relates to the surrounding area. |