



◇ *A Better Environment* ◇

**CN – PD- REQUEST FOR REZONE – TYPE I
MASTER DEVELOPMENT REPORT**

**FOR
137 NACOOCHEE AVENUE, 147 NACOOCHEE AVE, 1140 PRINCE
AVENUE, AND 1160 PRINCE AVENUE
3.063 ACRES TOTAL**

**PREPARED BY:
ABE CONSULTING, INC.
1671 MERIWEATHER DRIVE, STE. 201
BOGART, GA 30622**

**CONTACT: ABE ABOUHAMDAN, PE
PHONE: 706-613-8900**



**July 30, 2004
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Request for Rezone – Type I

Master Development Report CN - PD

For

137 Nacoochee Avenue, 147 Nacoochee Ave, 1140 Prince Avenue, and 1160 Prince Avenue
3.063 Acres Total

1. PROJECT DESCRIPTION

Existing Conditions:

The subject property is approximately 3.063 acres total consisting of 4 existing lots. The existing lots are described as follows:

<u>Lot</u>	<u>Acres</u>	<u>Current Zoning</u>
1. 1140 Prince Avenue	0.40	CN
2. 1160 Prince Avenue	0.42	CN
3. 137 Nacoochee Avenue	1.81	RM-2
4. 147 Nacoochee Avenue	0.43	RS-15

Currently, there are office buildings on the lots fronting on Prince Avenue and a multi-family development (33 units) with an in-ground pool on Lot 3 above. Lot 4 has some small sheds and other small miscellaneous structures. The majority of site is covered with impervious surfaces. Three curb cuts currently exist on Prince Avenue and two curb cuts on Nacoochee Avenue.

Current CN zoning allows medical centers outright with no limits to building size except as required for lot coverage and maximum height of 65'. Mixed-use developments are allowed outright on the CN zoned lots with 15,000 SF Office and 15,000 SF Retail per lot for a total of 60,000 SF total. It should also be noted that Medical Centers are outright permitted in the CN zoned districts without limitation to square footage and up to 65' in height. Medical Centers are defined as mainly medical offices or clinics that provide various medical practices but exclude overnight stay. In addition to the offices and retail that is allowed under the existing CN zoning, a total of 13 bedrooms (non-first floor

multi-family) is allowed. RM-2 zoning also permits Offices, laundry facilities, and bakeries with 2,500 SF maximum each in addition to 56 one-bedroom apartment units.

Several approximately 20-25' tall poles with cobra head type fixtures provide existing site lighting. Existing street lighting also illuminates frontages. In addition to the poles, several flood lighting and other unshielded outdoor lighting fixtures such as flood lighting are mounted on existing buildings and structures.

Proposed Development:

A mixed-use development encompassing retail and professional office use over the 4 lots combined. The proposed rezoning is for a Planned Development with the Commercial

Neighborhood (PD-CN) overlay. The Master Development Plan, if and when approved, will become binding to the site.

The proposed development includes the following mixed-use combinations:

<u>Rentable Areas</u>	
1. Commercial / Retail	5,830 SF
2. Professional Office	<u>68,530 SF</u>
Total Rentable	74,360 SF
<u>Gross Areas</u>	76,600 SF

3. Parking: 315 total parking spaces (4.11 spaces per 1000 SF)

4. 27.859% of site would remain as open/common space

It is important to note that the proposed parking is below the typical number required for similar type of development. The use of compact spaces and pervious pavement for parking will be incorporated. Reducing the number of parking further will create an operation problem for the development and forces parking to spill over onto Nacoochee Avenue and areas unsafe for parking. It is the intention to keep the parking contained on the site with minimum to no impact to Nacoochee and adjacent properties.

Proposed retail uses will be limited to the uses permitted under the CN zoning classification. It is important to note that several small retail / general establishments are sought for the commercial portion of the development. This would include small local shops such as coffee and sandwich shop, gift shop, small bookstore, and other similar businesses. The proposed commercial section will be focused on getting several small local businesses versus a couple of larger establishments.

Proposed professional offices will include medical offices and other general professional offices.

2. CONFORMANCE TO THE FUTURE LAND USE PLAN / MAP

The proposed use conforms closely with the Future Land Use Plan for the County as the area is shown to be developed for CN uses. The proposed PD-CN will allow for the mixed use development with varying percentages of uses overall. The PD-CN provides assurances to Athens Clarke County (ACC) that what ever is being considered and approved will be constructed on site.

The proposed use fits in very well with existing surrounding uses and the Future Land Use Plan. Based on the above consideration and meetings with the ACC Planning staff, the proposed development with the concept of having smaller commercial establishments in addition to the offices would blend in well with existing uses along Prince Avenue.

It is important to note that the overall scale and size of the building has been reduced from the previous submittals. Furthermore, the building height has been reduced in size from 4 stories to 3 stories with a partial basement level. The drive-thru has been eliminated from the project. Entrances have been limited to one on Prince Avenue and one on Nacoochee Avenue. The overall architecture and size of the building blend well in the Prince Avenue Corridor not just currently but also as the corridor evolves. A single family lot will be maintained on site to be developed for a home. Development of the single family lot will require review and approval of the Historic Preservation District prior to any construction on it.

3. Present Ownership of Land within the Development

<u>Lot</u>	<u>Ownership</u>
1140 Prince Avenue	Prince Nacoochee, LLC
1160 Prince Avenue	Prince Nacoochee, LLC
137 Nacoochee Avenue	Prince Nacoochee, LLC, Wayman B. Griffeth, & James A. Griffith
147 Nacoochee Avenue	Prince Nacoochee, LLC, Wayman B. Griffeth, & James A. Griffith

4. Common Areas and Facilities Maintenance

All areas designated as Common Open Space on the Master Development Plan will be protected through the approved Planned Development. Furthermore, these areas will be owned, maintained, and protected by the Condominium Association.

Common open space, utilities, stormwater management facility, and landscaping will be maintained under the ownership and maintenance program of the Condominium Association of the development. Stormwater management facility will be inspected twice

a year for proper operation and normal maintenance while landscaping will be maintained by a landscape crew hired to perform weekly upkeep and replacement. Seasonal plant trimming will be conducted based on the type and nature of plantings.

5. Eligibility of the Proposed Development for Consideration as a PD

- a. The development is proposed with more than a single use (Retail and Professional Offices)
- b. The proposed uses are permitted with the CN zoning classifications, however, with limitations on maximum allowed for each individual lot with mixed use. For example, retail and offices are allowed within the CN zone, but with maximum of 30,000 SF per lot (15,000 SF each). This will create a problem with a mixed-use development when planning a one building with mixed uses versus single buildings on each lot. The proposed development allows for one development with mixed uses under separate or single ownership. Common areas, utilities, and access facilities will be maintained under one common ownership.
- c. Few exceptions are sought with the proposed development to provide design flexibility as follows:

List of requested waivers:

- **Increase the professional office space allowed to 70,770 SF (Gross Office Space)**
- **Allow lot coverage to 72.15% maximum**
- **Allow limited planting along the Prince Avenue frontage due to existing conditions and overhead power and other utility lines.**

d. Time Schedule and Phasing:

The proposed development will move directly into detailed design upon final approvals of the rezone by the ACC Board of Commissioners. The development will be constructed in one phase. The following reflect the anticipated schedule for the development:

- | | |
|---|-----------|
| • Design and permitting | 6 months |
| • Demolition and site preparation | 6 months |
| • Building / parking / site improvements construction | 18 months |

6. Public Services

Capacity availability requests have been submitted and reviewed by the ACC Public Utilities Department. ACC Public Utilities confirmed the availability of water and sewer to serve the project. Large diameter water mains existing on both frontages of the property will provide domestic and fire flow to serve the proposed development. Sanitary sewer lines with a minimum of 8" in diameter exist within the rights-of-way of Prince and Nacoochee Avenues. The development will utilize the existing 6" SS sewer on the northwest side of the site and an additional connection on Nacoochee Avenue. It

is anticipated that sanitary sewer demands will not be greater than the existing uses demand for the property.

7. Existing Land Use Patterns Surrounding the Property

The proposed development fits in well with the existing developments in the vicinity area and along Prince Avenue. Professional / medical office developments are scattered along Prince Avenue and anchored by Athens Regional Medical Center across the street from the subject property. Adjacent properties include uses such as fast food establishments, retail, medical facilities and offices. The proposed development further compliments the overall concept of mixed-use development in the area and combines compatible uses such as retail and offices.

8. Possible Creation of Isolated District

The approval of the proposed development will not create an isolated district in the area since the underlying zoning of two of lots is CN and other commercial zoned properties exist past the limits of the proposed development. The proposed developments are planned within the zoning classification shown on the Future Land Use Plan and within existing compatible uses. The building is located as close as possible to Prince Avenue with transitional gap provided between the building and the adjacent properties. The transitional area is well landscaped with evergreens, as shown on the attached detailed landscape plan, with greater caliper trees and more mature shrubs and plantings than the minimum required by ACC standards.

9. Population Density Patterns and Possible Increase in Over-Taxing the Public Facilities

The proposed development reduces the need and demand to public facilities such as schools and utilities by eliminating the existing multi-family development and marginal office buildings.

The proposed development further enhances the tax base of the property and would create over 150 jobs and opportunities within the community.

Existing establishments on site have been there for many years with much needed repairs and improvements. The proposed project enhances the overall site and creates a quality building that fits with the overall development plans of the Prince Avenue Corridor for many years to come.

- Traffic trip generation consideration based on the ITE Trip Generation Manual:

Please refer to the attached Traffic Impact Analysis for more detailed traffic patterns and hourly peaks.

In summary, the Level of Service (LOS) at all studied intersections will remain at a “C” level or better with the exception of Nacoochee Avenue and Prince Avenue PM Peak Hour only moved from an “E” to an “F” level.

Mitigation plans for this intersection include adding a right turn bay on Nacoochee or signaling the intersection. However, since the impact would only be visualized at build out and 5-year projection, it is recommended that ACC wait until such time that a better decision may be made for the remediation. Nacoochee and Prince intersection experiences problems currently especially with left turn delays.

We have met with the GDOT representative (Mr. Derrek A. Crowe, District Access Management Supervisor) and discussed the proposed plans as shown on the Master Development Plan. **A letter of approval from GDOT had been submitted previously to ACC Planning Staff.** The GDOT acknowledged that the proposed plan would improve access and safety to existing traffic movements. However, the GDOT will require the signal to be upgraded and pedestrian cross walks installed per GDOT standards. Furthermore, establishing a left turn lane by re-stripping the existing center turn lane on Prince Avenue at the signal will be required.

Peak hours do not entirely coincide between retail and offices which creates a lesser of an impact to existing traffic patterns and infrastructure.

It is important to consider that the existing infrastructure will be able to support the proposed development with some traffic improvements. A signal head will be required at the main entrance to the development and King Avenue for proper and safe access to the site. The proposed entrance is aligned with King Avenue to create a safer transition at the signal.

Currently, there are 3 curb cuts on Prince Avenue and two on Nacoochee Avenue. The proposed development has one main entrance on Prince Avenue and one entrance on Nacoochee Avenue. The proposed development eliminates 2 curb cut on Prince Avenue and one on Nacoochee Avenue. Furthermore, the access point proposed on Nacoochee will be structurally restricted to eliminate exiting left turn movement unto Nacoochee Avenue.

Based on the two access points proposed for the site and the proposed improvements to the signal at King Avenue and Prince Avenue, the existing infrastructure will be able to handle the anticipated trip generation.

An additional pedestrian access or sidewalk will be evaluated if easements are granted by adjacent property Owners to connect a path from the end of Hiawasee Avenue to Nacoochee Avenue.

10. Cost to the Unified Government of ACC

The proposed development will not create additional costs or financial burden to ACC since public utilities and infrastructure is currently in place to serve the project. The proposed development will likely help reduce the burden and impact to existing public facilities.

11. Possible Effect on Environment

The proposed development will be designed and carefully planned to create no effect on the environment. There are no streams or creeks on the subject property and the Owner is fully aware of establishing the means for controlling erosion and sediment movements off-site. Currently, the site has very limited erosion control and stormwater quality measures. The proposed development offers a much better approach to handling the stormwater runoff and erosion control during construction and thereafter. Plans and designs on stormwater management will be prepared to exceed the strict requirements of ACC ordinances and regulations.

An underground stormwater management system is proposed to handle the stormwater runoff and water quality from site. The discharge point from the stormwater management facility will be tied to an existing 36" storm sewer outlet on site. The proposed system will reduce the impact and intensity to adjacent and downstream properties and drainage ways. Two outlet points exist on site that will be controlled and utilized for storm water outlets from site. This insures that existing stormwater patterns do not change for downstream properties after development. The overall stormwater management plan will provide a total improvement to the existing runoff conditions by addresses quantity as well as quality of water released from site.

Several methods will be utilized including sand and gravel filter systems, stilling/settling basins, extended detention pond, infiltration trenches, flow spreaders, grass swales and ready structures and baffles designed for the storm water quality.

The outlet structures will be design in accordance with ACC ordinances to ensure effective transition and energy dissipation at storm water discharge points. Should this not be accomplished on site, we will evaluate options of working with adjacent property Owners to further enhance the outfalls.

12. Effect on Adjacent Property Values

The proposed development will enhance the value of the subject property and adjacent properties since the existing establishments are very outdated and without a common architectural control.

13. Current Use of the Property as Is Versus its Use after Rezoning

The property can be utilized for several possible uses under the current CN and RM-2 zoning classifications. However, the current zoning does not allow for the proposed mixed use developments and the additional office space proposed.

14. The Aesthetic Effect of Existing and Future Use

The existing structures do not conform architecturally to each other as well as developments within the vicinity. The existing structures further deviate in type, architectural materials and use from each other. These structures have been there for many years and need replacement or major upgrades. Over the years, surrounding properties have developed into newer and more aesthetically pleasing developments which make the existing establishment out of place.

Existing landscaping is limited to 4 large trees which are located on the north end of the site. The proposed development will be heavily landscaped throughout especially along its periphery. The parking structure will include some planted areas and climbing plants to buffer its outer walls along the western side. The planting selection is predominately of the evergreen variety as shown on the detailed Landscape Plan.

Furthermore, the parking structure has been lowered by 3' from the last submittal to further hide the parking area. This allows the upper level of the parking structure to be approximately 1' to 3' lower than Nacoochee Avenue which creates even further buffering from its surroundings.

Heavy evergreen landscaping including additional width along the RS zoning boundary to the north provided the ability to create a much denser vegetation buffer and additional green space. The boundary along residential zoning will include a 10' planted buffer and a 6' privacy fence as specified on the Master Development Plans. The parking structure will be effectively buffered from adjacent properties as seen on the accompanied renderings.

Tree canopy required for the site is 35% (46,653 SF). Total provided as shown on the Master Development Landscape Plan is 59.85% (79,850 SF). This provides an additional 24.85% of tree canopy on site. A 7' sidewalk is proposed on Nacoochee Avenue to be installed right behind the curb to allow for a wider landscaped area between the sidewalk and the parking area.

The proposed landscape plan provides larger caliper trees and shrubs to create a faster effect and buffer for the site. In addition, 4 large islands have been added on the upper parking structure to accommodate medium shade trees. These islands will have permanent irrigation systems and under drains as required.

The proposed development has building materials such as brick and cast stone elements that generally conform to the proposed use and other developments within the area.

Additional architectural impressions such as the varying indents and protrusions are provided to provide an overall appealing structure. Refer to the project renderings for further architectural details.

The roofed canopy over the front of the building along Prince Avenue has been eliminated to create an open and interactive outdoor seating and sidewalk. This provides a great opportunity for area residents and community to enjoy. The elimination of the canopy will also provide for additional areas for planting along the frontage.

Site Lighting

Proposed site lighting will be strictly limited to fully shielded outdoor fixtures mounted on 20' tall poles. The location of the lighting poles is shown on the Master Development Plan. They are placed along the centerline of the interior bays of the parking structure to insure control of light distribution only within the parking structure. Refer to the attached cut sheet and information regarding the proposed site lighting. Site lighting will be controlled by automatic timers set to shut off lighting at certain times in the evening.

Building outdoor lighting will be limited to downward lighting fixtures. Other building lighting will be provided under the ceilings at entry ways utilizing canned and recessed light fixtures. Short bollards will be employed for pedestrian walks and outdoor areas as shown on the Rezone Plan.

Currently numerous outdoor lighting exist on site with no architectural or light pollution controls. These systems will be removed from site at the appropriate time during the development process.

Attachments:

- Scaled elevations of the site
- Expanded Traffic Impact Analysis
- Letter from GDOT
- Site lighting cut sheet (**Fully shielded**)
- Full size Master Development Plan
- Full size Master Development Landscape Plan
- Full size aerial overlay with proposed improvements
- Reduced copy of the Master Development, aerial overlay and Landscape Plans (11x17)
- Perspective color rendering of the building



Department of Transportation

HAROLD E. LINNENKOHL
COMMISSIONER
(404) 656-5206

PAUL V. MULLINS
CHIEF ENGINEER
(404) 656-5277

State of Georgia
District 1

P.O. Box 1057
Gainesville, Georgia 30503-1057

LARRY E. DENT
DEPUTY COMMISSIONER
(404) 656-5212

EARL L. MAHFUZ
TREASURER
(404) 656-5224

March 25, 2004

A B E Consulting, Inc
Att. Abe Abouhamdsan, P E
1671 Meriweather Drive, Ste. 201
Bogart, Georgia 30622

RE: 1140 Prince Avenue, State Route 15 alt. Athens-Clarke County


Dear Abe:

The Department has reviewed the access plan to the above location submitted this date and have found that all comments have been addressed regarding the location of the Commercial Driveways and the interparcel connection to the adjoining property

Additional requirements will be addressed when you approach the Department for permitting the construction of the proposed driveways and updating the traffic signal to include a forth leg at the intersection with King Avenue with ADA ped heads and cross walks.

If additional information is required do not hesitate to call 770-718-5036.

Regards:


Derrek A. Crowe
District Access Management
Supervisor

cc. Joe Garland