

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

PREPARED BY:
ABE CONSULTING, INC.
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January 28, 2004
Revised March 26, 2004

**Note: Report, basemap and rezone plans drawn by Jordan, Jones & Goulding, Inc.
up until revisions made 1-28-04. ABE Consulting, Inc. will be handling the
remainder of the rezone.**

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.

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.

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 71,208 SF**
- **Increase the lot coverage to 77% maximum**
- **Buffer reduction along the boundary that abuts RS-15 on portion of the west side of the development from 20' planted buffer to 10' planted buffer without a privacy fence.**
- **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 normally 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 200 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 has been included with this report as requested by 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.

In addition to the above improvements, the drive thru from Prince Avenue will be signed and designed as a right-turn-only to eliminate delay issues with the left turn movements from Prince Avenue. The drive thru is also internally connected to enhance circulation and reduce traffic trips on Nacoochee.

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. An additional one-way entrance is proposed from Prince Avenue for service drive and a drive thru. The proposed development eliminates one of the curb cuts on Prince Avenue. Furthermore, both access points proposed on Nacoochee will be structurally restricted to eliminate exiting left turn movement unto Nacoochee Avenue.

Based on the overall 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 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.

In addition, the storm water management system will be designed to meet the Georgia Storm Water Management Manual for water quality up to 20% of the volume generated 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 4' 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 northern boundary buffer has increased from 10' to 25' evergreen-planted strip. 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 57.6% (78,300 SF). This provides an additional 22.61% 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 parking structure has also shifted away from Nacoochee by an additional 8' to create a wider area for planting and buffering.

The proposed landscape plan provides larger caliper trees and shrubs to create a faster effect and buffer for the site.

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.

Attachments:

- Rendered elevations with surrounding developments on four sides
(Previously submitted)
- Scaled elevations of the site **(Previously submitted)**
- Expanded Traffic Impact Analysis
- 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

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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:

A handwritten signature in black ink, appearing to read "Derrek A. Crowe".

Derrek A. Crowe
District Access Management
Supervisor

cc. Joe Garland