

Duluth



*Gary Canter, Chairman
Ray Williams, Vice Chairman
Manfred Graeder*

*Alana Moss
Robert Pennington
Bernard Robertson*

**MINUTES
PLANNING COMMISSION
CITY OF DULUTH, GA
3167 Main Street
Duluth, GA 30096**

March 4, 2019

CITY HALL - COUNCIL CHAMBERS

7:00 pm

COMMISSIONERS PRESENT: Vice Chairman Ray Williams, Commissioners Alana Moss, Manfred Graeder, Bob Pennington and Bernard Robertson

COMMISSIONERS ABSENT: Chairman Gary Canter

STAFF PRESENT: Bill Aiken, Planning and Development Director
Daniel Robinson, Senior Planner
Olivia Askew, Planner

I. CALL TO ORDER

Meeting called to Order at 7:00pm

II. GENERAL BUSINESS

None

III. APPROVAL OF MINUTES

1. Approval of the February 4, 2019 Minutes

Motion to Approve the February 4, 2019 Minutes as presented by Commissioner Pennington, Seconded by Commissioner Graeder.

ALL FOR, Motion Passes 5-0

IV. OLD BUSINESS

None

V. NEW BUSINESS

1. Case: Z#2019-001
Applicant: Duluth Marketplace Wreg, LLC
Location: Intersection of Main Street and Peachtree Industrial Boulevard
Request: Modify conditions of approval from Z#2016-003 to allow for an amended site plan, which increases the number of senior apartments from 128 to 180 units; increases the building size on Parcel A from 4,000 square feet to 8,500 square feet; and removes Parcel B.

public art. The parking for the apartment is still located on three sides of the building, however the proposed building provides more screening of the parking. The proposed building design features an underpass from the internal private road to the parking area for the apartment. This feature helps block the view of the parking lot from the internal drive as well as from Main Street. The proposed building also now features an internal courtyard for the residents.

The Institute of Transportation Engineers (ITE) is the industry standard for calculating trip generations. The ITE Trip Generation Manual lists hundreds of different land uses and calculates what type of vehicle traffic each use will create. A traffic study was completed as part of the original rezoning in 2016. The applicant has provided an updated traffic study completed by Croy Engineering. The updated traffic study includes updated traffic counts on Peachtree Industrial Boulevard and Main Street in addition to calculating the estimated trip generation based on the proposed site plan and building sizes. There is an expected increase in the number of daily trips from 3,775 to 4,234 – an increase of 459 daily trips. This represents an increase of 12.2%. However, the AM peak hour traffic counts are expected to decrease from 232 trips to 199 trips. This decrease is mainly due to reducing the size and type of building on Parcel A and removing the commercial building from Parcel B.

The currently approved design for the senior apartment building is 4 stories tall with a 60 foot maximum height. The architecture of the building could best be described as traditional, with brick extending up to the second and third floor, pitched roof and other accents. The building is "C-shaped" with a semi-private courtyard. Parking for the building is provided by a surface parking lot on three sides of the building. The proposed building and architecture remain 4 stories with a 60 foot maximum height. The architecture is more modern in style and will be similar to the architecture of the Heights at Sugarloaf apartments across Main Street. Brick still extends to the second and third floors but the proposed building uses more parapet walls to give the appearance of a flat roof from the pedestrian perspective rather than unobstructed pitched roof. The building features an underpass from the private internal road to the parking lot. Utilizing the underpass better screens the parking lot from Main Street as well as the internal drive.

The site is located in the Sugarloaf Activity Center as defined by the newly adopted FORWARDuluth Comprehensive Plan. According to the Plan, the Sugarloaf Activity Center is, "an important gateway into the city, future development should be held to high architectural and design standards. While not developed as one large PUD, the architecture of the area should complement each other through some common combination of landscaping, materials, color or architectural style." The proposed elevations are architecturally harmonious with the existing apartments across the street which gives the sense that Marketplace Village and the Heights at Sugarloaf were designed with a common theme.

In addition to the improved architecture, staff feels that the proposed revision to the site plan is an improvement to the approved plan. Shifting the senior apartment building closer to Main Street will improve the street scape of the Main Street corridor while also providing better screening of the parking area. The proposed site plan now allows for interesting gathering space near the Main Street Trail that will benefit both residents of the apartment building and other pedestrians using the trail. In addition, due to the relatively low traffic counts on Main Street, it is likely that the commercial building currently approved to be located on Main Street would struggle to remain occupied.

The commercial building on Parcel A, while more than twice the currently approved size does not encroach closer to the neighboring residential homes in Riverbrooke. The drive through window is still located on the eastern side of the building, away from the homes in

VI. OTHER BUSINESS

1. Matters from Staff

None

2. Matters from Commission

Commission Graeder asked when staff would bring the permitted use matrix back to Planning Commission for action. Mr. Aiken notified the Commission that it would be in April.

3. Matters from Public

None

VII. ADJOURNMENT

Motion to Adjourn made by Commissioner Graeder, Seconded by Commissioner Robertson.

ALL FOR, Motion Passes 5-0

Approved this 15th day of APRIL, 2019

 Chairman  Secretary/Witness