

INITIAL APPLICATION

11-0249

DRB11-18

PANERA BREAD

1195 Woodstock Road

Danny Langford presented the applicant. He is representing Panera Bread. He is actually employed by Henry Inc. They are the installation company for the signage and the awnings for this project. Panera Bread is seeking permission to put up awnings over the windows. This is a standard awning design like is used at their other locations over any window area. It is a plum, what they call a yellow and a green color.

Laura Hamling asked if Langford had samples. Langford stated that he did.

John Carruth stated that he was curious as to which building this is. Does Langford have a site layout or a photograph? Langford stated that he had an overhead shot of the location. He stated that the arrow is pointing to the building. Carruth clarified that it was across the driveway from Chick Fil-A. Langford stated that was correct. He pointed out the façade that would have the awnings. There is also a street facing side that doesn't have any windows so they have any. Dick Blick is also in this location and there was once a movie store there a long time ago. Carruth asked if the awning will have any up lighting or back lighting. Langford stated that there would be no lighting.

Motion to hear as a final

Roberto Paredes stated that he would like to make a motion to hear this as a final. Sonya Tablada seconded the motion. The motion passed 5-0.

Motion

Roberto Paredes made a motion that the Board approves the design as submitted. Laura Hamling seconded the motion. The motion passed 5-0.

DISCUSSION ITEM

RZ11-06

ASSURANCE PROPERTY HOLDINGS

913 Forrest Street

Land Lot 425

John Carruth stated that this was a rezoning. As such, the Board will not be taking a formal action. It is more of an advisory role that they play in the rezoning process.

David Burre, 11660 Alpharetta Hwy., Roswell, GA presented the application. He is representing Assurance Property Holdings. Also present is Peter Frawley, the landscape architect for this project and John Williams who is the owner/developer/agent for the property.

This is a half-acre site that has an existing structure on the property. They do not intend to change the building geometry, the fascia or any attributes of the building. There is an existing gravel parking lot that enters the property and surrounds it. They intend to change that parking lot to a paved parking lot. The design of the parking spaces meet the criteria for the zoning district.

Burre stated that he would almost rather take questions from the Board if there are any as opposed to explaining the site plan unless they have any specific questions he will move to the landscape plan.

John Carruth asked if there were any questions from the Board on the site planning before they move into the landscaping.

John Carruth asked Burre if they were adding a ramp to the building or is there handicap accessibility. Burre stated that handicap access will be done by ramping at the rear of the building. Carruth asked if that is where the steps are now shown. Burre stated that was correct. They at one time investigated the use of a handicap ramp at that front but they would rather do the access to the rear. Carruth clarified that all of the parking was really to the rear except for the one space on the front. Burre stated that was correct. Carruth stated that should suffice.

Carruth was wondering why Burre had to come to the Design Review Board and he is just saying because the process says that he comes to them. Burre stated that he just enjoys visiting with them. Carruth stated that with a number of rezonings there are bigger and broader issues. The intent of having applicants come in the early stages of rezoning to the Design Review Board is in case they want to help shape site plans and things of that sort. They used it get the council acting on zonings, locking in a site plan that would get to the Design Review Board and their hands would be tied because the council had already approved stuff. If there are things the Board does not like about what they are proposing on this site, now is their opportunity to...

Roberto Paredes clarified that Burre is basically going from R-2 to OP, without changing the structure other than putting the... Burre stated that Carruth's point is well made. If he were coming in with the same building with additions to it, the zoning people didn't ever address the coloration of the additions versus the roof formations or whatever. They are not doing that. Burre is going to bring a structure that is on the property. They are not changing that structure. They are going to add an asphalt parking lot in lieu of the gravel parking lot that is already there.

Paredes stated that his only question would be in the surrounding area, is this an issue.

John Carruth stated that the street is going commercial or office professional. There are new buildings that have been built on the street that are office professional.

David Burre stated that he will defer to Kevin Turner but this zoning is OP for this district is the proposed zoning for that whole block in the future. John Carruth mentioned that the comprehensive plan says that it should be OP. In his mind there are no issues here.

David Burre stated that if the Board has any questions concerning the landscape plan he will defer to Peter Frawley.

Tom Flowers stated that going back to the parking for just a second; he notices on the parking that they are going back to Hammerhead and three additional parking spaces. Is that it? David Burre stated that they have one space that is existing on the right front and they have three spaces in the rear, one of which is handicap. Flowers asked what the building purpose is. Burre stated that it was USA Pools.

Flowers stated that he noticed that there were building setback lines and there are 10-foot buffers. Are these buffers a stipulation of the zoning? Burre stated that they will be asking for variances in that district to reduce to the buffers that they have shown. They may ask them to alter those or to deviate those to change the sizes as it moves from the front to the back. But that will be a zoning issue. Flowers asked if those were 10, 8 and 35. He is looking at the landscape plan now.

On the tree planting, Flowers asked what cultivar the Golden Rain Tree is. Is it the Fastigiata or is he going to use the September there? He noticed that they have overhead power lines running down that right-of-way. Peter Frawley stated that was correct. There are overhead power lines. Flowers stated that the Fastigiata is probably more tried and true in this area and that application for the street trees down through there. So the idea is that they are planting the street trees. Are these buffer plantings a stipulation of the zoning as well.

Peter Frawley stated that the actual plantings that he is proposing for the buffer are infill plantings, an undisturbed buffer. There is a lot of vegetative material in those buffers as it stands right now. The infill material is Cleara and English Laurel in the spots where there are holes in the buffer.

Tom Flowers stated that the Neely grass...those are at the front and then they are doing infill of Nellie R's and dense plant material. Peter Frawley stated that

was correct. The decorative shrubs that are on the foundation are the Neely grass and the hollies.

Tom Flowers asked if the intention of the side planting to enhance the buffer or is Frawley trying to do view obscuration from the adjoining neighbor. Is that a requirement? Frawley stated that he is trying to obscure the observation, plug the holes. Not to remove the entire buffer but just to fill in the holes as they stand right now.

Flowers asked Frawley if he feels like his plan reaches that objective. Frawley stated that he does. He has visited that site and specifically found the places where it was. He visited it just as it was leafing out so he was able to get a good idea of where it was void.

Flowers clarified that based on Frawley's site analysis this reaches that objective.

John Carruth stated that he thinks the applicant would come back at the tail end of the zoning. Once they get the zoning they will come back to the Design Review Board and they will have one more shot at it.

David Burre stated that their second visit will be during the land disturbance permit which follows the zoning process.

Tom Flowers clarified that Burre is going for a variance on this and he is going to come back. If Frawley states that the plantings fills in the holes and that it is going to come back for a final Frawley will do his own site analysis and confirm that.

John Carruth stated that the Board is going to have it one more time. This substitutes for the initial application and then when they get their zoning approval, if they get their zoning approval, they will bring it back to the Board one more time before it goes to LDP.

Peter Frawley stated that when Flowers does a site visit, if he feels that he wants to add some more stuff that is fine, too. Flowers stated that he thinks the plant selections are fine if he plugs the holes, if the objective is...are the buffer zones that are shown here what Frawley is going for? The 10, 8 and 35?

David Burre stated that they have a 40 on the rear, 8 on the south and 10 on the north. His thought is they may ask them to come past that first parking lot and increase that eight foot up to 15 feet or whatever they can do. They are going to be willing to do those kinds of things with the city council and Planning Commission but until they get there he just drew it as a straight eight line.

John Carruth stated that when the Design Review Board sees it the next time whatever the council has required will be on the plan at that stage.

There were no further questions or comments from the Board.

APPROVAL OF MINUTES:

Laura Hamling made a motion to approve the minutes for the April 5, 2011 meeting. Roberto Paredes seconded the motion. The minutes were approved 5-0.

ADJOURN:

The meeting adjourned at 8:08 p.m.

John Carruth, Chairman

CC: mayor and city council
community development
applicant's files