

<b>Project Name</b>	<b>Georgia Commerce Bank</b>
<b>Property Location</b>	<b>1500 Holcomb Bridge Road (LL 613)</b>
<b>Owner/Petitioner</b>	<b>Clay Thomas – Georgia Commerce Bank</b>
<b>Representative</b>	<b>Harri Jarvenpaa – Peacock Partnership, Inc.</b>
<b>Petitioner's Request</b>	<b>Exterior Building Facelift and Parking Lot Reconfiguration</b>

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### **Background**

The Design Review Board made the following comments at their October 6, 2009 meeting:

- Choose a lighter color for the building and bring a few options to the next meeting
- Bring a sample of the existing color to the next meeting
- Work with staff on bio-retention and parking options

The applicant has responded by submitting a revised site plan and landscape plan that reflect the addition of a bio-retention cell and elevations showing a different color for the building.

The subject property is on 1.509 acres located at 1500 Holcomb Bridge Road. The property is currently zoned C-3 (Highway Commercial District).

The vacant property was previously a furniture store, but is being proposed as a medical office building. The building is two stories and has a total of 22,025 square feet. To accommodate the parking requirements for medical office use, the applicant has been approved for a variance for encroaching on the landscape strip fronting Holcomb Bridge Road and proposes a reconfiguration of the parking lot. The applicant is also proposing the following exterior changes to the building:\

- The removal of the existing entry portico
- The new entry feature will be constructed of EIFS to match the rest of the existing building
- The entire building will be painted in neutral colors

### **Site Plan Analysis**

The site plan proposes a reconfiguration of the parking lot to allow for increased parking area. The increased parking area is both on the west of the building and in the front of the building with the majority of the increase from an added parking row along Holcomb Bridge Road.

Because the project is redeveloping more than five thousand (5,000) square feet of impervious surface, the applicant must meet City of Roswell requirements for water quality. Environmental/Public Works Department staff has reviewed the applicant's plans for a bio-retention cell and approves of the plan. Due to the decrease in parking spaces on the west side of the building where a bio-retention cell is best located, Planning and Zoning staff is willing to accept the removal of three (3) of the landscape islands along the new parking row to allow for additional parking spaces.

### **Landscape Plan Analysis**

The landscape plan shows existing trees, trees to be removed, as well as proposed tree and shrub plantings. Trees proposed to be removed include Maple, Flowering Dogwood, Holly, Crape Myrtle, Pine, Plum and Oak. The types of proposed trees include Red Maple, Flowering Dogwood, Carolina Silverbell and Sourwood. Even with the proposed removal of trees, the landscape plan still shows over twice the tree density required by the City of Roswell. Proposed shrubs along Holcomb Bridge Road include Rose Glow Japanese Barberry, Dwarf Winged Euonymus and Red Fringe Flower.

### **Elevations**

The elevations show proposed removal of the existing entry portico, the addition of an EIFS entry portal, and painting the existing EIFS more neutral colors. There are two different color options proposed by the applicant. Both indicate the color "Brite White" for the trim. One elevation shows "Manor White" and the other shows "Van Dyke."

### **Design Guidelines**

The site is subject to the Citywide Design Guidelines as stated in Article 19 of the City of Roswell Zoning Ordinance. Following is how the applicant has responded to the guidelines:

1. *Shield parked vehicles from view.* The new parking area is below the grade of Holcomb Bridge Road, and is also being screened by new proposed trees and shrubs.
2. *Softscapes.* The applicant is proposing additional trees and shrubs to compliment the work being done to freshen up the building exterior.
4. *Contextual appearance.* The proposed changes are contextually appropriate within the commercial corridor along Holcomb Bridge Road.

### **Department Comments**

Planning:

- No comment.

Engineering:

- No comment.

Building:

- No comment.

Tree:

- No comment.

PW:

- No comment.

Fire:

- All changes to the building must meet the 2000 edition of the Life Safety Code. The interior buildout or any other Life Safety issues must be dealt with prior to construction or move in.

Transportation:

- No comment.

### **Recommended Conditions**

Staff recommends that this applicant be approved.

### **Attachments**

- Photographs of existing conditions Dated Received September 1, 2009.
- Revised site plan, elevations and landscape plan Dated Received October 20, 2009.