

Project Name	The Atlanta Academy
Property Location	2000 Holcomb Woods Parkway
Owner/Petitioner	The Atlanta Academy
Representative	Michael Williamson – CGLS Architects
Petitioner's Request	Façade renovation, playground relocation and parking lot realignment

Background

The subject property is a currently occupied site located off of Holcomb Woods Parkway. The property is currently zoned C-3 (Highway Commercial District).

Site Plan Analysis

The plan indicates that the building will remain, but with exterior changes. The soccer and baseball fields are being redesigned, causing the playground to be relocated. Additionally, the drop-off lane in front of the school is being removed, as are 27 parking spaces as part of the realignment.

Landscape Plan Analysis

The proposed landscaping will include Nuttall and Willow Oak, Lacebark Elm, Dogwood, Maple as well as other shrubs.

The site is required to have a tree density of 264.9 units and the plan shows a density of 297.2 units.

Elevations

The elevations for the proposed changes show addition of enhanced glass walled entrance with large arced canopy supported by stacked stone columns. Also, windows will be added to the top portion of the façade and stone will be added to existing columns.

Design Guidelines

The site is subject to the Citywide Design Guidelines as stated in Article 19 of the City of Roswell Zoning Ordinance. The applicant has responded to each of the criteria. Please see attachment for the response.

Department Comments

Landscape:

- No comment

Engineering:

- No comment

Building:

- No comment

PW:

- No comment

Fire:

- The fire marshal has **denied this proposal because he determined that plan does not allow for adequate fire apparatus access.**

Transportation:

- **1. The request for a new median cut along Holcomb Woods Pkwy has been declined for the following reasons:**
 - a. The driveway is at a horizontal and vertical curves intersection with limited sight distance.
 - b. Holcomb Woods Parkway carries an average 5,000 vehicles per day and is used as a connector between Old Alabama Rd and Holcomb Bridge Rd. Further, Big Creek Pkwy is planned as a new 2-lane connector across SR 400. The preferred alignment would intersect Old Alabama Rd across from Holcomb Woods Parkway. In the future, Holcomb Woods Pkwy will become an even more important connector, such that the City of Roswell will need to plan and regulate the spacing of median opening and driveways. The desirable median opening spacing for this type of road is a minimum 660 feet. If traffic increase continues, it will be desirable or necessary to align driveways with median opening on Holcomb Woods Parkway.
- 2. If feasible, upgrade the existing left turn deceleration lane on Holcomb Woods Pkwy to the parking lot to 50' taper and 100' storage.
- 3. Consider providing a pedestrian connection from Holcomb Woods Pkwy sidewalk to the building entrance.

Recommended Conditions

Staff recommends that this applicant be approved with the following condition:

- The applicant must work out issues with Fire and Transportation during the LDP process.

Attachments

- DRB application, letter of intent, and proposed elevations and site plan.