

the Board's procedure allows for two meetings of the Design Review Board on any application. They have an initial application and they make commentary on it and they do not take a vote on it. If there are issues that need to come back to his Board, then they come back at a subsequent meeting with a final application. If an application is deemed to be complete enough by the Board and the applicant can manage any conditions that the Board might want to put on it, the Board can vote to hear it as a final. They will take a separate vote to hear that prior to making a vote on the actual motion for the application.

When one comes up to present his application he should state his name for the record and the company he is representing. If one is here tonight and wishes to speak about a project but are not part of the applicant team Carruth asked that he please let Kevin Turner, the staff person know that he would like an opportunity to speak.

10-0460

DRB10-28

PARKEAST ON CRABAPPLE

110 & 125 Park East Drive

Maurice Lester presented the application. He is a project manager with John Wiehland Homes and Neighborhoods. Also present is Michelle Haucksmeier, who is the area president for John Wiehland Homes and Neighborhoods. The applicant is here this evening to talk about Park East on Crabapple. It is located off of Crabapple Road right across from Roswell Station. It abuts the Crabapple Middle School. What the applicant is requesting is permission to build an entrance wall as well as permanent signage. The neighborhood consists of 19 total lots, approximately 10 acres. They vary from almost a quarter of an acre lots to almost a full acre. They feel that it is definitely necessary to get an entrance going into the neighborhood. They have had some recent activity where they have two contracts in the neighborhood. They currently have one market home under construction which will be completed in approximately a month and a half. They feel that just getting more customers out, the neighborhood needs an identity to showcase it as well as add value to the area.

There are some pictures and a handout that Lester has provided to the Board that shows what the neighborhood entrance currently looks like. That is on page 2 of the handout. Basically what the handout is comprised of is bird's eye views of the entrance wall as well the landscaping plan for the entrance walls, details of the entrance walls, the signage that they would like to put on that wall as permanent signage with the colorations. Lester brought with him a sample of the brick as well as the mortar colors if the Board would like to see them. He also would like to let the Board know that as far as the landscaping plans there were some recommendations and some changes that they made to not obscure the entry of the neighborhood or the view as one is coming out. Those changes have already been made and Lester provided the Board with copies of those changes.

He also met with Andy Pittner, who is the city arborist on site on numerous occasions. He has already seen the previous plan and is aware of the changes. The changes will be submitted to him for his approval.

Basically what Lester is requesting is to get the entrance approved so they can build it as soon as possible just to add more to the neighborhood.

John Carruth asked Lester if he had new landscape plans for the Board. Lester stated that he did. Carruth told him to feel free to bring those up and hand those out. Also, he asked that Lester bring the brick and mortar sample up as well.

Carruth asked Lester to describe to the Board what is different about the landscape plan. Lester stated that all of the changes that were made are the hash marks. So there were some notes about making sure that the right-of-way, that there was no irrigation in the right-of-way. Those notes have been made. Also making sure that they do not put the Nellie R. Stephens in the right-of-way. So those changes have been made to put some dwarf hollies there. There were also notes about no dedication for some of the easements which are in there also. Hal Adams clarified that there were no changes in the planting in the plant material. Lester stated there are some changes in some of the dwarf hollies as well as some of the additional notes that one will see in the upper left.

John Carruth stated that the Board members would be identifying themselves tonight because they have new people for the recording. They will be informal about it. Carruth clarified that Lester moved the Nellie R. Stephens holly and the Beaufort holly. Lester stated that was correct.

John Carruth asked if any of the Board members had any questions for the applicant.

Roberto Paredes clarified that all of these changes on the landscaping have been approved or discussed with the city arborist. Maurice Lester stated that they have. Pittner still needs to sign off on it but Lester has verbally talked to him about the changes that have been noted and he also e-mailed it earlier.

Hearing no further comments or questions from the Board John Carruth stated that was an initial application and asked what the pleasure of the Board was.

Motion to hear as a final.

Roberto Paredes made a motion to hear the application as a final. Sonya Tablada seconded the motion. The motion was approved unanimously.

Motion

Roberto Paredes made a motion to approve this application as submitted with any additional comments from city staff or the city arborist. Laura Hamling seconded the motion. John Carruth assumed the Board was approving the revised plan that the applicant has submitted tonight. Roberto Paredes stated that was correct.

There was no further discussion. The motion was approved unanimously.

10-0459

DRB10-29

NORTH FULTON HOSPITAL MEDICAL OFFICE BUILDING

Hospital Boulevard and Hembree Road

Roberto Paredes recused himself as he will be making the presentation for the applicant. Laura Hamling recused herself.

Kethin Songby with Duke Realty presented the application and stated that he was presenting the proposed medical office building on the campus of North Fulton Hospital. Members of his team include Debbie Keel, CEO of North Fulton Hospital; Jim Eschelmann, Duke Realty, he is part of the construction group; Roberto Paredes is the architect of the project was ASD and Steve Rowe is the site engineer with AEC. Songby stated that he would turn the presentation over to Paredes and Rowe to present the project details.

Roberto Paredes stated that he is the architect for the project. He is a Roswell resident; he lives at 30 Connemara Road not too far from city hall. He will briefly describe sort of the location of the project and the context. Steve Rowe will also contribute in terms of the actual site design and landscaping. In general terms they are looking at adding a new building along Hospital Boulevard and it is the big circle in yellow. That is generally the site where the building will go. The smaller dot is the area where potentially there will be additional on-grade parking to be added since the building that they are proposing will be parking on the existing parking structure and the hospital will basically be compensating or balancing that parking displacement with a new parking lot along their back side of the hospital facility proper.

The next slide shows a little more definition in terms of what the applicant is proposing. The building is fairly straight forward in terms of its footprint. It is a rectangular building. The site is fairly steep. It has the high side along Hospital Blvd. and it drops quite steeply towards Hembree. What the applicant is proposing is a building that would be basically a three-story building from the Hembree side and a two-story building from Hospital Blvd. The additional parking that is shown to the north is the proposed location of the parking that they are displacing from the parking deck itself.