

Project Name	North Fulton Hospital Medical Office
Property Location	Hospital Blvd and Hembree Road
Owner/Petitioner	Jason Hinkel
Representative	Jason Hinkel
Petitioner's Request	Building a new building and site

Background

Tract 'A' is a site on Hospital Boulevard at the intersection with Lower Hembree Road. Currently there is a small parking lot in the corner. The site is across the street from North Fulton Hospital and was originally part of the master plan for the hospital. Tract 'B' is a vacant spot off of Hospital Boulevard.

Site Plan Analysis

The site plan shows the addition of a 76,116 square foot building and a renovation of the existing parking lot in Tract 'A'. The site plan for Tract 'B' shows the construction of an additional 214 space parking lot.

Landscape Plan Analysis

The landscaping plan shows the proposed trees to be crape myrtle, redbud, dogwood, zelkova, red maple, black gum, fastigiata, southern magnolia, bald cypress, and lacebark elm. The site will meet the tree density units required by the Zoning Ordinance.

Elevations

The building will be two or three stories depending on from which side it is viewed. The north and south sides of the building will have canopies. The building will be mostly glass with integral colored precast metal panels. The applicants will bring colored material samples to the meeting.

Design Guidelines

The site is regulated by the City wide design guidelines. The applicant has indicated how this project fits within these guidelines, please see attached.

Department Comments

Landscape:

- Check site tree density math

Engineering:

- Provide Stormwater Management report for the project site; revise BMP maintenance agreement shall be required.
- All proposed walls greater than 8' in height shall require a wall permit.

- Recommend focus meeting prior to site plan submittal.

Building:

- No comment

PW:

- Set up stormwater concept meeting.

Fire:

- A fire flow test must be conducted to determine if there is adequate water available for firefighting. The test must be conducted in accordance with the 2006 edition of the International Fire code and appendices B, C, and D.
- The number of fire hydrants and location of fire hydrants must be in compliance with the IFC appendix C.

Transportation:

- Provide an emergency vehicle routing plan from SR 9 and Hembree Rd to the building entrance using software such as Auto Turn.
- Provide sidewalk access from SR9 to the proposed building entrance.
- Provide a wall envelope and profile for each proposed wall
- Additional requirements, such as upgrade to the existing left turn lane on Hembree Rd, new right turn deceleration lane on Hembree Rd, etc., may be required, pending reception and revision of the traffic impact study.
- Correct street name from "Lower Hembree Road" to "Hembree Road".
- After issuance of the Land Disturbance Permit, obtain right-of-way encroachment permit from Transportation Department utility coordinator John Wooten at 770-594-6108

Recommended Conditions

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

- Must incorporate all staff comments in all LDP submittal plans.

Attachments

- DRB application, proposed elevations and site plan.