



## P&Z STAFF REPORT

Planning Commission Meeting, September 15, 2016

Case: **RZ16-0092; U16-0021; U16-0025 – 5775 Peachtree Dunwoody Road  
Peachtree Dunwoody Pavilion**

Staff Contact: Catherine Mercier-Baggett (CMercier-Baggett@sandyspringsga.gov)

Report Date: September 8, 2016

### REQUEST

To **rezone** the property located at 5775 Peachtree Dunwoody Road from O-I to MIX for the development of office, multifamily residential, and a hotel, with **two (2) use permits** to increase the allowable height (Section 19.4.5) and to allow for a school (Section 19.4.40), and **four (4) concurrent variances**:

1. Variance from Section 109-225(a)(1) and (2) of the Development Regulations to allow stream buffer encroachments;
2. Variance from Section 4.23.1 of the Zoning Ordinance to reduce the landscape strip;
3. Variance from Section 18.2.1 of the Zoning Ordinance to reduce minimum required parking during construction for existing uses;
4. Variance from Section 103-72(b) of the Development Regulations to eliminate the requirement for interparcel access.

### APPLICANT

Property Owner: TSO PDP LP	Petitioner: TSO PDP LP	Representatives: Carl Westmoreland and Jessica Hill, Morris, Manning & Martin, LLP
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### SUMMARY

The proposed development retains and renovates three of the four existing office buildings, including the Chamberlain College of Nursing. The rest of the property, mostly covered with surface parking at this time, will be redeveloped to include a 200-room hotel, one new office building above structured parking, restaurants and retail, 335 dwelling units and two parking decks. The project includes a direct connection to the Medical Center MARTA station.

The project meets the threshold of Development of Regional Impact (DRI 2590) for mixed-use, and was reviewed by the Georgia Regional Transportation Authority, the Atlanta Regional Commission and neighboring jurisdictions. The resulting conditions are included at the end of this report and incorporated into the conditions of zoning.

<b>RECOMMENDATIONS</b>	
<b>Department of Community Development</b>	
Staff recommends <b>deferral</b> to the November 17, 2016, Planning Commission meeting. Information is insufficient at this time to make an informed and comprehensive recommendation.	

<b>PROPERTY INFORMATION</b>	
Location:	5775 Peachtree Dunwoody Road Land Lots 17, District 17 Parcel # 17 0017 LL0840
Council District:	5: Tiberio DeJulio
Road frontage:	Approximately 475 feet along Peachtree Dunwoody Rd Approximately 1,420 feet along Lake Hearn Dr
Acreage:	Total of approximately 18.86 acres
Existing Zoning:	O-I per 1994Z-0103
Existing Land Use:	Office/Institutional
Overlay District:	Perimeter Community Improvement Districts
Special Planning Area:	Regional Transit-Oriented Activity Center; Node 6: PCID (Perimeter Community Improvement District – Live Work Regional only)
Future Land Use Designation:	LWR (Living Working Regional)
Requested Zoning:	MIX (Mixed Use District)

<b>PROCESS</b>			
Initial Community Meeting: March 22, 2016	Second Community Meeting: July 12, 2016	Planning Commission Hearing: September 15, 2016	Mayor and City Council Hearing: October 20, 2016

<b>PROPOSED DEVELOPMENT</b>
<p><b>Existing development and entitlements</b></p> <p>The property is currently zoned O-I under Z94-103, in conjunction with use permits 94U-050, 94U-051 for an increase in maximum building height.</p> <p>The approval included a maximum GFA for the entire development of 1,532,295, with the largest portion allocated to office. A 350-room, 18-story hotel was proposed on the Peachtree Dunwoody Rd frontage, close to where it is proposed again this time. Commercial uses could have occupied up to 50,000 sq.ft.</p> <p>This redevelopment was never executed and the current use of the property closely reflects the plan adopted under Z71-130, with four buildings surrounding the pond.</p> <p><b>Proposed development</b></p> <p>This rezoning would result in a lesser density than approved in 1994 by approximately 400,000 sq.ft. of GFA, but it introduces residential use.</p>

Use	Quantity
Renovated office (3 buildings)	343,487 sq.ft.
Nursing school	88,000 sq.ft.*
New office (1 building)	240,000 sq.ft.
Hotel	160,000 sq.ft. (200 rooms)
Multifamily residential	335,000 sq.ft. (335 units)
Retail and restaurants	30,000 sq.ft.
Total	1,108,487 sq.ft.

\*: Included in renovated office space

The following development standards are proposed by the Applicant:

Minimum front yard (along Peachtree Dunwoody Rd): 0'

Minimum side corner yard (along Lake Hearn Dr): 10'

Minimum rear yard (along property line shared with MARTA): 10'

Minimum internal setbacks, buffers and landscape strips: 0'

Zoning buffer (along east property line): 50' buffer + 10' improvement setback

Landscape strip (along shared property line with MARTA, along Lake Hearn Dr): 10'

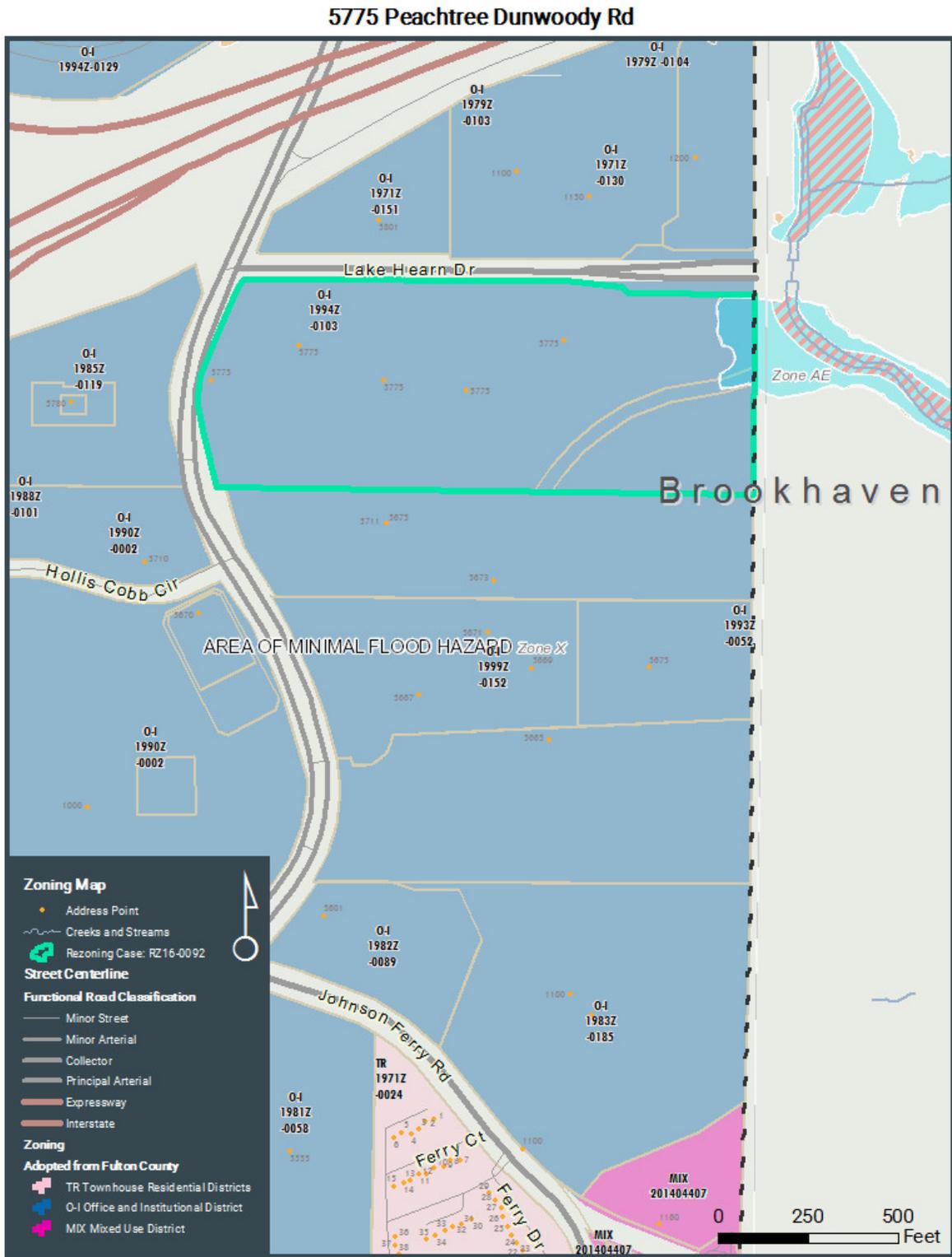
Minimum heated floor area per dwelling unit: 550 sq.ft.

<b>EXISTING LAND USES AND ZONING OF PROPERTY IN THE VICINITY</b>					
<b>Location relative to subject property</b>	<b>Zoning/ Land Use</b>	<b>Address</b>	<b>Land Area (acres)</b>	<b>Total square footage or units</b>	<b>Density (sf/acre or units/acre)</b>
North	O-I per 1971Z-0130; 1979Z-0103; 1979Z-0104 – The Pavilion at Lake Hearn	1150 Lake Hearn Drive	Approx. 12.3 acres	600,676 sf	48,835 sf/acre
North	O-I per 1971Z-0151, Vacant (taking by GDOT)	5801 Peachtree Dunwoody Road	Approx. 2.9 acres	0	0
South	O-I per 1999Z-0152 – St. Joseph’s Hospital	5655 Peachtree Dunwoody Road	Approx. 30.99 acres	1,687,832 sf	54,464 sf/acre
South	O-I per 1999Z-0152 – St. Joseph’s Hospital	5711 Peachtree Dunwoody Road	Approx. 9.56 acres	251,472 sf	26,305 sf/acre
West	O-I per 1985Z-0119; 1988Z-0101; 1990Z-0002 (currently undergoing rezoning RZ16-0095) – Northside Hospital	960, 980 & 1000 Johnson Ferry Rd, 5780 Peachtree Dunwoody Rd	Approx. 38.39 acres	1,561,000 sf	40,662 sf/acre
<b>PROPOSED DEVELOPMENT</b>					
N/A	Proposed MIX (Mixed Use District)	5775 Peachtree Dunwoody Road	Approx. 18.86 acres	1,108,487 sf	58,774 sf/acre

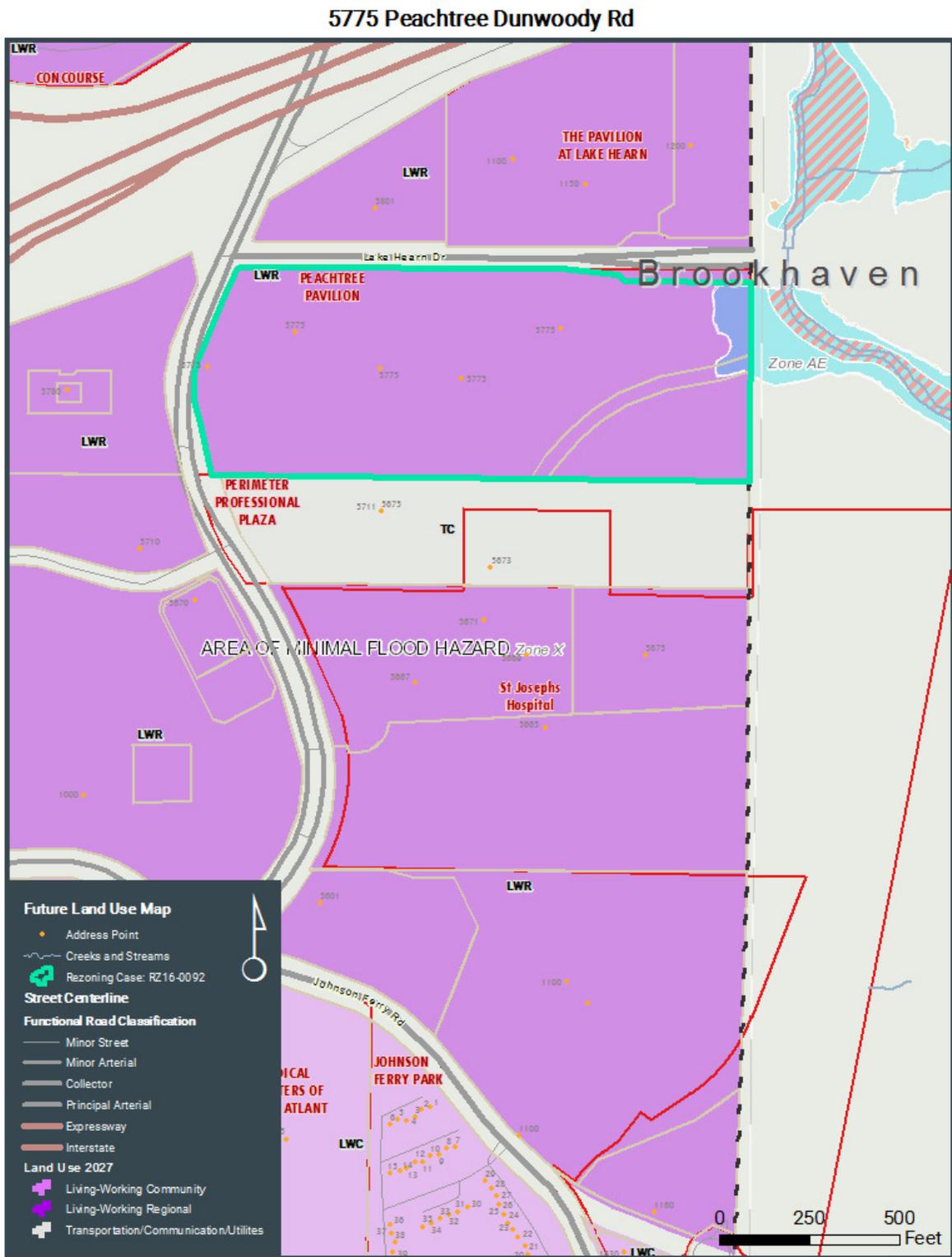
**AERIAL IMAGE**



**ZONING MAP**



**FUTURE LAND USE MAP**



**ZONING IMPACT ANALYSIS**

Per Article 28.4.1, *Zoning Impact Analysis by the Planning Commission and the Department*, the staff shall make a written record of its investigation and recommendation on each rezoning petition with respect to the following factors.

**A. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.**

Finding: The property is located in an area colloquially known as Pill Hill for its concentration of hospitals and medical office. Mixed-use development is highly desirable, to offer complementary uses to the heavily predominant healthcare services. Pill Hill is an important employment center (Northside Hospital alone employs over 7,000), yet there is little residential nearby. Likewise, there are few restaurant options within walking distance.

Further, its location right next to the Medical Center MARTA station makes it an ideal candidate for transit-oriented development as outlined in the Comp Plan (see E. below).

The proposed number of parking spaces (2,909 spaces) appears to be excessive, considering the mixed-use nature of the redevelopment and its easy access to transit. The Zoning Ordinance offers the option to share parking between adjacent land uses (Sec. 18.2.2), to reduce the number of spaces to be provided. Likewise, the proximity to the MARTA station allows for a reduction of the basic requirements (Sec. 18.2.3), in this case by 15%.

**Parking requirements calculations**

Use	Basic requirement (Sec. 18.2.1)	Shared parking (Sec. 18.2.2)	MARTA reduction (Sec. 18.2.3)
Office	1,164	1,164	990
Retail	20	12	17
Hotel	200	150	170
Restaurant	120	60	102
School*	440	440	374
Residential*	520	520	442
Total	2,464	2,346	2,095

\* Per Zoning Ordinance, those ratios cannot be discounted for shared parking

The trip generation calculations presented by the Applicant for the DRI included reductions for both the mixed-use nature of the project, as well as an alternative mode reduction due to its proximity to MARTA and the applicant’s commitment to provide further multimodal access to the site. City staff is of the opinion that the provision of parking should reflect the trips generated by the different uses, and that the number of spaces approved should be limited to 2,220, the midpoint between the calculated requirement considering MARTA and the shared parking.

**B. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.**

Finding: The zoning proposal should not have negative impacts on adjacent property.

***C. Whether the property to be affected by the zoning proposal may have reasonable economic use as currently zoned.***

Finding: The site is already developed and functioning as an office complex.

***D. Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools.***

Finding: The Applicant provided a traffic study as part of the DRI review process that satisfied GRTA and ARC's purposes, but was asked to include additional elements to satisfy the City's requirements. The supplemental study submitted by the Applicant in August (a revision to the original version submitted in June) does not provide sufficient information to analyze the potential impacts of the project on the roadway system – see the Community Development Traffic Engineering comments for further detail. Staff worked with the Applicant's consultant to define the scope of the traffic study, but at the time of publication of this staff report, a revised study had not been submitted.

***E. Whether the zoning proposal is in conformity with the policies and intent of the land use plan.***

Finding: The Comprehensive Plan designates the property as Living Working Regional (LWR), within the Regional Transit-Oriented Activity Center and Node 6: PCID. Living Working categories are designed to create live-work, pedestrian friendly environments. The intent is that such development shall protect environmental resources, provide accessible open space, balance all modes of transportation, increase housing choices, and improve prospects for civic interaction (p. 40). The LWR designation corresponds to the MIX zoning district and encourages residential density exceeding 20 units per acre and commercial/office densities exceeding 25,000 square feet per acre.

Node 6: PCID specifies that parcels around the MARTA transit stations should have high-density developments incorporating a mix of land uses including residential, commercial, and institutional uses. New developments should create a network of secondary roads and incorporate interparcel access when possible, should incorporate open and green space, and should encourage home ownership in balance with rental housing. At minimum, 20% of the site should be maintained as open space. The node further encourages the inclusion of institutions and schools to create a true urban center. Densities should match those recommended by the Living Working Regional designation.

The Interim Development Guidelines adopted by Mayor and City Council in December 2015 call for dense and compact mixed-use development in the vicinity of MARTA stations as well. They established a goal of 25% in reduction of single occupancy vehicle trips. They state the importance of the public realm and providing accommodations for pedestrians. Inter-parcel connectivity is encouraged.

The proposed development meets most of the policies listed above, with the exception of the proposed parking spaces.

***F. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning.***

Finding: The improvements of the 400/285 interchange will create a work zone that will last for several years, making circulation even more difficult in Pill Hill. Therefore, the development should include a strategy, in its built form and/or operations, to reduce dependency on car trips.

***G. Whether the zoning proposal will permit a use which can be considered environmentally adverse to the natural resources, environment and citizens of Sandy Springs.***

Finding: The proposed development will encroach into the buffer surrounding the pond and will eliminate an 869 sq.ft. wetland. See the discussion on the stream buffer variance below. A permit from the Army Corps of Engineers will be applied for the removal of the wetland.

**USE PERMIT CONSIDERATIONS**

***U16-0021: Use Permit request from Section 19.4.5, to allow for the increase in maximum building height of 60' in MIX zoning district to: 100' for the hotel;  
275' for the new office over parking;  
90' for the multifamily building***

*(The height of existing buildings C and D was approved under previous zoning action)*

Per Article 19.2.4, Use Permit Considerations, staff shall make a written record of its investigation and recommendation on each rezoning petition with respect to the following factors:

***A. Whether the proposed use is consistent with the Comprehensive Plan and/or other plans adopted by the City Council:***

Finding: The proposed height of buildings is in accordance with the Interim Development Guidelines adopted in December 2016, where buildings taller than 8 stories are encouraged near MARTA stations.

***B. Whether the proposed use is compatible with land uses and zoning districts in the vicinity of the property for which the use permit is proposed:***

Finding: The surrounding buildings are generally taller than 60', given the site is adjacent to hospital campuses and mid to high density office complexes. The increase in height seems appropriate for the area.

***C. Whether the proposed use may violate local, state and/or federal statutes, ordinances or regulations governing land development:***

Finding: No violation of statutes, ordinance or other regulations are anticipated.

<p><b><i>D. The effect of the proposed use on traffic flow, vehicular and pedestrian, along adjoining streets:</i></b>  Finding: The height of the building should not impede traffic flow, as long as alternative modes of transportation are available to tenants and customers.</p>
<p><b><i>E. The location and number of off-street parking spaces:</i></b>  Finding: N/A</p>
<p><b><i>F. The amount and location of open space:</i></b>  Finding: N/A</p>
<p><b><i>G. Protective Screening:</i></b>  Finding: N/A</p>
<p><b><i>H. Hours and manner of operation:</i></b>  Finding: N/A</p>
<p><b><i>I. Outdoor lighting:</i></b>  Finding: N/A</p>
<p><b><i>J. Ingress and egress to the property:</i></b>  Finding: N/A</p>

<p><b>USE PERMIT CONSIDERATIONS</b></p>
<p><b><i>U16-0017: Use Permit request from Section 19.4.40, to allow a nursing school.</i></b></p> <p>Per Article 19.2.4, Use Permit Considerations, staff shall make a written record of its investigation and recommendation on each rezoning petition with respect to the following factors:</p>
<p><b><i>F. Whether the proposed use is consistent with the Comprehensive Plan and/or other plans adopted by the City Council:</i></b></p> <p>Finding: The diversity of land uses in the PCID is encouraged and a school is consistent with the associated policies.</p>
<p><b><i>G. Whether the proposed use is compatible with land uses and zoning districts in the vicinity of the property for which the use permit is proposed:</i></b></p> <p>Finding: The location of a nursing school within Pill Hill makes sense and should complement the existing healthcare services nearby. The school has been in operation for some time and has not caused known issues.</p>
<p><b><i>H. Whether the proposed use may violate local, state and/or federal statutes, ordinances or regulations governing land development:</i></b></p> <p>Finding: No violation of statutes, ordinances or other regulations are anticipated.</p>

***I. The effect of the proposed use on traffic flow, vehicular and pedestrian, along adjoining streets:***

Finding: The school is expected to generate vehicular traffic, but in no manner different than an office building would. Further, students may be more likely than employees to use transit and thus reduce the number of cars on the road.

***J. The location and number of off-street parking spaces:***

Finding: The provision of parking will be sufficient to serve the school.

***K. The amount and location of open space:***

Finding: The pond and other amenities will provide outdoor space for students and instructors to use.

***L. Protective Screening:***

Finding: N/A

***M. Hours and manner of operation:***

Finding: The details of the school operations were not submitted, but no negative impacts are anticipated.

***N. Outdoor lighting:***

Finding: N/A

***O. Ingress and egress to the property:***

Finding: The site is accessed by Peachtree Dunwoody Rd, Lake Hearn Dr, and the future MARTA pedestrian connection.

***Additional standards for schools***

Sec. 19.4.40 lists 10 additional standards for schools, all of which the nursing school already complies with:

1. Minimum Lot area shall be one (1) acre.
2. If located adjacent to a Street Right-of-Way, single family dwelling zoning district and/or AG-1 Zoning District used for single Family, the minimum Landscape Strips, Buffers, and Improvement Setbacks as specified for the O-I Zoning District in Section 4.23.1. of this Ordinance shall be required.
3. Buildings and refuse areas shall not be located within one hundred (100) feet of a residential district and/or AG-1 Zoning District used for single Family.
4. Active outdoor recreation areas shall not be located within one hundred (100) feet of an Adjoining Residential District or Use. Recreational Fields that are accessory to the School do not require a separate Use Permit.
5. Day care facilities in association with the School do not require a separate Use Permit.
6. Parking areas shall not be located within fifty (50) feet of any Residential District and/or AG-1 Zoning District used for single Family.
7. Student drop-off and vehicular turn-around facilities shall be provided on the site so that Vehicles may re-enter the Public Street in a forward manner.
8. Permitted Curb Cut access shall not be from a local Street.
9. The need for any accessory Netting associated with a driving range, tee, green, fairway or other course feature that is proposed to exceed the maximum Zoning District Height shall be reviewed

by the Director. A report prepared by a qualified engineer or expert documenting that the Netting is required based upon a safety hazard caused by the driving range, tee, green, fairway or other course feature shall be submitted with the application for administrative permit in support of the proposed Height. The Director shall have the authority to approve or deny the administrative permit at his/her discretion.

**CONCURRENT VARIANCES CONSIDERATIONS**

**STREAM BUFFER VARIANCE**

Per Article V – Stream Buffer Protection of Chapter 109 – Natural Resources and Environmental Protection, variances will be considered only in the following cases:

**A.** When a property's shape, topography or other physical conditions existing at the time of the adoption of the ordinance from which this article is derived prevents land development unless a buffer variance is granted.

**B.** Unusual circumstances when strict adherence to the minimal buffer requirements in this article would create an extreme hardship.

Variances will not be considered when, following adoption of the ordinance from which this article is derived, actions of any property owner of a given property have created conditions of a hardship on that property.

**Request No.1:** (Sec. 109-225(a)(1) and (2) of the Development Regulations) Variance to allow an encroachment of 4,940 sq.ft. in the 50’ undisturbed natural vegetative buffer, and 7,302 sq.ft. in the additional 25’ impervious surface setback.

**Finding:** The property was developed several decades ago, probably before the adoption of the stream buffer regulations. The pond is located right against Lake Hearn Dr. and the office buildings closely surround it on the south side. The development already encroaches in the 25’ and 50’ undisturbed natural vegetative buffers and 25’ impervious setback. The Applicant has provided a mitigation concept plan where invasive species would be removed and replaced by native species. Two areas have been identified on the north and east banks of the pond, respectively 7,560 sq.ft. and 4,225 sq.ft, for a total of 11,785 sq.ft.

**Encroachments**

	Existing (sq.ft.)	Proposed (sq.ft.)	Increase (sq.ft.)
25’ stream buffer	43	43	0
50’ stream buffer	2,979	4,897	1,918
25’ impervious setback	6,863	7,302	439
<b>Total</b>	<b>9,885</b>	<b>12,242</b>	<b>2,357</b>

Staff recommends **approval conditional**, under the following condition:

1. The encroachments shall be limited to 4,897 sq.ft. in the 50’ stream buffer, and 7,302 sq.ft. in the 25’ additional impervious surface setback;
2. A detailed mitigation plan, including a landscape plan, stamped and signed by a Professional Landscape Architect or a Professional Engineer shall be approved by the City before issuance of any Land Disturbance Permit.

**ZONING ORDINANCE VARIANCES**

Per Section 22.3.1. Variance Considerations of the Zoning Ordinance, concurrent variances shall only be granted upon showing that:

**A.** Relief, if granted, would be in harmony with, or, could be made to be in harmony with, the general purpose and intent of the Zoning Ordinance; or,

**B.** The application of the particular provision of the Zoning Ordinance to a particular piece of property, due to extraordinary and exceptional conditions pertaining to that property because of its size, shape, or topography, would create an unnecessary hardship for the owner while causing no detriment to the public

*Because the application was filed on June 17, 2016, and the text amendment to Article XXII was effective July 1, 2016, this concurrent variance is evaluated based on the criteria in place at the time.*

**Request No.2:** (Sec. 4.23.1 of the Zoning Ordinance) Variance to reduce the landscape strip along Peachtree Dunwoody Rd from 10' to 0', and to allow an encroachment in the landscape strip along the south property line shared with MARTA, for existing mechanical equipment.

Finding: The landscape strip is a requirement of base zoning districts under Sec. 4.23.1. Since the property is located in the PCID Overlay District and improvements are planned already, different streetscape standards are required. A vegetated strip will be included in the improvements along Peachtree Dunwoody Rd.

The existing water vault is nestled against the south property line, several feet below the street level and is consequently hardly visible. Staff is of the opinion that relocating the vault would cause a hardship.

Staff recommends **approval**

**Request No.3:** (Sec. 18.2.1 of the Zoning Ordinance) Variance to reduce the minimum required parking during construction for existing (and remaining) uses by 20%, from 1,026 to 821 spaces.

Finding: Considering the proximity of the MARTA station and the various policies adopted by Mayor and City Council in the Comprehensive Plan and as Interim Development Guidelines, the provision of parking spaces below the requirements of Sec. 18.2.1 is deemed acceptable.

According to staff calculations, the basic parking requirements for the nursing school (88,000 sq.ft.) and the remaining office (255,487 sq.ft.) amount to 1,155 spaces. With the 15% reduction granted for proximity to MARTA, the requirements are reduced to 982 spaces. The requested reduction is then 15%.

Staff recommends **approval**

**Request No.4:** (Sec. 103-72(b) of the Development Regulations) Variance to eliminate the requirement for interparcel access to the adjacent property to the east of the site.

Finding: Perimeter Community Improvement District (PCID) is undertaking a study to examine potential for a new connecting street between Johnson Ferry Road and Perimeter Center Parkway. Since the study is incomplete, Public Works does not support a variance to

eliminate future interparcel access to property to the east, as this would limit opportunities for multimodal access in the future to any proposed infrastructure.

Staff recommends **denial**

#### **COMMENTS FROM OTHER PARTIES**

##### **Community Development Traffic Engineering:**

In regards to the traffic study submitted August 2016, it analyzes the redevelopment of the site to include new 335 apartment units, a 200 room hotel, 240,000 sqft office building, 10,000 sqft retail, and 20,000 sqft restaurant in addition to keeping 343,487 sqft of existing building space. The report concludes that the only mitigation necessary due to the impacts of this development (as opposed to mitigation necessary due to local roadway network failures regardless of this development's impacts) is a northbound right-turn pocket lane along Peachtree Dunwoody into the site driveway and removal of the westbound left turn lane out of the site driveway at Peachtree Dunwoody.

Though the report is well written and contains additional information than what has been submitted for projects in the past, there are several inconsistencies that would cause hesitation in being able to accurately determine what impacts would arise in the future conditions (build and no-build) as well as what would be appropriate and necessary to mitigate such impacts.

The issues include what is believed to be inaccurate analysis of existing conditions (which then gets extrapolated to future conditions), incorrect driveway configuration (currently assuming a Right/Left-in and a Right-out access point along Peachtree Dunwoody which should be constrained to only Right-in/Right-out due to operational and safety concerns), and mitigation recommendations for the no-build conditions that may not be feasible/realistic or may not happen in the timeline of this project. Though the intent is not to create an exhaustive list, certain critical pieces of the study currently prevent the determination of what the appropriate and necessary zoning conditions should be.

This is not to say that the intent or type of development is improper or inappropriate (as best can be determined given the current information), it is to say that the information is not sufficient to confidently determine conditions that would be beneficial and not counterintuitive or superfluously burdensome.

##### **Sandy Springs Public works:**

For the project street frontages, the following provides a summary of existing transportation conditions:

- Peachtree Dunwoody Road is classified as a Minor Arterial Street. The posted speed limit is 35 mph, and the average daily traffic is 25,140 vehicles per day (COSS, 2012)
- Lake Hearn Drive is classified as a Major Collector Street. The posted speed limit is 35 mph, and the average daily traffic is 7,100 vehicles per day (COSS, 2010)
- The MARTA Medical Station serving the heavy rail Red Line is directly adjacent to the proposed development.
- All street frontages are included in the Perimeter Community Improvement Design Overlay District which includes streetscape and street improvements to include pedestrian and bicycle accommodations, pedestrian and street lighting, street furniture, brick paver accents, and landscaping per Article 12 of the Zoning Ordinance and the Perimeter Community Improvement District Public Space Standards. The requirements include pedestrian plazas at street intersections.

Public Works has identified the following Capital project in the project vicinity:

- T-0054 (FN-298, PI 0013141) Peachtree Dunwoody Road, Hammond Drive, Glenridge Drive ATMS - The Glenridge-Hammond-Peachtree Dunwoody ATMS project will add the system detection needed to expand an adaptive traffic signal control system to include an 30 intersections along 5 major corridors in the Perimeter Center. Intersection upgrades will include the controller equipment, the necessary hardware and software components and software licensing, and equipment calibration.
- T-0021 (DK-440, PI 0015070) Peachtree Dunwoody at Lake Hearn Intersection (Medical Ctr to Dunwoody MARTA Station bicycle, pedestrian improvements) - The Perimeter Community Improvement District (PCID) is undertaking design of a two-way at-grade protected bicycle track with accompanying sidewalk (with landscape strip separation) on the west side of Peachtree Dunwoody Road from Concourse Parkway to Hollis Cobb Drive.
- T-0057 (PI 000784) I-285/SR 400 Interchange Trail from Glenridge Connector to Peachtree Dunwoody Road - The project will construct a 12'-wide multiuse trail from the Glenridge Connector to Peachtree Dunwoody Road in Georgia DOT right-of-way as part of PI 0000784, I 285/SR 400 interchange reconstruction.
- I-285/State Route (SR) 400 Interchange Reconstruction (PI 000784) - The project proposes to construct new eastbound and westbound Collector/Distributor (CD) lanes along I-285, as well as northbound and southbound CD lanes along SR-400, new flyover bridges, reconstruction of existing ramps, and widening of existing bridges within the interchange. In addition, a multiuse trail will be constructed within the southeast quadrant of the interchange from Glenridge Connector to Peachtree Dunwoody Road. Right-of-way acquisition will be completed by December 2016. Construction is anticipated to begin in late 2016 with completion by spring 2020.

Public Works has identified the following Projects from City-adopted Plans in the project vicinity:  
Transportation Master Plan

- E16: Connect sidewalks along Peachtree Dunwoody Road from Mount Vernon Highway to City of Atlanta to provide pedestrian walking route for MARTA and trail access
- B16: Provide intersection capacity/operational improvements at Peachtree Dunwoody Road at Lake Hearn Drive (see Capital project T-0021).

Bicycle, Pedestrian and Trail Plan

- S27: Sidewalks on Peachtree Dunwoody Rd from Lake Hearn Dr to Hammond Dr
- B24: Sidepath on Peachtree Dunwoody Rd from Glenridge Connector to Hammond Dr
- S23: Sidewalks on Lake Hearn Drive from Peachtree Dunwoody Road to Brookhaven city limits

Perimeter 2011 10-Year Update to the Livable Centers Initiative Study

- T-3: Lake Hearn Drive Streetscape and Intersection Improvements - Construction and Implementation of planned improvements
- T-15: Enhanced Bus Stops for Existing Transit Services - Done in partnership with GRTA, MARTA, private land owners; provide sheltered stops with trash cans, lighting, bus schedules, area directories
- T-4: Multi-Modal Improvements to Johnson Ferry Road between Glenridge Connector and Old Johnson Ferry Road
- T-20: Multi-Modal Improvements to Meridian Mark Road / Hollis Cobb Circle between Glenridge Connector and Peachtree Dunwoody Road

Other (Perimeter Commuter Trail System)

- I1: Lake Hearn to Medical Center MARTA Trail
- A01: Lake Hearn Drive buffered bikeway/bus lane, road diet from Perimeter Summit to Parkside Place
- A12, S6: Lake Hearn Drive shared lane markings, road diet and sidewalks from Parkside Place to Ashford Dunwoody Rd
- A20: Peachtree Dunwoody Road Sidepath SB from Glenridge Connector to I-285

- A43: Hollis Cobb Circle Sidepath NB from Johnson Ferry Road to parking garage drive
  - A44: Hollis Cobb Circle Sidepath WB from parking garage drive to Peachtree Dunwoody Road
- Other (Georgia Regional Transportation Authority/GRTA)
- GRTA is planning commuter bus service, Xpress, routes to operate along the Peachtree Dunwoody Road frontage from the Medical Center MARTA Station.

Public Works acknowledges that the Site Plan is conceptual in nature. However, any future development site plan shall meet all requirements of Articles 11 and 12 of the Development Ordinance at time of permitting. Public Works notes the following areas for potential non-compliance in review of proposed zoning site plan. Due to the incomplete nature of the plans for zoning approval, the comments reflect only what is apparent on the Site Plan.

*Overall*

Applicant shall provide direct connection to Medical Center MARTA Station ticketing platform. Plan shall demonstrate how to accommodate stormwater flow from adjacent properties to the east, west, and south.

*Street Design (§103-70)*

All streets shall be designed and constructed to public street standards, including internal access “street”. The minimum design speed is 25 mph.

*Access (§103-72, §103-73, §103-77)*

All proposed access from public and private streets shall meet sight distance requirements for posted speed and meet separation and spacing requirements. Interparcel access shall be maintained between existing site access points. All access shall be designed to minimize conflict with pedestrians and bicyclists.

Perimeter Community Improvement District (PCID) is undertaking a study to examine potential for new connecting street between Johnson Ferry Road and Perimeter Center Parkway. Since the study is incomplete, Public Works does not support variance to eliminate future interparcel access to property to the east, as this would limit opportunities for multimodal access in the future to any proposed infrastructure.

The proposed access on Peachtree-Dunwoody Road shall be right-in/right-out. The service entry/exit A shall be right-in/right-out as it is within 250 feet of a signalized intersection.

Left turn and right turn deceleration lanes shall be designed to city standards.

*Right-of-way (§103-75)*

Applicant shall dedicate minimum right-of-way along the Peachtree Dunwoody Road and Lake Hearn to provide for installation of the required Perimeter Community Improvement Design Overlay District streetscape and separated bicycle and pedestrian facilities. The minimum right-of-way for Peachtree Dunwoody Road is 110 feet, and the minimum right-of-way for Lake Hearn Drive is 80 feet. The minimum right-of-way dedication for Peachtree Dunwoody Road is 55 feet from centerline, 11 feet from back of curb, or one foot from back of sidewalk, whichever is greater. The minimum right-of-way dedication for Lake Hearn Drive is 40 feet from centerline, 11 feet from back of curb, or one foot from back of sidewalk, whichever is greater. All walls and footings shall be located three feet behind the ROW. A 20-foot right-of-way miter is required at the intersection of Peachtree Dunwoody Road and Lake Hearn Drive.

*Bicycle and Pedestrian Accommodations (§103-80, §103-74)*

Applicant shall install required separated sidewalks and bicycle lane infrastructure per the Perimeter Community Improvement Design Overlay District along the street frontages of Peachtree Dunwoody Road and Lake Hearn Drive. Current plan does not show application of streetscape on Lake Hearn Drive. Applicant shall provide ADA accessible paths from the public right-of-way to site arrival locations.

**Recommended Conditions**

- Applicant shall comply with requirements of Development of Regional Impact #2590, Georgia Regional Transportation Authority Notice of Decision dated June 28, 2016.
- Applicant shall provide bicycle parking based on land use type and mix for existing and proposed development.
- Applicant shall provide sufficient right-of-way along the frontages of Peachtree Dunwoody Road and Lake Hearn Drive for separate bicycle and pedestrian infrastructure. The frontage along Peachtree Dunwoody Road and Lake Hearn Drive shall include: 10 foot sidewalk, 6-foot planting strip, 30” curb/gutter, and 8-foot separated bicycle lane.

**Sandy Springs Arborist:**

No comment submitted

**Sandy Springs Building Official:**

It would be preferable to reduce the lane widths on the main street to 11' and increase the Furniture Zone to 6'.

**Sandy Springs Fire Marshal:**

Due to the complexity of the proposal, the review is not complete yet. Concerns of notice include the lack of access to the residential building from the eastern property line and to the new office building from the southern property line.

**Sandy Springs City Engineer:**

1. A Stormwater Management Report in full compliance with the Georgia Stormwater Management Manual shall be submitted for review and approval prior to the issuance of a Land Disturbance Permit.
2. Any work within Wetlands will require a permit from the U.S. Corps of Engineers.

**MARTA:**

Comments submitted at DRI

**Fulton County Schools:**

Home School	Projected Under/Over Capacity					
	Without Development			With Development		
High Point ES	-112	to	-66	-112	to	-12
Ridgeview Charter MS	-109	to	-41	-109	to	-10
Riverwood Charter HS	175	to	267	175	to	319

**Fulton County Department of Health and Wellness:**

The Fulton County Department of Health and Wellness will require that the owner/developer connect the proposed development to public water and public sanitary sewer which is available to the site.

- Since the existing site is served by public water and public sanitary sewer, the Fulton County Department of Health and Wellness does not anticipate any health issues related to drinking water and sewage disposal provided in the buildings to be renovated so long as a review and inspection are conducted to require the availability of an adequate number of facilities for the proposed use and addition.

- Since this proposed development constitutes a premise where people work, live or congregate, on site sanitary facilities will be mandatory, prior to use or occupancy.
  - This development must comply with the Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 - Health and Sanitation, Article III - Smokefree Air.
  - Since this proposed development includes a food service establishment, as defined in Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 - Health and Sanitation, Article V - Food Service, the owner must submit kitchen plans for review and approval by this department before issuance of a building permit and beginning construction. The owner must obtain a food service permit prior to opening.
  - If this development includes a public swimming pool as defined in Fulton County Code of Ordinances and Code of Resolutions, Chapter 34.; Health and Sanitation, Article XII – Swimming Pools and Natural Bathing Beaches (including spas, whirlpools, etc.), the owner or contractor must submit plans and approval by this department and must obtain a Department of Health and Wellness permit to construct before issuance of a building permit. Also, the owner of the facility must obtain a Department of Health and Wellness permit to operate the pool prior to opening.
  - Since proposed development is a tourist accommodation as defined in the Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 - Health and Sanitation, Article XIII - Tourist Accommodations, the Fulton County Department of Health Services requires that the owner or contractor submit plans for review and approval by this department before issuance of a building permit and beginning construction. The owner must obtain a tourist accommodation permit prior to opening.
  - This department is requiring that plans indicating the number and location of outside refuse containers along with typical details of the pad and approach area for the refuse containers be submitted for review and approval.
  - If there are existing structures that will be demolished, this department is requiring that they be inspected by a certified pest control operator to insure that the premise is rat free. If evidence of rodent infestation is found, the property must be baited prior to demolition.
- EJ and General Public Health Comments:
- If the request to rezone from O-1 to 'MIX' to a mixed-use development including office (new and existing), a hotel and a residential building is allowed, the Fulton County Department of Health and Wellness recommends that the owner/developer be required to, adhere to rules and regulations of pertinent federal, state, and local jurisdictions and take the necessary actions to mitigate or avoid any potential negative impacts resulting from this project.

**Public Services and Utilities:**

No comment submitted

## **PUBLIC PARTICIPATION**

Less than 10 people participated at the First Community Meeting in March 2016, most of them tenants of the existing office buildings. Questions concerned the construction schedule and connections to adjacent parcels.

At the Second Community Meeting held in July, the community inquired about the DRI conditions, the connection to the MARTA station, the provision of parking spaces, and the details of the apartment building.

Staff did not receive further public comments.

The Applicant has not submitted a Public Participation Report yet.

## **DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION**

Staff recommends **DEFERRAL** of the case to the November 17, 2016 Planning Commission meeting, to allow the Applicant to provide the information necessary to evaluate the potential traffic impacts of the project.

Should the Planning Commission wish to move forward with the case, staff recommends **approval conditional** of the rezoning from O-I to MIX, **approval conditional** of the use permit to increase the maximum building height (Section 19.4.5), and **approval** of the use permit for a school (Section 19.4.40). The following conditions shall apply:

1. To the conceptual zoning site plan prepared by Long Engineering dated June 15, 2016 and received by the Department June 17, 2016. Any plan submitted subsequently for permitting shall meet or exceed all the requirements of the Code and Zoning Ordinance unless otherwise stated in these conditions;
2. To the following use and site development standards
  - a. Dimensional standards:
    - i. Minimum front yard (along Peachtree Dunwoody Rd): 0'
    - ii. Minimum side corner yard (along Lake Hearn Dr): 10'
    - iii. Minimum rear yard (along property line shared with MARTA): 10'
    - iv. Minimum internal setbacks, buffers and landscape strips: 0'
    - v. Zoning buffer (along east property line): 50' buffer + 10' improvement setback
    - vi. Landscape strip (along shared property line with MARTA, along Lake Hearn Dr): 10'
  - b. Minimum heated floor area per dwelling unit: 550 sq.ft.
  - c. A maximum total of 2,220 parking spaces;
  - d. A minimum of 5% of said parking spaces shall be reserved for carpooling;
  - e. A maximum building height of 100' for the hotel, 275' for the new office tower over structured parking, and 90' for the multifamily building;
  - f. A minimum of 1 bicycle parking space per 20 vehicle parking spaces, to be distributed across the property and located no farther than 50' from a building

entrance or the MARTA access point, unless providing a bicycle storage locker or other secure storage area for multiple bicycles;

- g.** Street frontage improvements shall be constructed and dedicated to the City along Peachtree Dunwoody Rd, Lake Hearn Drive as follows: 10-foot sidewalk, 6-foot planting strip, 30" curb/gutter, and 8-foot separated bicycle lane;
- h.** Street frontage improvements shall be constructed and dedicated to the City along the proposed internal road as follows: 10-foot sidewalk, 6-foot planting strip, 24" curb/gutter, and 5-foot bike lane.

**3.** To the following planning activity:

- a.** A complete traffic study and appropriate mitigation measures, satisfying the requests of the City, shall be prepared and approved by the Director of Community Development prior to issuance of any Land Disturbance Permit. Should the site plan be modified to address the conclusions of the traffic study, the modification shall be reviewed through the appropriate channel per Sec. 22.10. Modifications of the Zoning Ordinance.

Concurrent Variance 1: Variance from Section 109-225(a)(1) and (2) of the Development Regulations to allow stream buffer encroachments

Staff recommends **approval** conditional, with the following condition:

- 1.** The encroachments shall be limited to 4,897 sq.ft. in the 50' stream buffer, and 7,302 sq.ft. in the 25' additional impervious surface setback;
- 2.** A detailed mitigation plan, including a landscape plan, stamped and signed by a Professional Landscape Architect or a Professional Engineer shall be approved by the City before issuance of any Land Disturbance Permit.

Concurrent Variance 2: Variance from Section 4.23.1 of the Zoning Ordinance to reduce the landscape strip.

Staff recommends **approval**

Concurrent Variance 3: Variance from Section 18.2.1 of the Zoning Ordinance to reduce minimum required parking during construction for existing uses.

Staff recommends **approval**

Concurrent Variance 4: Variance from Section 103-72(b) of the Development Regulations to eliminate the requirement for interparcel access.

Staff recommend **denial**

Conditions issued by GRTA from the Development of Regional Impact review (DRI 2590):

- 1.** Provide a pedestrian connection from the site to the Medical Center MARTA station, as approved by MARTA.
- 2.** Coordinate with GRTA Xpress and MARTA on the required turning radii of the southeastern corner and the stop bar locations at the Lake Hearn and Peachtree Dunwoody

Road intersection to accommodate for commuter coach and/or local bus future northbound right turn movements.



**DEPARTMENT OF HEALTH AND WELLNESS**

**Office of the Director**

**99 Jesse Hill Jr. Drive S.E.**

**Atlanta, Georgia 30303**

**Telephone (404) 613-1205 - Fax (404) 730-1294**

September 1, 2016

Kristin Byars  
City of Sandy Springs  
Department of Community Development  
7840 Roswell Road, Building 500  
Sandy Springs, Georgia 30350

RE: Zoning Comments for September 2016

Dear Ms. Byars:

The following are comments by the Environmental Health Services (EHS) Division and the Environmental Justice (EJ) Program of the Fulton County Department of Health and Wellness. These comments are in reference to the zoning petitions which were previously received from your office.

<b>PETITION</b>	<b>ZONING COMMENTS</b>
RZ16-0095/U16-0024 5780 Peachtree Dunwoody Rd, 960 & 1000 Johnson Ferry Rd (Northside Hospital)	<p><b><u>EHS Comments:</u></b></p> <ul style="list-style-type: none"><li>• The Fulton County Department of Health and Wellness will require that the owner/developer connect the proposed development to public water and public sanitary sewer which is available to the site.</li><li>• Since this proposed development constitutes a premise where people work, live or congregate, onsite sanitary facilities will be mandatory, prior to use or occupancy.</li><li>• This development must comply with the Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 – Health and Sanitation, Article III – Smokefree Air.</li><li>• If this proposed development includes a food service establishment, as defined in Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 – Health and Sanitation, Article V – Food Service, the owner must submit kitchen plans for review and approval by this department before issuance of a building permit and beginning construction. The owner must obtain a food service permit prior to opening.</li><li>• This department is requiring that plans indicating the number and location of outside refuse containers along with typical details of the pad and approach area for the refuse containers be submitted for review and approval.</li></ul>

PETITION	ZONING COMMENTS
	<p><b><u>EJ and General Public Health Comments:</u></b></p> <ul style="list-style-type: none"> <li>The Fulton County Department of Health and Wellness does not anticipate any adverse impacts to the health of humans or the environment by allowing the request to rezone from O-1 to O-I to construct a parking deck and expansion of the main hospital building.</li> </ul>
<p>RZ16-0092/U16-0021/ U16-025/DRI 2590 5775 Peachtree Dunwoody Rd (Peachtree Dunwoody Pavilion)</p>	<p><b><u>EHS Comments:</u></b></p> <ul style="list-style-type: none"> <li>The Fulton County Department of Health and Wellness will require that the owner/developer connect the proposed development to public water and public sanitary sewer which is available to the site.</li> <li>Since the existing site is served by public water and public sanitary sewer, the Fulton County Department of Health and Wellness does not anticipate any health issues related to drinking water and sewage disposal provided in the buildings to be renovated so long as a review and inspection are conducted to require the availability of an adequate number of facilities for the proposed use and addition.</li> <li>Since this proposed development constitutes a premise where people work, live or congregate, onsite sanitary facilities will be mandatory, prior to use or occupancy.</li> <li>This development must comply with the Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 – Health and Sanitation, Article III – Smokefree Air.</li> <li>Since this proposed development includes a food service establishment, as defined in Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 – Health and Sanitation, Article V – Food Service, the owner must submit kitchen plans for review and approval by this department before issuance of a building permit and beginning construction. The owner must obtain a food service permit prior to opening.</li> <li>If this development includes a public swimming pool as defined in Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 – Health and Sanitation, Article XII – Swimming Pools and Natural Bathing Beaches (including spas, whirlpools, etc.), the owner or contractor must submit plans and approval by this department and must obtain a Department of Health and Wellness permit to construct before issuance of a building permit. Also, the owner of the facility must obtain a Department of Health and Wellness permit to operate the pool prior to opening.</li> <li>Since proposed development is a tourist accommodation as defined in the Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 – Health and Sanitation, Article XIII – Tourist Accommodations, the Fulton County Department of Health Services requires that the owner or contractor submit</li> </ul>

PETITION	ZONING COMMENTS
	<p>plans for review and approval by this department before issuance of a building permit and beginning construction. The owner must obtain a tourist accommodation permit prior to opening.</p> <ul style="list-style-type: none"> <li>• This department is requiring that plans indicating the number and location of outside refuse containers along with typical details of the pad and approach area for the refuse containers be submitted for review and approval.</li> <li>• If there are existing structures that will be demolished, this department is requiring that they be inspected by a certified pest control operator to insure that the premise is rat free. If evidence of rodent infestation is found, the property must be baited prior to demolition.</li> </ul> <p><b><u>EJ and General Public Health Comments:</u></b></p> <ul style="list-style-type: none"> <li>• If the request to rezone from O-1 to MIX to a mixed-use development including office (new and existing), a hotel and a residential building is allowed, the Fulton County Department of Health and Wellness recommends that the owner/developer be required to adhere to rules and regulations of pertinent federal, state, and local jurisdictions and take the necessary actions to mitigate or avoid any potential negative impacts resulting from this project.</li> </ul>
<p>RZ16-0097 0, 6555 Roswell Road</p>	<p><b><u>EHS Comments</u></b></p> <ul style="list-style-type: none"> <li>• The Fulton County Department of Health and Wellness recommends that the applicant be required to connect the proposed townhome development to public water and public sanitary sewer available to the site.</li> <li>• Since this proposed development constitutes a premise where people work or congregate, onsite sanitary facilities will be mandatory, prior to use or occupancy.</li> <li>• This department is requiring that plans indicating the number and location of outside refuse containers along with typical details of the pad and approach area for the refuse containers be submitted for review and approval.</li> </ul> <p><b><u>EJ and General Public Health Comments</u></b></p> <ul style="list-style-type: none"> <li>• The Fulton County Department of Health and Wellness does not anticipate any adverse impacts to the health of humans or the environment by allowing the rezoning from C-1 and R-3 to TR for the construction of a 31-unit townhome development.</li> </ul>
<p>RZ16-0100 120, 130 W. Wieuca Road</p>	<p><b><u>EHS Comments</u></b></p> <ul style="list-style-type: none"> <li>• The Environmental Health Services Division of the Department of Health and Wellness will require that the owner/developer comply, as appropriate, with the Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 – Health and Sanitation specifically</li> </ul>

PETITION	ZONING COMMENTS
	<ul style="list-style-type: none"> <li>○ ARTICLE III – SMOKEFREE AIR</li> <li>○ ARTICLE IV – DRINKING WATER SUPPLY</li> <li>○ ARTICLE V – FOOD SERVICE</li> <li>○ ARTICLE VII – NUISANCES</li> <li>○ ARTICLE IX – RAT CONTROL</li> <li>○ ARTICLE X – SOLID WASTE</li> <li>○ ARTICLE XI – SEWAGE DISPOSAL</li> <li>○ ARTICLE XII – SWIMMING POOLS &amp; NATURAL BATHING BEACHES</li> <li>○ ARTICLE XIII – TOURIST ACCOMMODATIONS</li> </ul> <p><b><u>EJ and General Public Health Comments</u></b></p> <ul style="list-style-type: none"> <li>• The Fulton County Department of Health and Wellness does not anticipate any adverse impacts to the health of humans or the environment by allowing the rezoning from A (Medium Density Apartment District) conditional to A conditional with all existing conditions from rezoning case 201402052 excluding condition 3(j) regarding 40' maximum building height.</li> </ul>

If you have any questions related to the EHS comments, you may contact Ellis “Eli” Jones at 404-613-1337 or by e-mail at [Ellis.Jones@fultoncountyga.gov](mailto:Ellis.Jones@fultoncountyga.gov). All questions related to the broader public health and/or environmental justice comments should be directed to me by telephone at 404-613-1491 or e-mail at [Monica.Robinson@fultoncountyga.gov](mailto:Monica.Robinson@fultoncountyga.gov).

Sincerely,



Monica M. Robinson, B.S., M.B.A.  
 Environmental Planner  
 Environmental Justice Program

CC: Ellis “Eli” Jones, Deputy Director EHS  
 Paul Leonhardt, City of Sandy Springs  
 Catherine Mercier-Baggett, City of Sandy Springs

**Rezoning Impact Statement**

8/26/2016

**PETITION: RZ16-0092**

**Proposed Residential Units**

JURISDICTION: Sandy Springs

<u>Single-family detached</u>	<u>Townhouses</u>	<u>Apartments</u>	<u>Condominiums</u>
<b>0</b>	<b>0</b>	<b>250</b>	<b>0</b>

HOME SCHOOL	PROJECTED BASELINE ENROLLMENT <sup>A</sup>		GADOE CAPACITY	EST. # NEW FCS STUDENTS GENERATED		DISPLACED STUDENTS	<b>PROJECTED UNDER/OVER CAPACITY<sup>B</sup></b>			
							WITHOUT DEV		WITH DEV	
High Point ES	738	784	850	0	54	0	-112	-66	-112	-12
Ridgeview Charter MS	1,091	1,159	1,200	0	31	0	-109	-41	-109	-10
Riverwood Charter HS	1,500	1,592	1,325	0	52	0	175	267	175	319
<b>TOTAL</b>				<b>0</b>	<b>137</b>	0				

Insufficient historical data to run report?:

<b>HS REGION:</b> Riverwood Charter HS	AVERAGE - 1 STD DEV		AVERAGE + 1 STD. DEV.	
<i>One single-family detached unit generates:</i>	0.015335	to	0.230777	<i>elementary school students</i>
	0.000000	to	0.058614	<i>middle school students</i>
	0.008733	to	0.135595	<i>high school students</i>
<i>One townhouse unit generates:</i>	0.000092	to	0.105384	<i>elementary school students</i>
	0.000000	to	0.029711	<i>middle school students</i>
	0.011411	to	0.067193	<i>high school students</i>
<i>One apartment unit generates:</i>	0.000000	to	0.214489	<i>elementary school students</i>
	0.000000	to	0.125253	<i>middle school students</i>
	0.000000	to	0.207097	<i>high school students</i>
<i>One condominium unit generates:</i>	0.000000	to	0.317124	<i>elementary school students</i>
	0.000000	to	0.067385	<i>middle school students</i>
	0.000000	to	0.140487	<i>high school students</i>

(Note: Empty/null values indicate insufficient historic data)

**AVERAGE OPERATIONAL COST PER STUDENT (FY14):**

TOTAL COST:\$12,286	PORTION LOCAL REVENUE SOURCES: \$8,209	PORTION STATE AND OTHER REVENUE SOURCES: \$4,077
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<sup>A</sup> Projected enrollment for the 2016-17 school year based on forecasted enrollment.  
<sup>B</sup> Positive values indicate numbers of students a facility is over state capacity / negative values indicate number of students a facility is under state capacity.  
\* State capacity indicates space. However due to the number of special programs, portable classrooms or other measures may be needed to accommodate the instructional needs of the school.  
\*\* Student yields are calculated annually based on geocode of enrolled FCS students in built-out developments within the high school zone in which the proposed development is located.