

Memorandum

To: Mayor and City Council

CC: City Manager, City Attorney, City Clerk

From: Ken Patton, AICP

Date: 7/15/2016

Re: Case MP1601-001, Reservoir Drive, The Grand Reserve at Canton, LLC

The Property owner, Sweetwater Property Investments, LLC, and the applicant, The Grand Reserve at Canton LLC, have submitted the amended Master Plan and Letter of Intent as requested by the City of Canton. These amended documents correct errors in the original submittal.

As City Council will recall, this master plan amendment is for Pod H of Riverstone. The **existing conditions** of approval are:

Tract 1 - 7.233 acres, 43,700 sq. ft. commercial, 43,700 sq. ft. office and 41,400 sq. ft. residential above the commercial and office

Tract 2 – 19.046 acres, 308 multiple family units (16.17 du/acre)

Tract 3 – 19.062 acres, 134 single family detached units (7.03 du/acre)

The **proposed conditions** of approval are:

Tract 1 – 24.832 acres, 149,793 sq. ft. commercial, 149,783 sq. ft. office and 141,890 sq. ft. residential above the commercial and office. This will be developed in a style similar to Avalon (Alpharetta, Ga.). The additional mixed use square footage is substituted for the 134 single family residential units.

Tract 2 – 20.55 acres, 308 multiple family units (15.0 du/acre). A 1.504-acre increase with density decrease of 1.17 du/acre. The multiple family is proposed to move from the central portion of Pod H to the northern portion of Pod H.

Also, City Council will recall, the staff included some conditions of approval for City Council consideration, if City Council is inclined to approval this Master Plan amendment. The conditions for City Council consideration are:

- 1) Incorporate the applicant's attorney (Mr. Benson Chambers) letter of April 18, 2016 by reference. This will assure the city that the proposed apartments will be market rate, Class A type units and provide for the \$75,000 escrow money;
- 2) All parking for Pod H shall be interior to the pod with the following exceptions:
 - A. Tract 1 (Mixed Use) – a maximum of two (2) rows of parking along Reservoir Drive designed so that one (1) driveway aisle shall be nearest to Reinhardt Parkway
 - B. Tract 2 (Apartments) – a maximum of one (1) row of parallel parking along Reservoir Drive and maintenance of circular flow for fire protection
- 3) All buildings in the mixed use Tract 1 along Reservoir Drive and Reinhardt College Parkway shall have “store front” finishes along the road frontages. The apartment buildings in Tract 2 shall comply with the City standard of minimum of 51% brick or stone exterior facades.
- 4) Provide a copy of the ingress/egress easement between the apartment developer and the landowner of the adjacent tract. One (1) of two (2) points of the ingress/egress areas shall be a shared entrance and is to be directly across from Hickory Log Drive (the entrance road to Teasley Middle School).
- 5) There shall be a maximum of 308 apartments.
- 6) The submitted site plan is conceptual in nature only with the exception of the location of the proposed uses.
- 7) Require a 15' landscape buffer along the entire west and north property lines of Pod H. This buffer should consist of Leyland Cypress and/or arborvitae planted in two staggered rows on 15' centers. These plants must be a minimum of 6'-8' tall at time of planting. Other ground cover such as shrubs and bushes shall also be planted within this buffer.
- 8) All living space within the mixed use area shall be located on the second floor or higher above any retail or office use.
- 9) All mechanical units shall be screened and not visible from Reservoir Drive and Reinhardt College Parkway.
- 10) All trash collection dumpsters, compactors, and receptacles shall be screened and not visible from Reservoir Drive or Reinhardt College Parkway.
- 11) There will be 4 street access points with a minimum of two (2) installed prior to the issuance of any C.O.s.

Should you have any questions, please contact our office.