



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: MP-15-01/CLUP-15-01/Z-15-01/V-15-01 KB400 MASTER PLAN/1699 LAND COMPANY LLC

CITY COUNCIL: APRIL 24, 2017

This item was heard at the April 12, 2017 Planning Commission meeting. Several citizens spoke in opposition to the request stating concerns over traffic, residential high density, safety issues at the proposed driveways and the need for a connection to Rock Mill Road. After discussion, the Planning Commission recommended to deny this item. Vote (6-1)

II. RECOMMENDATION:

Deny MP-15-01/CLUP-15-01/Z-15-01/V-15-01 KB400 Master Plan/1699 Land Company LLC request for master plan amendment, comprehensive land use plan amendment, rezoning and variance.

If approval is considered, staff recommends the following conditions:

1. The property to be rezoned shall have an "R-8A/D" zoning classification with a detached minimum lot size of 4,500 square feet and a minimum lot width of 40' with an overall average minimum lot size of 45'.
2. The Land Use classification shall be "High Density Residential".
3. Property shall be developed substantially as depicted on the zoning plan prepared by Travis Pruitt & Associates, dated 3/6/2017, except for modifications required to comply with these conditions. Current flood plain information shall be required for Land Disturbance Permit and may impact lot yield.

4. 'Dwelling, 'For-Sale' Detached' shall be listed as a permitted use in the KB400 Master Plan Pod A, with a maximum density of 5.01 dwelling units per acre.
5. All 'For-Sale' Detached units shall be side or rear-loaded.
6. The minimum building setbacks shall be:
 - North Point Parkway and Kimball Bridge Road – 30'
 - Side & Rear (Boundary) – 15'
 - Front (Internal) – 10'
 - Side (Internal) – 0' (10' between buildings)
 - Rear (Internal) – 10'
7. Driveways shall provide a minimum 18' between garage and back of sidewalk.
8. Residential structures shall be similar to photographic examples presented by the applicant, except as required to comply with these conditions with final approval by Staff. Residential structures shall have a minimum 50% brick or stone and same level of architectural detail and materials on all four sides with final approval by Staff. Additional architectural elements, such as decorative windows, mullions, recessed windows, shutters with shutter dogs, off sets, entry features, porches, and dormers shall be required as approved by Staff.
9. A minimum 12,600 square foot civic space at the corner of North Point Parkway and Kimball Bridge Road shall be developed per the zoning plan prepared by Travis Pruitt & Associates, dated 3/6/2017 and including landscaping, focal feature with sculpture and/or water feature, benches or seat wall and brick paver hardscape as approved by Staff.
10. Privacy fences and unfinished wood decks shall not be visible from North Point Parkway and Kimball Bridge Road.
11. A minimum 15' undisturbed or replanted buffer shall be provided along the southern property line. The applicant shall save specimen trees and significant tree groupings within the buffer, as approved by Staff. Building setbacks may be included within the buffer.
12. A minimum 2.09 acres of open space shall be developed substantially similar to the zoning plan prepared by Travis Pruitt & Associates, dated 3/6/2017. Open space shall be both amenity and civic spaces and may include a dog walk, trail system, recreation field, and/or passive green space. Developer shall construct a private amenity trail through the stream buffer as depicted on Exhibit A – Private Amenity Trail.
13. Development shall be gated and internal streets shall be private. Pedestrian access shall be unrestricted.
14. All homes shall have connectivity to the sidewalk system.
15. Minimum 5' sidewalks shall be required on both sides of internal streets. Internal streetscape shall include a minimum 4' planting area with street trees, sidewalk, pedestrian lighting, on-street parking and bulb-outs as approved by Staff.
16. Heavily planted minimum 20' landscape strip shall be required along North Point Parkway and Kimball Bridge Road and shall include decorative walls and/or berms similar to Glen Abbey, as approved by Staff. Project entry signage shall be brick or stone and decorative landscaping shall be required at project entrances similar to Glen Abbey as approved by Staff.
17. Pedestrian amenities including pathways, lighting, and benches should be included throughout the development and amenity areas.
18. Coordinate with Fulton County Schools to provide a pedestrian/bike connection to New Prospect Elementary School.
19. Intersection at North Point Parkway and Kimball Bridge Road and project access design shall be based on traffic impact analysis approved by Staff. Intersection at Kimball Bridge Road shall consider proposed City improvements.
20. Frontage improvements along Kimball Bridge Road, including sidewalks, shall incorporate elements of the proposed City project. Impact fee credits shall be available for work beyond the site boundaries.
21. Developer shall improve North Point Parkway and Kimball Bridge Road frontage with 6' planting strips and 8' sidewalks. Landscaping shall be planted in the 6' planting strip, as approved by Staff.
22. Developer shall dedicate a 20' permanent public access easement within the stream buffer for future improvement of a trail by the City, as approved by Staff.
23. Replant the stream buffer where sparse to buffer standards with native trees, shrubs and groundcover. Plantings shall be 80% evergreen and 20% deciduous. Recompense tree planting may be used to count towards the stream buffer replanting.
24. The following specimen trees shall be saved: 30" Elm (#202), 26" Red Maple (#635), 40" Elm (#637) and 36" Red Maple (#769).
25. Site plan modifications may be required in order to incorporate Trees of Quality and Tree Groupings. Modifications to the site plan may include reconfiguration, construction of walls, limited grading or use of innovative techniques to conserve trees and adequate soil area as approved by Staff.
26. Off-site tree encroachment shall be limited to no more than 20% on the CRZ and shall require notification/approval by property owner, as approved by Staff.
27. If a building permit is not issued by April 24, 2018, KB400 Master Plan Pod A shall revert to original approval.

III. REPORT IN BRIEF:

The applicant, 1699 Land Company LLC, is requesting an amendment to KB400 Master Plan Pod A to add ‘Dwelling, ‘For-Sale’ Detached’ to the list of permitted uses in order to allow for the construction of 61 ‘For-Sale’ single-family detached lots on 12.165 acres in a gated community. The applicant also requests a rezoning of the property from O-I (Office-Institutional) to R-8A/D (Dwelling, ‘For-Sale’, Attached/Detached Residential), as well as a change to the Comprehensive Land Use Plan designation from ‘Corporate Office’ to ‘High Density Residential’. Variances are requested to reduce the minimum lot width and front, side and rear setbacks in the R-8A/D zoning district.

DISCUSSION

The submitted request, if approved, will allow 61 ‘For-Sale’ single-family detached lots on 12.165 acres, with a density of 5.01 dwelling units per acre. The property is subject to the KB400 Master Plan Pod A and the west side of the property is located within the North Point Activity Center LCI. The undeveloped property is heavily wooded with a stream on the southwest side of the property and is located at the southwest corner of North Point Parkway and Kimball Bridge Road.

The property and surrounding properties are zoned O-I, with the exception of the SU (Special Use) property to the south. The applicant proposes to rezone the property to R-8A/D. Surrounding properties include Verizon to the north, Royal 400 South office park to the east, North Point Park office condominiums to the west, Wells Fargo Bank to the southwest and New Prospect Elementary School to the south. The comprehensive land use plan designation of the property is Corporate Office, which allows office and accessory office uses. Surrounding properties are also designated Corporate Office, except for New Prospect Elementary School which is designated Public, Institutional, Education. The applicant requests a comprehensive land use plan amendment to High Density Residential. The interchange at Haynes Bridge Road and Georgia 400 is within a ½-mile of the property.

The applicant is requesting a variance to reduce the minimum lot width in the R-8A/D district from 50’ to 40’. A variance is also requested to reduce the front setback along North Point Parkway and Kimball Bridge Road from 65’ to 20’ and from 35’ to 10’ on internal local roads. Side setbacks are proposed to be reduced from 5’ to 0’ and rear setbacks from 20’ to 10’.

The nearest similar ‘For-Sale’ residential development is located to the south in Kimball Farms and The Palisades at Milton Park, as well as to the north in the Braeden subdivision. Kimball Farms is developed as single-family detached lots with an average lot size of approximately 14,000 square feet and a density of 1.59 dwelling units per acre. The Palisades is developed as single-family detached lots with a minimum lot size of 4,500 square feet and a density of 3.39 dwelling units per acre. Pulte/John Weiland is developing the Braeden subdivision on the northeast side of Kimball Bridge Road at Northwinds Parkway. The Braeden subdivision was approved for 130 townhomes and single-family detached lots at a maximum density of 4.9 dwelling units per acre.

The 27-acre KB400 Master Plan was approved in 1999 and allows office use with accessory retail. A master plan amendment (MP-06-10) was approved for Pod A in 2007 to allow for a maximum of 144,000 square feet of office with accessory retail use. However, a building permit was not issued by 4/23/2008 and Pod A reverted to the original master plan and conditions. Pod B is developed as a Wells Fargo Bank and Pod C is developed as the North Point Park office condominiums.

The City’s vacant office available (for lease) rate has been steadily declining since 2013. At the end of the 2nd quarter of 2016, the City’s vacant office available rate was 9.30%, which is one of the lowest office vacancy rates in the Atlanta metro area. According to the development community, spec office is typically developed when office vacant available rates drop below 10.00%. Hines and Cousins Properties, Inc. are currently developing a spec office building at Avalon. As shown in the table below, over 700,000 square feet of office is currently under construction within the City.

Office Development – Under Construction

Project Name	Location	Building Area (SF)	Status
Avalon Bldg. 8000	Avalon Boulevard	268,405 SF	Under Construction

Avalon Outparcel Office	2700 Old Milton Pkwy	40,000 SF	Under Construction
The Gates at North Point 2	Webb Bridge Rd	40,000 SF	Under Construction
North Point Park Phase 3	5755 North Point Pkwy	48,240 SF	Under Construction
East Village	Old Milton Pkwy & Westside Pkwy	18,000 SF	Under Construction
Teasley Place	50 Canton Street	7,596 SF	Under Construction
Liberty Hall	33 South Main St	12,000 SF	Under Construction
Providence Group Office	2425 Old Milton Pkwy	30,000 SF	Under Construction
Old Milton Office	2845 Old Milton Pkwy	4,500 SF	Under Construction
The Edison	Edison Drive	218,000 SF	Under Construction
City Center	City Center	40,000 SF	Under Construction
TOTAL		726,741 SF	

SITE PLAN

The submitted site plan depicts 61 single-family detached lots, with lots adjacent to North Point Parkway and Kimball Bridge Road oriented to those roads. Single-family detached lots are proposed to have minimum lot widths of 40' and minimum lot sizes of 4,500 square feet. Homes are depicted as rear entry, except that Lots 4-21 will be front entry. The development will be a gated community with private streets. The applicant proposes the following building setbacks:

- North Point Parkway and Kimball Bridge Road – 20'
- Side & Rear (Boundary) – 10'
- Front (Internal) – 10'
- Side (Internal) – 0' (10' between buildings)
- Rear (Internal) – 10'

Access to the site is depicted from driveways on North Point Parkway and Kimball Bridge Road. An eight-foot (8') sidewalk is depicted along North Point Parkway; however, sidewalks are not shown along the internal roadways and alleys. The sidewalk along Kimball Bridge Road shall be expanded to comply with the City's project design for the Kimball Bridge Road improvements.

The Unified Development Code (UDC) requires a 50' undisturbed buffer on non-residential properties adjacent to residential. Since the school property is already developed and the applicant is requesting a change in use from non-residential to residential, a buffer is recommended on the applicant's property. The site plan depicts a 10' building setback along the south property line, with no landscape buffer or landscape strip. Staff recommends a minimum 15' undisturbed or replanted buffer to provide a transition between the school and the subdivision.

2.09 acres, or 16%, of the property is depicted as open space. A 12,600 square foot civic space with hardscape and benches is provided at the corner of North Point Parkway and Kimball Bridge Road. Two (2) small open space areas are depicted internal to the site between lots 47 and 48 and in front of Lots 53-57. A 1.11-acre open space is depicted on the west side of the property along the stream. The KB400 Master Plan requires a trail be developed through the property as part of the City's Greenway system. The applicant's site plan depicts a sidewalk and benches along the stream and provides connectivity to the proposed subdivision, North Point Parkway and New Prospect Elementary School.

According to the applicant, homes will be approximately 2,400 square feet with prices starting in the \$500,000's. Photographic examples were provided depicting the proposed single-family detached product. The photographs depict brick front elevations with brick detailing and side elevations consisting of siding. Staff recommends conditions requiring 4-sided brick and architectural details on all homes.

TRAFFIC

City staff calculated trip generation figures for the existing entitlement and the proposed project. As shown in the table below, the proposed use would reduce the PM Peak Hour traffic in the area by approximately 249 trips as compared to the property being developed under office use.

CURRENT ZONING	ADT	SAT	AM Peak Hour			PM Peak Hour			Sat. Peak Hour			
			In	Out	Total	In	Out	Total	In	Out	Total	
710: GENERAL OFFICE												
211,515 SF Gross Floor Area	2,375	471	301	41	342	54	262	316	37	31	68	
Total Trips (Current Zoning)	2,390	485	304	48	352	55	262	317	43	37	80	
PROPOSED ZONING												
210: Single Family Detached Housing												
61 Number of Units	660	661	13	39	52	44	25	69	35	30	65	
Total Trips (Proposed Zoning)	660	661	13	39	52	44	25	69	35	30	65	
NET TRIPS INCREASE (DECREASE)	(1,730)	176	(291)	(9)	(300)	(11)	(238)	(249)	(8)	(7)	(15)	
* Trip Generation, 7th Edition (ITE)												

The applicant’s request was originally submitted in 2015 depicting site access from both North Point Parkway and Kimball Bridge Road. Due to concerns raised by residents in the area over traffic and access, the applicant entered into discussions with Fulton County Schools to purchase land or an easement through the New Prospect Elementary School property in order to gain access to Rock Mill Road. The applicant’s traffic engineer determined that an access road from the site to Rock Mill Road was feasible. However, an access agreement was never reached and the applicant decided to move forward without the Rock Mill Road access.

With no access to Rock Mill Road, staff recommends that the development continue to provide access from both North Point Parkway and Kimball Bridge Road. By doing so, traffic from the development is distributed between the two (2) drives, reducing the impact on the surrounding roadway system. Restricting the site access to just the North Point Parkway driveway would require trips between the development and New Prospect Elementary School, Ocee Park and other points east to travel through the North Point Parkway/Kimball Bridge Road intersection multiple times, potentially creating a more significant impact.

SCHOOLS

Residential development is known to increase school enrollment. Fulton County calculated the potential maximum number of children who may live on the property by using the Fulton County Schools standard calculation to identify the number of children that a residential development will generate. The following chart outlines these figures:

FULTON COUNTY SCHOOLS – 61 Single-Family Detached Residential Units

School	Single Family Average #
New Prospect Elementary School	7 to 28 students
Webb Bridge Middle School	2 to 10 students
Alpharetta High School	5 to 20 students
TOTAL	14 to 58 students

Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 14 – 58 school age children. Numbers provided by Fulton County Schools show that New Prospect Elementary School and Alpharetta High School have capacity; however, Webb Bridge Middle School is currently over capacity.

STANDARDS FOR ZONING CHANGES

The Planning Commission and the City Council shall consider the following standards in considering a rezoning application, giving due weight or priority to those factors particularly appropriate to the circumstances of each application:

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

Response: KB400 Master Plan Pod A was designated for office use, which is consistent with the development pattern along North Point Parkway. The intersection of Kimball Bridge Road and North Point Parkway is not an appropriate location for a residential development as reflected on the City's Comprehensive Land Use Plan.

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

Response: KB400 Master Plan Pod A was designated for office use, which is consistent with the development pattern along North Point Parkway. The intersection of Kimball Bridge Road and North Point Parkway is not an appropriate location for a residential development as reflected on the City's Comprehensive Land Use Plan.

c. Whether the zoning proposal will adversely affect the natural environment.

Response: The proposed development will have impacts on the natural environment. The applicant's site plan respects the stream buffers on the southwest side of the property; however, very few trees are being saved. However, office or residential uses on the site would be required to incorporate trees.

d. Whether there are substantial reasons why the property cannot or should not be used as currently zoned.

Response: There are not substantial reasons why the property cannot be used for office use. The subject property is located ½-mile away from the interchange at Haynes Bridge Road and Georgia 400. Alpharetta has one of the lowest office vacancy rates in the Atlanta metro area and over 725,000 square feet of office is currently under construction in the City. Therefore, it can be justified that the subject property remains a viable office parcel.

e. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of public facilities or services, including but not limited to existing streets and transportation facilities, schools, water or sewer utilities, and police or fire protection.

Response: The proposed change in use from office to residential would generate a greater demand public facilities and services, such as parks and recreational programs, fire and police, and schools. However, the proposed residential use would produce fewer vehicular trips than an office use, reducing traffic impacts.

f. Whether the zoning proposal is supported by new or changing conditions not anticipated or reflected in the existing zoning on the property.

Response: The master plan amendment is not supported by new or changing conditions. Comprehensive Plan Land Use Strategy 6.2 states, "Designate major entranceways to the city, (the interchanges along GA-400) for office use in order to preserve the corporate campus business environment." The subject property is located ½-mile away from the interchange at Haynes Bridge Road and Georgia 400. Alpharetta has one of the lowest office vacancy rates in the Atlanta metro area and over 725,000 square feet of office is currently under construction in the City. Therefore, it can be justified that the subject property remains a viable office parcel.

g. Whether the zoning proposal reflects a reasonable balance between the promotion of the public health, safety, morality or general welfare against the right to unrestricted use of property.

Response: The request to change the use of the property from office to residential does not reflect a reasonable balance as the property is located within a ½-mile of the interchange at Haynes Bridge Road and Georgia 400 and remains a viable office parcel. In addition, the Kimball Bridge Activity Center is envisioned to continue to evolve as a job center and hub for major businesses.

h. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning.

Response: The property can be used for office use as envisioned in the KB400 Master Plan. . The subject property is located ½-mile away from the interchange at Haynes Bridge Road and Georgia 400. Alpharetta has one of the lowest office vacancy rates in the Atlanta metro area and over 725,000 square feet of office is currently under construction in the City. Therefore, it can be justified that the subject property remains a viable office parcel.

i. The extent to which the zoning proposal is consistent with the Comprehensive Plan.

Response: The zoning proposal does not meet the Comprehensive Land Use Plan designation of the property, which is Corporate Office. The applicant proposes an amendment to the Comprehensive Land Use Plan designation of the property to High Density Residential.

COMPREHENSIVE LAND USE PLAN

Unified Development Code Section 4.1.3 Standards for CLUP amendment approval, provides the following criteria for consideration when evaluating a request for a change in land use:

A. The extent to which a change in the economy, land use or development opportunities of the area has occurred.

Response: The subject property is located within a ½-mile of the interchange at Haynes Bridge Road and Georgia 400 and is more suited for office development. If approved for a change in use, conditions are recommended requiring screening, protection of the tree canopy, open space, connectivity, and architectural standards.

B. The extent to which the proposed designation is in compliance with the goals and policies of the Plan.

Response: The applicant's proposal does not comply with the goals and policies of the City's Comprehensive Plan. The Kimball Bridge Activity Center is envisioned to continue to evolve as a job center and hub for major businesses.

C. The extent to which the proposed designation would require changes in the provision of public facilities and services.

Response: The proposed change in use from office to residential would generate a greater demand public facilities and services, such as parks and recreational programs, fire and police, and schools. However, the proposed residential use would produce fewer vehicular trips than an office use.

D. The extent to which the proposed designation would impact the public health, safety, and welfare.

Response: If approved for a change in use, conditions are recommended requiring screening, protection of the tree canopy, open space, connectivity, and architectural standards.

E. The extent to which additional land area is needed to be developed for a specific type of use.

Response: Not applicable.

F. The extent to which area demographics or projections are not occurring as projected.

Response: Not applicable.

VARIANCE REVIEW CRITERIA

The City of Alpharetta Unified Development Code Article IV, Section 4.5.3 outlines the criteria set forth for granting a variance. The ordinance specifically states..."a variance may be granted in whole or in part, or with conditions, in such individual case of unnecessary hardship upon a finding that":

(1) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography; or

Response: There are no extraordinary or exceptional conditions pertaining to the subject property that justify the need for the applicant's requested variance. If approval is considered, staff recommends a heavily planted landscape strip along North Point Parkway and Kimball Bridge Road similar to Glen Abbey.

(2) The application of the Ordinance to this particular piece of property would create an unnecessary hardship; or

Response: The application of the UDC to the subject property would not create an unnecessary hardship. If approval is considered, staff recommends a heavily planted landscape strip along North Point Parkway and Kimball Bridge Road similar to Glen Abbey.

(3) There are conditions that are peculiar to the property which adversely affect its reasonable use or usability as currently zoned; or

Response: There are no peculiarities pertaining to the subject property that justify the applicant's requested variance. If approval is considered, staff recommends a heavily planted landscape strip along North Point Parkway and Kimball Bridge Road similar to Glen Abbey.

(4) Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the City of Alpharetta ordinances.

Response: There are no peculiarities pertaining to the subject property that justify the applicant's requested variance. If approval is considered, staff recommends a heavily planted landscape strip along North Point Parkway and Kimball Bridge Road similar to Glen Abbey.

CONCURRENCES

Staff has reviewed the applicant's proposal and finds that it cannot support the request for master plan amendment, comprehensive land use plan amendment, rezoning and variance. The property remains a viable office parcel at the intersection of Kimball Bridge Road and North Point Parkway. The proposed change in use from office to residential would have a greater impact on parks and schools than the permitted office use; however, traffic impacts would be less.

The subject property is located within a ½-mile of the interchange at Georgia 400 and Haynes Bridge Road. Alpharetta has one of the lowest office vacancy rates in the Atlanta metro area and over 725,000 square feet of office is currently under construction in the City. As parcels zoned for office uses are developed or rezoned for other uses, the result will be less opportunity for growth once the office market picks up. Therefore, it can be justified that the subject property remains a viable office parcel.

Pulte/John Weiland is currently developing the Braeden subdivision, which is zoned R-8A/D, on the northeast side of Kimball Bridge Road at Northwinds Parkway. Braeden subdivision was approved for 130 townhomes and single-

family detached units at a maximum density of 4.9 dwelling units per acre. If approval is considered, staff recommends that the residential density be similar to the Braeden subdivision. In addition, architectural and site standards are recommended as conditions to ensure a quality product, promote connectivity and protect natural features.

As identified in the Comprehensive Plan, the subject property is located in the Kimball Bridge Activity Center character area. The vision for the Kimball Bridge Activity Center is to continue to evolve as a job center and hub for major businesses. Residential options in this Activity Center are appropriate near the Downtown. The Comprehensive Plan describes the Kimball Bridge Activity Center in the following way:

“PRESERVE and ENHANCE corporate campuses, businesses, parks and shopping areas as well as connectivity to neighborhoods, corridors and other communities with vehicular, pedestrian, bicycle and public transportation improvements. CREATE development and redevelopment that incorporates a variety of businesses, employment opportunities, retail and commercial services as well as residential options, particularly near Downtown.”

“Future development should emphasize connectivity and accommodate the unique needs of corporate campuses and business parks, as well as commercial and residential areas. Focus should be on expanding the street network, enhancing public transportation service, creating a pedestrian-friendly environment by adding sidewalks, and supporting bicycle use with infrastructure that makes biking safe and convenient. This complete transportation system should link adjacent residential, office and commercial areas to major destinations within the activity center or serve as a safe and convenient connection to other destinations in the community.”

CITIZEN PARTICIPATION PLAN

The report submitted by the applicant states that letters were mailed to each property owner within 500’ of the subject property stating the applicant’s intent. The report states that no comments were received in response to the mailed letters. The applicant met with Kimball Farms HOA and concerns were raised regarding traffic and access from Kimball Bridge Road.

The City has received correspondence from many area residents and business owners objecting to the proposed development due to concerns over high density and traffic. The President of the Kimball Farms HOA cited the following concerns:

- 1. Entrance onto Kimball Bridge will be one way. That means folks may decide to use Rock Mill by the pre-school and New Prospect for a turnaround. More traffic by the children is never good and then there is the extra traffic at the light from turning around.**
- 2. I believe that turning left onto Northpoint Parkway from that proposed driveway will be hazardous, enough so, that someone could get seriously hurt. The builder said it would be hard to make a left during rush hour. I told him I believe it would be worse to try and make it on what I feel is a blind curve when cars are traveling at 40-50 miles per hour during non-rush hour times.**

IV. ATTACHMENTS:

- Site Plan
- Photographic Examples