



Land Owner Presents Plans to Develop Property Across from The Forum

On Monday, March 2, 2015, the owner of the 6.47-acre property located adjacent to the proposed new Town Center, presented his plans for developing the property during a United Peachtree Corners Civic Association (UPCCA) land use meeting.

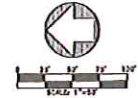
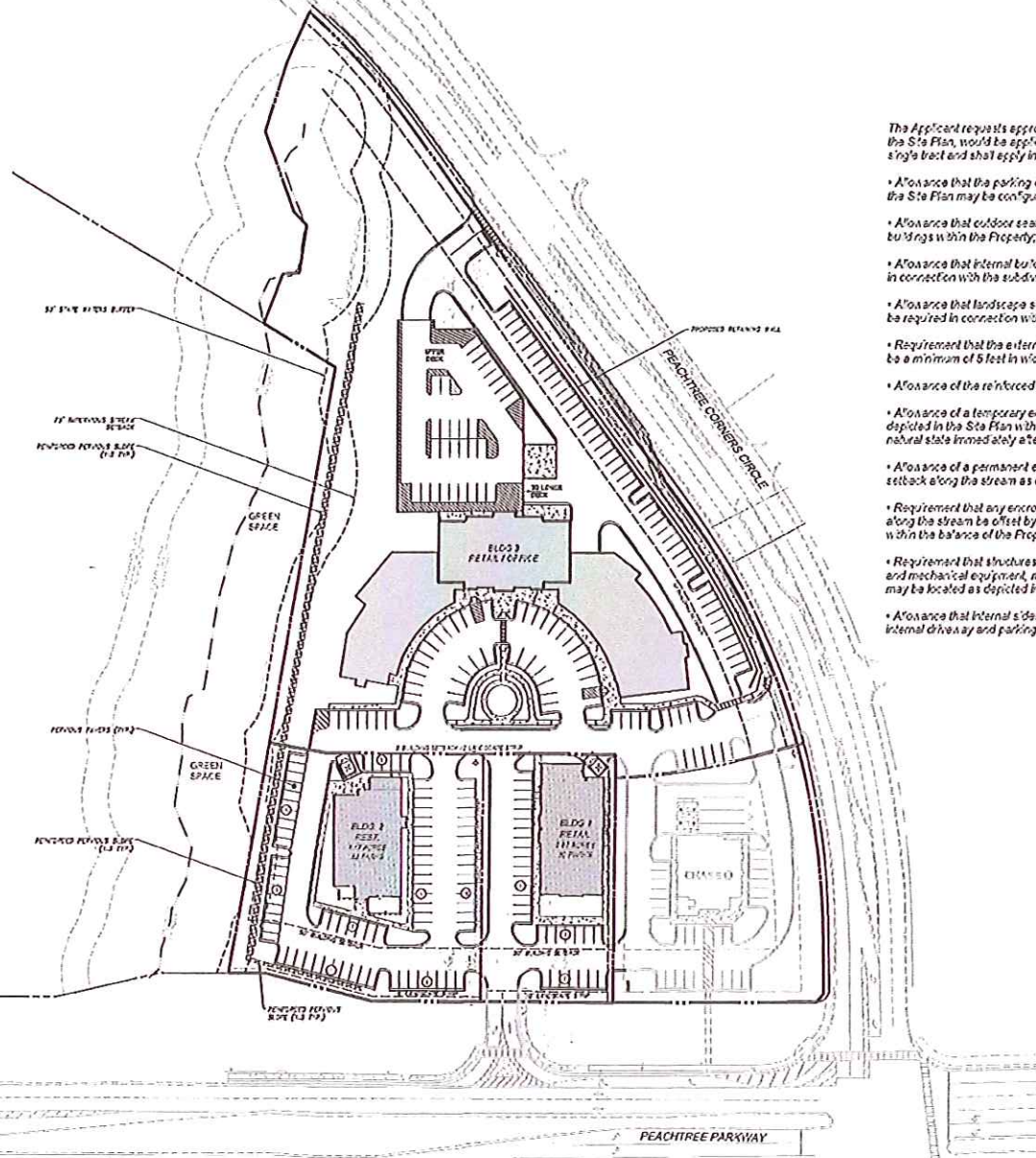
The tract of land is located on the corner of Peachtree Parkway and Peachtree Corners Circle and is owned by Charlie Roberts. A Chase Bank is currently located on the corner of the property.

Mr. Roberts is proposing constructing two new buildings that would front Peachtree Parkway, one would be a restaurant, the other is designed for retail space. Behind those buildings he proposes adding a hotel, another retail or restaurant and space for parking.

These plans will be presented at the March 10 Planning Commission meeting. After reviewing the plans, the Commission will make its recommendations to the City Council at its March 17 meeting.



VICINITY MAP
1/4" = 100' SCALE



The Applicant requests approval of the following items which are reflected in the Site Plan, would be applicable to the development of the Property as a single tract and shall apply in the event of a subdivision of the Property.

- Allowance that the parking orientation for the individual buildings reflected in the Site Plan may be configured as set forth in the Site Plan;
- Allowance that outdoor seating and dining shall be allowed for the individual buildings within the Property;
- Allowance that internal building and/or structure setbacks shall not be required in connection with the subdivision of the Property;
- Allowance that landscape strip buffers along internal property lines shall not be required in connection with the subdivision of the Property;
- Requirement that the external landscape strip along Peachtree Parkway shall be a minimum of 5 feet in width;
- Allowance of the reinforced pervious slope as depicted in the Site Plan;
- Allowance of a temporary encroachment into the 50 foot stream buffer as depicted in the Site Plan with any such disturbed area to be returned to its natural state immediately after development;
- Allowance of a permanent encroachment into the 75 foot impervious surface setback along the stream as depicted in the Site Plan;
- Requirement that any encroachment into the impervious surface setback along the stream be offset by the incorporation of twice as much pervious area within the balance of the Property as is subject to said encroachment;
- Requirement that structures internal to the development, such as dumpsters and mechanical equipment, must be screened as required by the Ordinance but may be located as depicted in the Site Plan;
- Allowance that internal sidewalks may adjoin the curbing for the Property's internal driveway and parking infrastructure, as applicable.

PROJECT CONTACTS

ARCHITECT	ENGINEER
PEACHTREE CORNERS COMMERCIAL MASTER PLAN	LAI ENGINEERING
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REVISIONS

NO.	DATE	DESCRIPTION

PEACHTREE CORNERS COMMERCIAL MASTER PLAN
PEACHTREE CORNERS CIRCLE AND PEACHTREE PARKWAY
PROJECT NO. 1800
PROJECTS: PEACHTREE CORNERS RETAIL, LLC
OWNER: PEACHTREE CORNERS

PARKWAY CENTER
1800 PARKWAY CENTER
SUITE 720
MARKETTA, GA 30067
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NO. 1800
1800 PARKWAY CENTER
MARKETTA, GA 30067
MASTER PLAN
SHEET
CSP
DATE: 01-30-18
CSP-18-01



BLACK WALNUT CAFÉ

2/27/15



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