

# North Fulton / Alpharetta Development Opportunity

1.145 Acres Office / Flex  
11775 Haynes Bridge Road  
Alpharetta, GA



Old Milton Pkwy

Haynes Bridge Rd.



## PROPERTY SUMMARY

PROPERTY ADDRESS	11775 Haynes Bridge Road Alpharetta, GA 30009
ZONING	O-I Office - Institutional
SUBMARKET	Alpharetta / North Fulton
SIZE	1.145 Acres (49,876 Square feet)
FRONTAGE	202 feet on Haynes Bridge Road
TRAFFIC COUNTS	23,454 Vehicles Per Day
2018 TAXES	\$1,239

## EXECUTIVE SUMMARY

JGRE is pleased to present for sale a 1.145-acre undeveloped property in the heart of Alpharetta near the southeast corner of Haynes Bridge Rd. and Old Milton Pkwy. This unique 1.145-acre site is located in Alpharetta, GA, just two blocks south of the new Downtown Alpharetta City Center with a daytime population of nearly 150,000. Alpharetta is the home to more than 700 technology companies.

Avalon, a \$600 million mixed-use project opened across the street and is widely considered a ground breaking success. With this site's location within walking distance to the downtown City Center and to Avalon makes this site truly a walkable location.

The property is zoned Office and Institutional (O-I) The city's long use plan suggest office and flex industrial use with excellent exposure on Haynes Bridge Rd.



**11775 Haynes Bridge Road, Alpharetta, Ga 30009**



ALPHARETTA  
CITY CENTER

400



AVALON

OLD MILTON PKY.

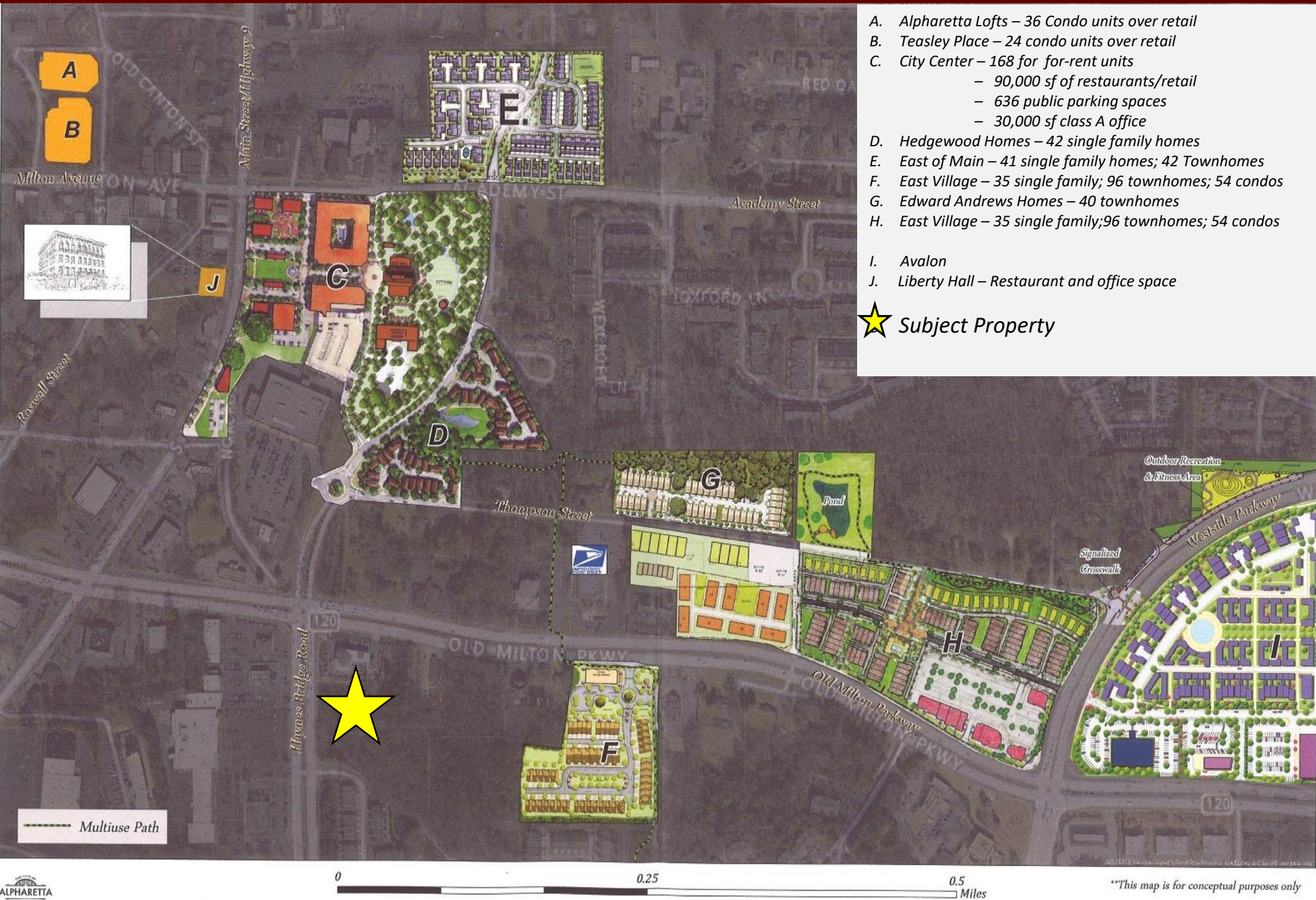


HAYNES BRIDGE RD.

WESTSIDE PKY.

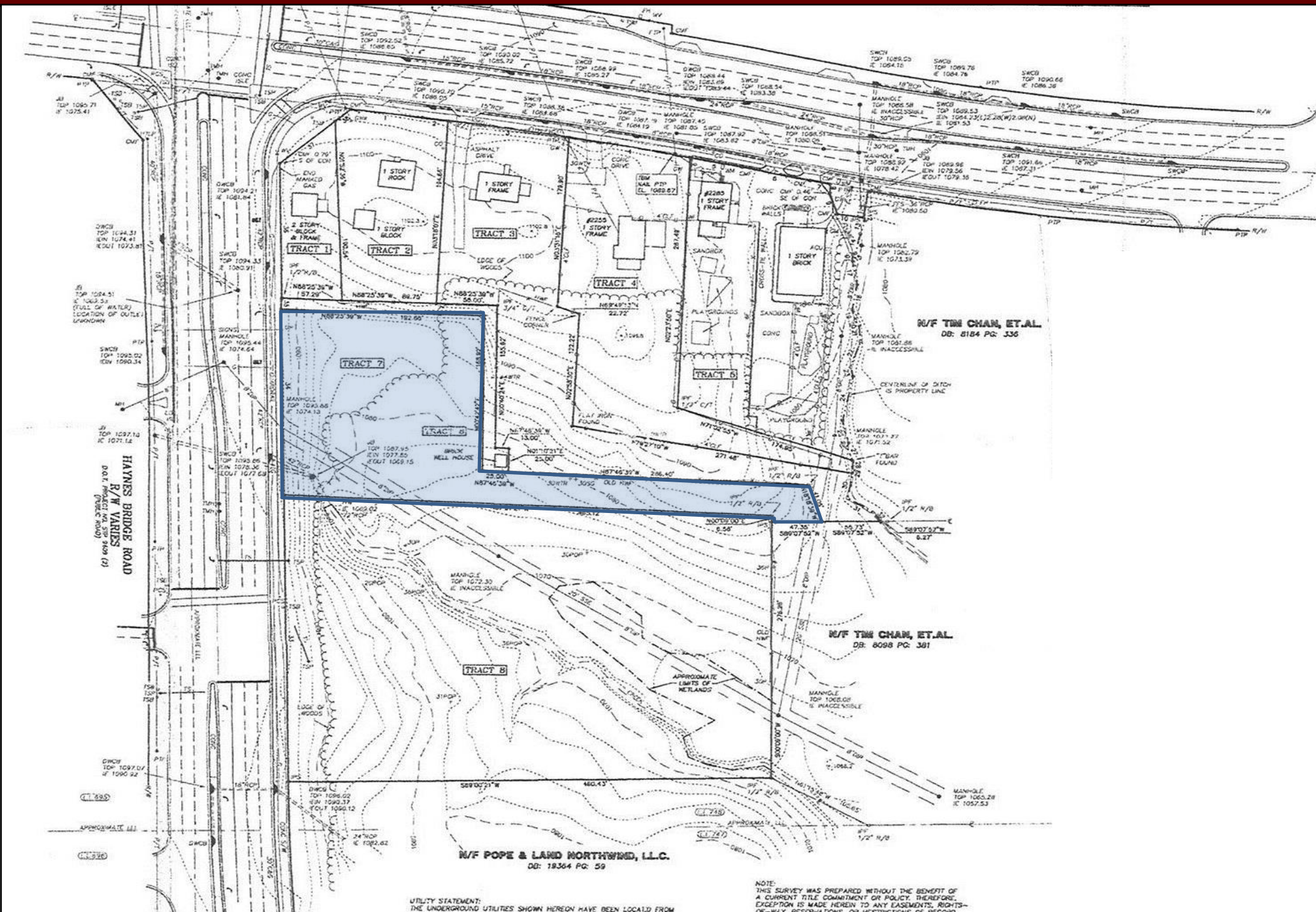
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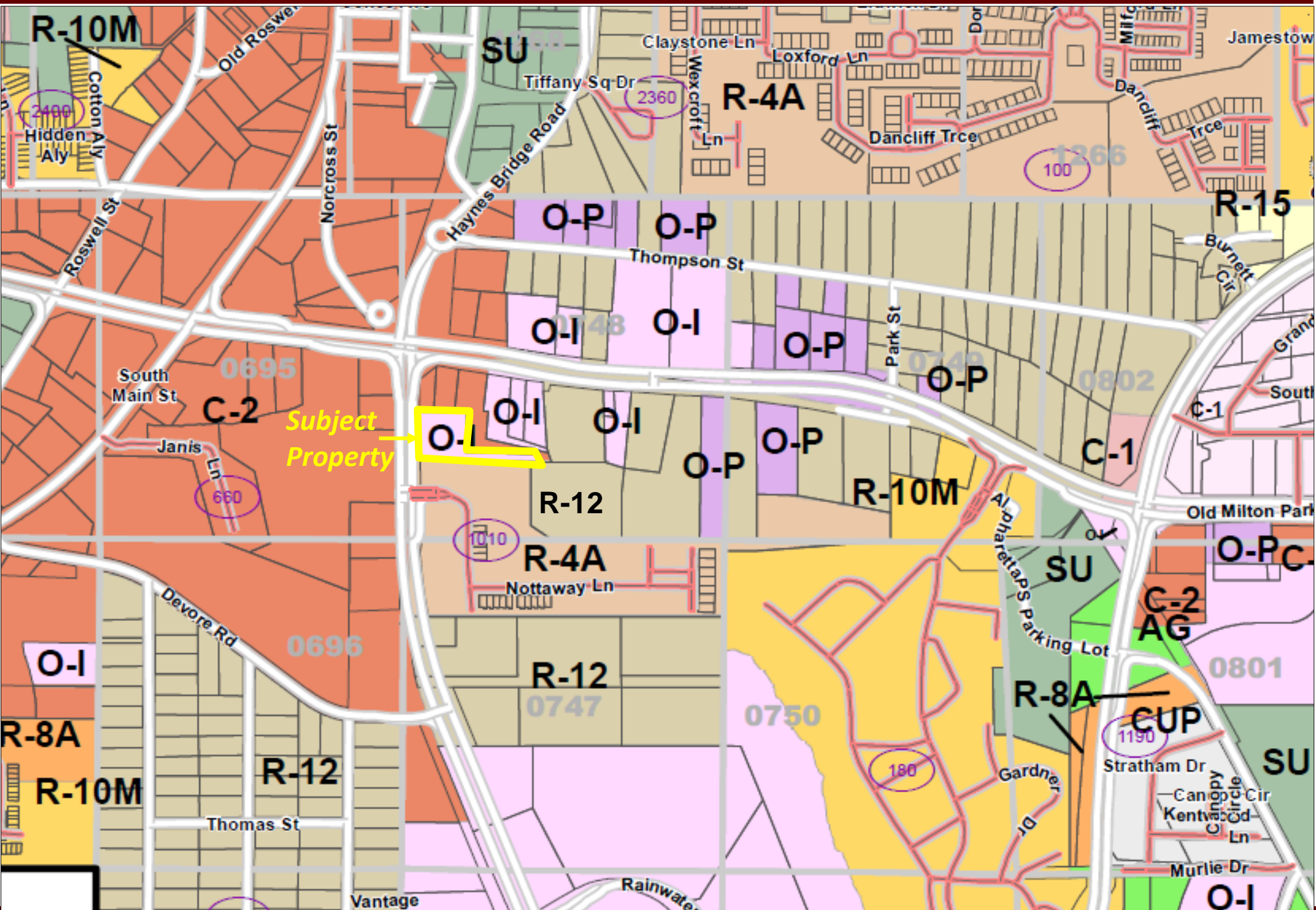
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# O-I ZONING DEFINITION

## O-I OFFICE-INSTITUTIONAL

This district is intended for the development of planned office areas which allow for design flexibility through a master plan. Commercial activities are permitted as subordinate uses to the office development.

A. **Conditional Principal Uses.** A property in the O-I district may be used for the uses listed below and shown in Table 2.1 in accordance with an approved master plan, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use. Lots of less than five (5) acres in size may be developed for bank or office use without public hearing subject to Design Review Board Approval.

### 1. Residential Uses

- a. Dwelling, Group (limited to nursing home, children's home congregate housing or assisted living facility.)

### 2. Business Uses

- a. Bank, Savings & Loan
- b. Broadcasting Studio (radio or TV)
- c. Clinic
- d. Congregate Housing
- e. Day Care Center
- f. Drug Store
- g. Golf Course, Driving Range
- h. Office Building or Office Park
- i. Recreational Facilities(Indoor or Outdoor)
- j. Theater, Cinema

### 3. Semipublic Uses, Utilities

- a. Church, Synagogue, or other religious institutions
- b. Club, association or lodge
- c. Heliport
- d. Library
- e. Museum
- f. Public Building
- g. School, Academic
- h. Recreation Facilities (Indoor or Outdoor)

B. **Accessory Uses.** A property in the O-I district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use. Permitted accessory structures and uses include but are not limited to the following:

**Dwelling, 'For-Sale', Accessory:** A 'For-Sale' accessory dwelling shall be permitted under the following conditions:

- The dwelling shall be located above or to the rear of the commercial or office structure to which it is an accessory.
- The dwelling shall be attached by a common wall with the commercial or office structure to which it is accessory.
- The dwelling shall be occupied by a single family, a member of whom is the owner or tenant of the commercial or office structure to which it is accessory.

# O-I ZONING DEFINITION

- The square footage of the dwelling shall not exceed 40% of the combined square footage of the commercial or office structure and the dwelling.
  - The dwelling and the commercial or office structure to which it is accessory shall be in compliance with all applicable provisions of the life safety code, the building code, and other standard codes of the City.
2. Privacy and decorative fences and walls
  3. Swimming pool, tennis court, patio and other private recreation facilities
  4. Clubhouse, swimming pool, or community recreation facilities serving a development
  5. Vehicle access, parking and loading areas, subject to the requirements of the Parking and loading regulations herein.
  6. Signs, subject to all of the requirements regulating signage herein.
  7. Retaining walls and other site improvement structures approved as part of the development permit.
  8. Retail service uses up to 25% of the floor area of an office building for services incidental to the associated office use.

C. **Conditional Subordinate Uses.** A property in the O-I district may be used for any of the following listed uses upon approval as a conditional use by the City Council provided that the uses in aggregate do not constitute more than 25% of the total project and are not segregated so as to create a retail strip center.

## 1. Residential Uses

- a. Hotel or Motel

## 2. Business Uses

- a. Art Galleries
- b. Automobile Service Station
- c. Bakery
- d. Barber Shop
- e. Beauty Shop
- f. Book Store
- g. Bowling Alley
- h. Car Wash
- i. Contractor's Office without outside storage
- j. Commercial Parking Lot
- k. Convenience Market with or without gas pumps
- l. Dance Studio
- m. Dry Cleaning Pick-up Station
- n. Florist, Retail without Greenhouse
- o. Funeral Home w/out cemetery or mausoleum
- p. Golf, Miniature, or Golf Driving Range
- q. Laboratory, Research or Commercial
- r. Liquor Store
- s. Print Shop
- t. Radio or TV, Transmitter or Studio Restaurant
- v. Restaurant, Drive-In or Fast-Food
- w. Retail Sales and Services Establishments subject to the limitation of 2.2.13 B 8.
- x. School, Commercial
- y. Spa Services



# O-I ZONING DEFINITION

- 3. Wholesale, Storage and Industrial Uses
  - a. Manufacturing, Light
- 4. Semipublic Uses, Utilities
  - a. Airport
  - b. Amphitheater
  - c. Athletic Facility
  - d. Auditorium
  - e. Country Club
  - f. Hospital
  - g. Fire Station
  - h. Park or Playground
  - i. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

**D. District Regulations.** Minimum Lot Area - the development shall occupy a total of not less than 25 acres. No minimum lot size is required for each building within the development.  
Minimum Lot Width - none.  
Minimum Setbacks  
Front yard - from all street frontages:  
    From right-of-way of local street - 50 feet.  
    From right-of-way of all other streets – 65 feet.  
Side yard - 15 feet.  
Rear yard - 15 feet.  
Maximum Coverage By Principal Buildings - 40%.  
Maximum Building Height - 40 feet.

**E. Screening and buffers (See Sec. 2.3.5)**

**F. Open space:** All areas zoned O-I shall have a minimum of 10% of the gross acres dedicated or set aside as open space for developments up to 100 acres, and shall have a minimum of 15% of the gross acres dedicated or set aside as open space for developments containing 100 acres or more. Amenities may be included and are encouraged within the open space requirement. However, open space shall not include any other required open areas such as required building setbacks, buffers, landscape strips or other similar requirements of this ordinance.





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