

North Fulton / Alpharetta Development Opportunity

+/- 6 Acres Across from Avalon

2325 Old Milton Pkwy & 11775 Haynes Bridge Road

Alpharetta, GA 30009



PROPERTY SUMMARY

PROPERTY ADDRESS	2325 Old Milton Pkwy & 11775 Haynes Bridge Road Alpharetta, GA 30009
ZONING	R-12 & O-I Office – Institutional
SUBMARKET	Alpharetta / North Fulton
SIZE	+/-6 Acres
FRONTAGE	202 feet on Haynes Bridge Road
TRAFFIC COUNTS	36,200 VPS (Old Milton Pkwy) 24,980 VPD (Haynes Bridge Rd)
2020 TAXES by Parcel #	
12-2703 0748 023 0	\$5,531.73
12 2703 0748 056 0	\$6,046.43
SALES PRICE	\$3,500,000 or best offer

EXECUTIVE SUMMARY

This unique 6-acre site is located in Alpharetta, GA, just two blocks south of the new Downtown Alpharetta City Center. Alpharetta, in northern Fulton County, Georgia, United States with a population of 57,551 residents and has been long considered one of the most vibrant commercial destinations in Georgia with a daytime population of nearly 150,000. Alpharetta is the home to more than 600 technology companies and in October 2014 Avalon, a 600 million dollar mixed use project opened across the street and is widely considered a groundbreaking success. Alpharetta has an abundance of executive housing, golf course communities and excellent public education. In addition, Alpharetta has over 800 acres of recreational Park space covering 8 parks not including the 8-mile Big Creek linear greenway.

The subject site is located near the southeast intersection of Haynes Bridge Road and Old Milton Parkway. Currently the majority of the property is zoned R-12 (the Old Milton parcel) and Office and Institutional on approximately 1 acre off the Haynes Bridge Parcel. The city's long use plan suggest commercial / high density residential development for the Old Milton Parcel.



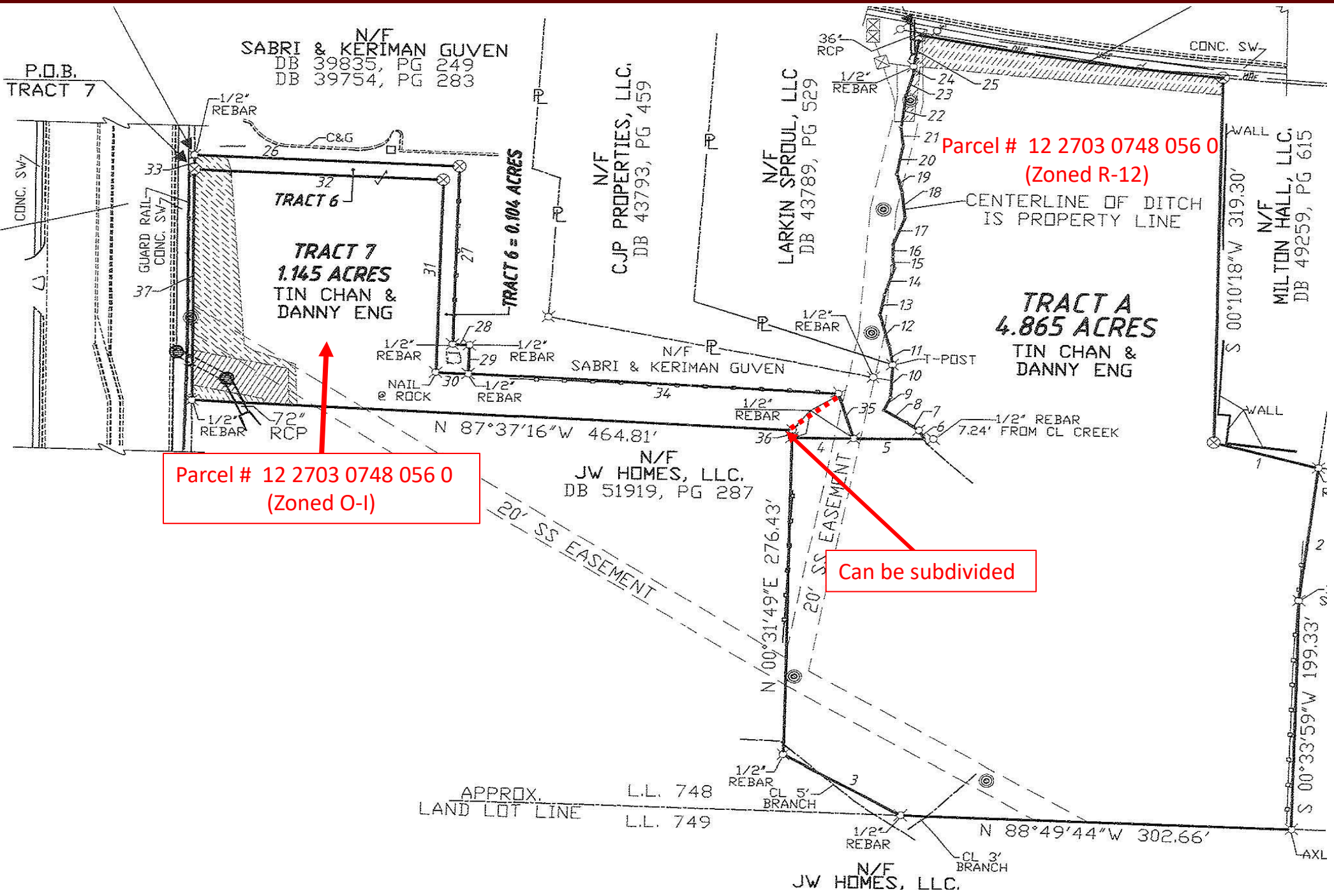


ALPHARETTA
CITY CENTER

AVALON

CHelsea | WALK





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may be used for the uses listed below and shown in Table 2.1 in accordance with an approved master plan, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.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.

- 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

- 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.

R-12 DWELLING, ‘FOR-SALE’,
RESIDENTIAL

A. Permitted Principal Uses. A property in the R-12 district may be used for those uses listed in Table 2.1, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

- 1. Agricultural and Residential Uses
 - a. Dwelling, ‘For-Sale’, Detached
- 2. Semipublic Uses, Utilities
 - a. Park or Playground

B. Accessory Uses. A property in the R-12 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:

- 1. Privacy and decorative fences and walls
- 2. Home Occupation in a residence
- 3. Family Day Care Home in a residence
- 4. Group Home
- 5. Special Care Home in a ‘For-Sale’ detached dwelling.
- 6. Swimming pool, tennis court, detached garage, play house, storage shed, patio and other private recreation facilities
- 7. Clubhouse, swimming pool, or community recreation facilities serving a development
- 8. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
- 9. Signs, subject to all of the requirements regulating signage herein.
- 10. Retaining walls and other site improvement structures approved as part of the development permit.

C. Conditional Uses. A property in the R-12 district may be used for any of the following only upon approval as a conditional use by the City Council:

- 1. Semipublic Uses, Utilities
 - a. Associations, (Clubs and Lodges)
 - b. Church, Synagogue, or any other religious institutions Country Club with golf course or driving range
 - d. 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 Size - 10,000 square feet.
Minimum Lot Width - 75 feet.
Minimum Setbacks
Front yard - from all street frontages
From right-of-way of local street - 30 feet.
From right-of-way of all other streets – 65 feet

Accessory Structures Setback see Sec. 2.3 (c)
Minimum Floor Area of a Dwelling Unit - 1,500 square feet.
Maximum Building Height - 35 feet.
Maximum Ground Coverage By Principal Buildings - 25%.
Rear yard - 25 feet.



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