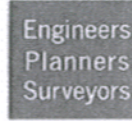


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Atlantic Realty Partners, Inc.

Aimee Turner, E.I.T., Croy Engineering

Parking Analysis

An amendment fo

the Cobb County Board of Commissioners under the Planned Village Community (PVC) classification to incorporate a residential component to the project. The project, The Reserve at the Ballpark, is a phased mid-rise apartment community that is currently in the process of building out Phase II of the development. Phase II of the project is located at the northwest intersection of Circle 75 Parkway and Windy Ridge Parkway, in proximity to SunTrust Park.

contained within 2 mid-rise buildings, with a maximum of 6 stories in height. A maximum of 277 of the units will be built in Phase II of the Reserve at the Ballpark development, and shall consist of 30 studio units, 133 one bedrooms, 100 two bedrooms, and 14 three bedrooms. Deck and surface parking is provided for each building.

On October 20, 2015, Zoning Case Z-116 of 2004 was approved for an additional amendment to

The Master Plan with stipulations. One of the amendments was a variation in parking requirements for Phase II of the residential development, under the stipulation that "a parking study be submitted by Applicant through the Cobb County Zoning Division Manager and accepted by Cobb County Staff during the plan Review Process." Following is the parking study to evaluate the number of parking spaces necessary for the planned development, which is Phase II of the Reserve at the Ballpark.

To meet the requirements stipulated

analysis was performed. Different standards were used to project the number of parking spaces needed to adequately serve the Reserve at the Ballpark Phase II residential development. Based on the calculated results applying rates from standards in the metro Atlanta region for high-rise apartments and multi-family units and ITE's [Parking Generation](#) for mid-rise apartments, an acceptable number of parking spaces to serve the development would be a minimum of 383 spaces. For the design of the parking spaces, the Cobb County Development Standard detail for Off-Street Parking Spaces is appropriate.

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Zoning Case Z-116 (2004) (OB-042-2015), Cobb County, Georgia
Parking Analysis

Number of Parking Spaces

For a proposed development, m

be applied to the proposed land uses and the number of parking spaces required for the amount of each land use that is constructed. In Cobb County's zoning ordinance (Section 134-272, Traffic and parking,) for designated types of land use, there is a factor identified for calculating the parking requirements. The factor of 1.75 parking spaces per dwelling unit is identified for both the High-rise apartments and Multi-family dwelling units; there is no Mid-rise apartment designation.

counties to determine trends in the metro Atlanta region. DeKalb County was one of the more similar counties in composition when compared to Cobb County, and their parking requirements [Zoning Ordinance of DeKalb County - Article 6. Parking] were assessed as an alternative in the analysis.

Other published standards that are commonly used to calculate parking requirements include

the Institute of Transportation Engineers (ITE) Parking Generation, 4th Edition. This document has compiled data from parking studies conducted nationwide and has calculated parking requirements per designated units of land use. The following table shows the average peak period parking demand ratios per dwelling unit for suburban and urban locations.

| Parking Demand Ratios per Land Use Activity | | |
|---|----------------------|-------|
| Land Use Activity (Land Use Code) | Parking Demand Ratio | |
| | Suburban | Urban |
| Low/Mid-Rise Apartment (221) | 1.23 | 1.20 |

at the Balipark development, a comparison was made between the standards identified above. The number of parking spaces was calculated by multiplying the identified above standards' parking rate by the number of dwelling units. The results of the analysis are presented in the following table.

| Parking Space Comparison | | | | | |
|-------------------------------------|------------------------|------------------|------------------------|------------------|---------------------------|
| | Cobb County | | DeKalb County | | |
| | Rate | Number of Spaces | Rate | Number of Spaces | |
| Residential (277 dwelling units) | 1.75 per dwelling unit | 485 | 1.20 per dwelling unit | 333 | 1.5 per dwelling unit 416 |

land use activities within mixed-use developments because parking demands per land use activity vary at different times of the day. The Reserve at the Ballpark included an amendment stating that the residential buildings shall contain a maximum of 7,000 square feet for potential accessory service retail located on the ground floor. These accessory service retail businesses would be built to primarily serve the residents of the Reserve at the Ballpark; thus, shared parking between customers to the service retail and the residents would greatly overlap. To perform a more conservative analysis, the reduction in parking spaces accounting for shared uses within the Reserve at the Ballpark was not applied.

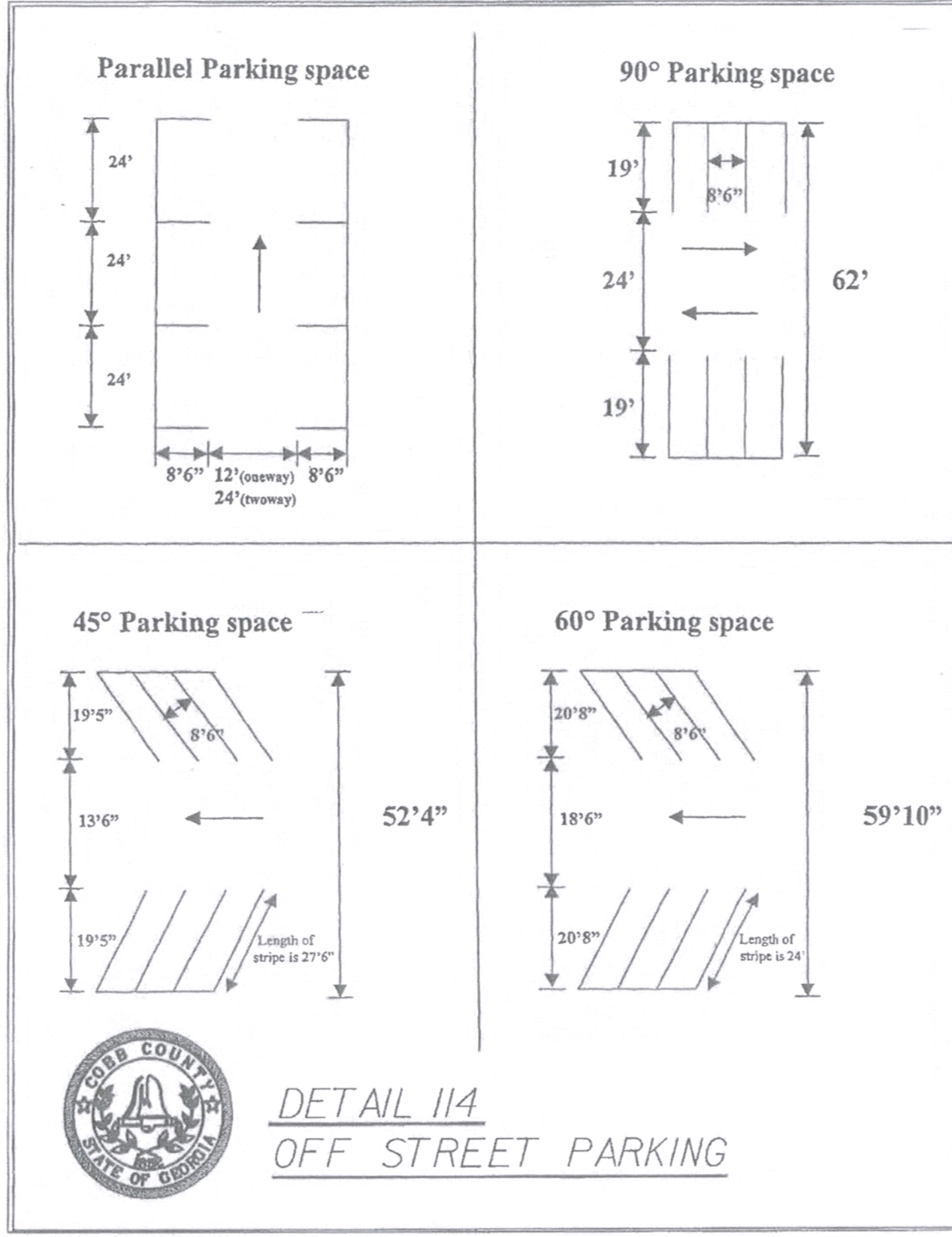
that an intermediate rate would be more than reasonable in the case of the Reserved at the Ballpark. Using the national rate for parking spaces of 1.20 per dwelling unit for urban settings would result in 333 parking spaces for Phase II of the Reserve at the Ballpark. To accommodate any unanticipated rise in the amount of parking spaces needed, a 15% increase in parking spaces above the national standard is suggested. This would result in a minimum of 383 parking spaces being needed.

Atlantic Realty Partners, Inc. is proposing to provide 394 parking spaces which is an

approximate rate of 1.4 parking spaces per dwelling unit for the development. In the case of the Reserve at the Ballpark, this is more than acceptable given national standard rates.

For the dimensions of the p

for Off-Street Parking Spaces is applicable. The proposed parking spaces will be designed at 90 angles; thus, each space should be 19 feet long and 8 feet 6 inches wide. The detail is attached.



| | | | | | | | | |
|--------------|---------------------|--|-------------|-------------------------------------|--|--------------|----------|--|
| PROJECT: | CIRCLE 75 PHASE III | | CLIENT: | ATLANTIC REALTY PARTNERS, INC. | | SCALE: | AS NOTED | |
| | COBB COUNTY, GA | | | | | | | |
| DATE | 06/20/2017 | | PROJECT NO: | 018459003 | | DESIGNED BY: | SD | |
| | PROJECT NO: | | | 018459003 | | | SD | |
| SHEET NUMBER | C0-14 | | TITLE: | ZONING CONDITIONS (SHEET 5 OF 5) | | CHECKED BY: | GMM | |
| | | | | | | | | |