



# REGIONAL REVIEW NOTICE

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax:404.463.3105 • www.atlantaregional.com

**DATE:** March 19, 2014

**ARC REVIEW CODE:** R1403191

**TO:** Chairmain Jeffery Turner  
**ATTN TO:** K.C. Krizic, Zoning Administrator  
**FROM:** Douglas R. Hooker, Executive Director  
**RE:** Development of Regional Impact Review

The Atlanta Regional Commission (ARC) has completed a preliminary regional review of the following Development of Regional Impact (DRI). ARC reviewed the DRI with regard to conflicts to regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of other local jurisdictions as well as state, federal, and other agencies. The preliminary report does not address whether the DRI is or is not in the best interest of the local government.

**Name of Proposal:** Fast Park and Relax

**Review Type:** DRI

**Submitting Local Government:** Clayton County

**Date Opened:** March 19, 2014

**Deadline for Comments:** April 3, 2014

**Date to Close:** April 8, 2014

**Description:** This project is located in Clayton county on Charles Grant Parkway, just east of I-75. It is a proposed "park and fly" facility with 1,763 parking spaces.

## **PRELIMINARY COMMENTS:**

### **Regional Context:**

The proposed Fast Park and Relax development is proposed for a site within the Atlanta Aerotropolis as well as the Mountain View LCI Innovation study area. The vision for this area includes the leveraging of its proximity to Hartsfield-Jackson Atlanta International Airport (the Airport) for increased economic development. Specifically, this could mean additional office, retail or light manufacturing/industrial space. As such, this is a priority investment area for the region. ARC has committed federal funds and the County has committed matching funds to the Mountain View study. ARC has also committed additional resources and countless hours in staff time over the past two years to the larger Aerotropolis effort.

According to the ARC Unified Growth Policy Map (UGPM) and the Regional Development Guide (RDG), the proposed Fast Park and Relax development is within the Airport Investment Area and the Airport Regional Center.

The RDG states that the Airport Investment Area is one of the major economic and transportation hubs of the region, as well as one of the main economic generators in the southeast. Development within this area will be more specialized than in other areas due to the proximity to the airport, subsequent economic potential, and land use restrictions. This area will see increased job growth in the form of class A office and industrial/logistics space. While additional residential development in this area is allowed, it is only appropriate in certain locations. Jurisdictions should work together to develop a common strategy for economic development and land development capitalizing on Hartsfield Jackson International Airport. In doing so, there will be a need to resolve conflicts between airport activities and surrounding land uses.

The RDG states that Regional Centers have 10,000 jobs or more in approximately four square miles. People travel from around the region to these centers for employment, shopping and entertainment.

These centers should be connected to the regional transportation network with existing or planned high capacity transit service. In most cases, these centers have a jobs-housing imbalance, so housing options should be expanded within their boundaries, especially around existing or planned transit. Some Regional Centers could also be considered "Edge Cities," developed in a suburban, auto-oriented way. They have limited multi modal transportation options and are challenged by increasing congestion. Local plans and policies should support efforts to transform these areas into highly accessible mixed-use urban hubs. Some Regional Centers may have high concentrations of logistics or industrial uses. The retention of these uses is a key regional strategy. While some housing and other uses can be added, special attention should be given to reducing the impacts these will have on the existing logistics/industrial uses.

**Observations:**

The proposed Fast Park and Relax development site is located less than a quarter mile (driving) from the Airport and approximately one mile (driving) from the doors of the Maynard H. Jackson Jr. International Terminal. The proposed development site is also located on one of the few remaining greenfield developments sites in the Mountain View area.

Additionally, the proposed development site is located approximately 1 mile (driving) from the under construction Porsche North American Headquarters. That development is expected to have a positive impact on the development market in the area.

**Recommendations:**

ARC staff recommends that the developer work with the County and others to refine the site layout, as this development is located on a key development site in the airport area. It is important that any approval not preclude additional investment from happening on this site in the near term. Adjustments to the site may include, but are not limited to, placing the park and fly spaces into a parking deck near the side or rear of the site or investigating the addition of development pads within the current development site to allow for additional uses.

This is especially important given the Atlanta Aerotropolis effort and the Mountain View study. As part of the Mountain View study, it may be possible to consider various development options for this area during the study process. ARC staff recommends that the County include the Fast Park and Relax developer in the Mountain View study process and both work toward a compromise solution for this site.

ARC staff would like to schedule a time with the development team and Clayton County to discuss this proposed development and the potential for the Mountain View and Atlanta Aerotropolis. Staff will be contacting appropriate representatives to schedule this meeting.

**THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:**

ARC LAND USE PLANNING  
ARC DATA RESEARCH  
GEORGIA DEPARTMENT OF NATURAL RESOURCES  
CLAYTON COUNTY  
CITY OF FOREST PARK

ARC TRANSPORTATION PLANNING  
ARC AGING DIVISION  
GEORGIA DEPARTMENT OF TRANSPORTATION  
CITY OF ATLANTA

ARC ENVIRONMENTAL PLANNING  
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS  
GEORGIA REGIONAL TRANSPORTATION AUTHORITY  
CITY OF HAPEVILLE

If you have any questions regarding this review, Please contact Jon Tuley at (404) 463-3307 or [jtuley@atlantaregional.com](mailto:jtuley@atlantaregional.com). This finding will be published to the ARC website.  
The ARC review website is located at: <http://www.atlantaregional.com/landuse>.



# REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax:404.463.3105 • www.atlantaregional.com



## DEVELOPMENT OF REGIONAL IMPACT REQUEST FOR COMMENTS

Instructions: The project described below has been submitted to this Regional Development Center for review as a Development of Regional Impact (DRI). A DRI is a development of sufficient project of sufficient scale or importance that it is likely to have impacts beyond the jurisdiction in which the project is actually located, such as adjoining cities or neighboring counties. We would like to consider your comments on this proposed development in our DRI review process. Therefore, please review the information about the project included on this form and give us your comments in the space provided. The completed form should be returned to the RDC on or before the specified return deadline.

Preliminary Findings of the RDC: **Fast Park and Relax** *See the Preliminary Report.*

Comments from affected party (attach additional sheets as needed):

Individual Completing Form:

Local Government:

Department:

Telephone: (     )

Signature:

Date:

***Please return this form to:***

Jon Tuley, Atlanta Regional Commission  
40 Courtland Street NE  
Atlanta, GA 30303  
Ph. (404) 463-3307 Fax (404) 463-3254  
[jtuley@atlantaregional.com](mailto:jtuley@atlantaregional.com)

Return Date: *April 3, 2014*

## ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: March 19, 2014

ARC REVIEW CODE: R1403191

TO: ARC Land Use, Environmental, Transportation, Research, and Aging Division Chiefs

FROM: Jon Tuley, Extension: 3-3307

### Reviewing staff by Jurisdiction:

Land Use: Tuley, Jon

Transportation: Willis, Marshal

Environmental: Santo, Jim

Research: Skinner, Jim

Aging: Rader, Carolyn

Name of Proposal: Fast Park and Relax

Review Type: Development of Regional Impact

Description: This project is located in Clayton county on Charles Grant Parkway, just east of I-75. It is a proposed "park and fly" facility with 1,763 parking spaces.

Submitting Local Government: Clayton County

Date Opened: March 19, 2014

Deadline for Comments: April 3, 2014

Date to Close: April 8, 2014

### Response:

- 1) ☐ Proposal is CONSISTENT with the following regional development guide listed in the comment section.
- 2) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 3) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 4) ☐ The proposal is INCONSISTENT with the following regional development guide listed in the comment section.
- 5) ☐ The proposal does NOT relate to any development guide for which this division is responsible.
- 6) ☐ Staff wishes to confer with the applicant for the reasons listed in the comment section.

### COMMENTS:




## MEMORANDUM

**TO:** Jon Tuley, Land Use Division

**FROM:** Marshall Willis, Transportation Access and Mobility Division

**DATE:** March 7th, 2014

**SUBJECT:** **Transportation Division Review of DRI # 2391**  
Project: Fast Park and Relax  
County: Clayton  
Location: Charles Grant Parkway, east of I-75  
Analysis: Expedited ☒  
Non-Expedited ☐

**cc:** David Haynes  
TAMD

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The following input is provided for the Infrastructure section of the DRI Report. The applicant proposes to construct a 1,763 parking facility on 16.36 acres in Clayton County. The site is east of I-75 and fronts Charles Grant Parkway to the south, with Airline Museum Way bordering on the east and north. The facility will serve travelers flying out of the International Terminal at Hartsfield-Jackson Atlanta International Airport, and only operate shuttle buses to the International Terminal. Due to limited trip generation (less than 1,000) this project qualifies under expedited review. Applicant requests two variances: reduce setback from 40' to 10'; allowable coverage from 70% to 80%, with landscaping reduced from 8% to 2%.

## INFRASTRUCTURE

### Transportation

**How many site access points will be associated with the proposed development? What are their locations?**

Site access will be served via two locations. One location connects to Charles Grant Parkway, to the south of the property, and this serves as the singular access point for customers. The second location connects with Airline Museum Way on the west and this access point will be restricted to emergency vehicles.

**How much average daily traffic will be generated by the proposed project?**

The preliminary figures suggest approximately 644 daily trips of customers, employees and shuttles. The methodology utilized to produce this estimate originates from observations of previous similar developments in which the applicant is familiar with. The closest approximate match to the proposed use found within the 8<sup>th</sup> edition of the *ITE Trip Generation* manual appears to be 090 (Park and Ride Lot with Bus Service). However this use attracts highly directional trips which closely follow AM and PM peak periods, while airline departures and arrivals are more evenly spaced throughout the day. Given this difference between uses, ARC staff concurs with the trip statistics proved by the applicant.

**List the transportation improvements that would affect or be affected by the proposed project.**

#### PLAN 2040 RTP (Long Range Projects)\*

ARC Number	<u>Route and Description</u>	Type of Improvement	Scheduled Construction Year
CL-260	Construction of a grade separation placing C.W. Grant Parkway (a.k.a. Aviation Boulevard) under the Norfolk Southern railroad and Old Dixie Highway. The roadway will maintain four lanes, a 20 foot median, five-foot sidewalks, and curb and gutter. The widening of US 19/41 to four lanes will be from I-75 to I-285. The widening of Conley Road to four lanes will be from US 19/41 to I-285. A connection between the grade-separated C.W. Grant Parkway and Old Dixie Highway is also included.	Roadway / Interchange Capacity	2020

*\*The ARC Board adopted the PLAN 2040 RTP and FY 2012-2017 TIP on July 27<sup>th</sup>, 2011.*

**Is the site served by transit? If so, describe type and level of service and how it will enhance or be enhanced by the presence of transit? Are there plans to provide or expand transit service in the vicinity of the proposed project?**

The site is an approximately 1-mile drive from the MARTA Route 172 (Oakland Station – Campbellton Road) stop at Porche Ave & Tradeport Blvd.

**What other issues should be considered during the traffic study or in general for the proposed development?**

The developer should review design guidelines related to ARC's Policy and Investment Networks. The proposed development is located along or near the following:

- National Highway System: I-75
- National Highway System: Inner Loop Road / Outer Loop Road
- National Highway System: Charles Grant Parkway
- Regional Thoroughfare Network: Charles Grant Parkway
- Regional Thoroughfare Network: US 19 (Old Dixie Highway)
- Regional Freight Network: US 19 (Old Dixie Highway)

The applicant should work with representatives from Hartsfield-Jackson Atlanta International Airport and the Federal Aviation Administration to ensure that all design guidelines relating to the site's proximity to the airport are met.

A referral to available aerial photography suggests that a provision for an eastbound left-turn lane is available into the proposed main driveway of the proposed development. ARC staff suggests close coordination with Clayton County DOT staff to identify any needed finishing treatments to this provision in order to ensure safe and convenient access to the proposed development. Such treatments may include restriping and installation of appropriate signage.

**FAST PARK ATLANTA DRI**  
**Clayton County**  
**Natural Resources Division Review Comments**  
**March 6, 2014**

**Watershed Protection and Stream Buffers**

The USGS coverage for the area shows no streams on or near the property. Based on the USGS coverage, the property appears to be near or on the ridgeline between the Flint River and South River Basins. The Flint River is a large water supply watershed (more than 100 square miles in area) with no on-stream water supply reservoir, as defined in the Georgia Part 5 Environmental Planning Criteria. The only requirements that that apply in a large water supply watershed without an on-stream water supply reservoir are requirements for hazardous waste handling, storage and disposal. The South River is not a water supply watershed in the Atlanta Region and no Part 5 criteria apply.

Any unmapped streams that may be located on the property would be subject to the requirements of the Clayton County stream buffer ordinance. Any state waters that may be on the property are subject to the State 25-foot erosion and sedimentation buffer requirements.

**Stormwater / Water Quality**

The project should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality. During construction, the project should conform to the relevant state and federal erosion and sedimentation control requirements. After construction, water quality will be impacted due to polluted stormwater runoff. The amount of pollutants that will be produced after construction of the proposed development has been estimated by ARC. These are based on some simplifying assumptions for typical pollutant loading factors (lbs/ac/yr) from typical land uses in the Atlanta Region. The loading factors are based on regional storm water monitoring data from the Atlanta Region with impervious areas based on estimated averages for land uses in the Atlanta Region. Commercial land use was selected for the project because it most closely resembled the proposed use. However, it assumes a higher amount of impervious than is proposed in the project. Therefore, if the actual constructed impervious area percentage is lower than the estimate, the pollutant loads will likely be lower as well. The following table summarizes the results of the analysis:

**Estimated Pounds of Pollutants per Year**

Land Use	Land Area (ac)	Total Phosphorus	Total Nitrogen	BOD	TSS	Zinc	Lead
Commercial	16.34	27.94	284.32	1764.72	16062.22	20.10	3.59
TOTAL	16.34	27.94	284.32	1764.72	16062.22	20.10	3.59

Total Impervious = 85%

If new or upgraded on-site detention is required, the design should include stormwater management controls (structural and/or nonstructural) as found in the Georgia Stormwater Management Manual ([www.georgiastormwater.com](http://www.georgiastormwater.com)) and meet the stormwater management quantity and quality criteria outlined in the Manual. Where possible, the project should utilize the stormwater better site design concepts included in the Manual.



# Developments of Regional Impact

[DRI Home](#) [DRI Rules](#) [Thresholds](#) [Tier Map](#) [FAQ](#) [Apply](#) [View Submissions](#) [Login](#)

## DRI #2391

### DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

### Local Government Information

Submitting Local Government:	Clayton County
Individual completing form:	Kc Krzic, Zoning Administrator
Telephone:	770-473-3569
E-mail:	kc.krzic@co.clayton.ga.us

\*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

### Proposed Project Information

Name of Proposed Project:	Fast Park and Relax
Location (Street Address, GPS Coordinates, or Legal Land Lot Description):	33.641142, -84.398072
Brief Description of Project:	Parking facility to serve new International Terminal at the Hartsfield Jackson Atlanta International Airport

#### Development Type:

- |  |   |   |
|--|---|---|
| <input type="radio"/> (not selected)                       | <input type="radio"/> Hotels                                | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office                               | <input type="radio"/> Mixed Use                             | <input type="radio"/> Petroleum Storage Facilities    |
| <input type="radio"/> Commercial                           | <input type="radio"/> Airports                              | <input type="radio"/> Water Supply Intakes/Reservoirs |
| <input type="radio"/> Wholesale & Distribution             | <input type="radio"/> Attractions & Recreational Facilities | <input type="radio"/> Intermodal Terminals            |
| <input type="radio"/> Hospitals and Health Care Facilities | <input type="radio"/> Post-Secondary Schools                | <input type="radio"/> Truck Stops                     |

<input type="radio"/> <b>Housing</b> <input type="radio"/> <b>Waste Handling Facilities</b> <input checked="" type="radio"/> <b>Any other development types</b>	
<input type="radio"/> <b>Industrial</b> <input type="radio"/> <b>Quarries, Asphalt &amp; Cement Plants</b>	
If other development type, describe:	
<hr/>	
Project Size (# of units, floor area, etc.):	1763 parking spaces
Developer:	Chavez Group Investments, LLC
Mailing Address:	250 West Court St, Suite 200E
Address 2:	
	City:Cincinnati State: OH Zip:45202
Telephone:	513-241-0429
Email:	manuel@chavezproperties.com
Is property owner different from developer/applicant?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, property owner:	Highlands Realty Limited Partnerships
Is the proposed project entirely located within your local government's jurisdiction?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, in what additional jurisdictions is the project located?	
Is the current proposal a continuation or expansion of a previous DRI?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, provide the following information:	Project Name: Project ID:
The initial action being requested of the local government for this project:	<input type="checkbox"/> <b>Rezoning</b> <input checked="" type="checkbox"/> <b>Variance</b> <input type="checkbox"/> <b>Sewer</b> <input type="checkbox"/> <b>Water</b> <input type="checkbox"/> <b>Permit</b> <input checked="" type="checkbox"/> <b>Other</b> Site Development Review
Is this project a phase or part of a larger overall project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, what percent of the overall project does this project/phase represent?	
Estimated Project Completion Dates:	This project/phase: Summer 2014 Overall project: Summer 2014
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# Developments of Regional Impact

[DRI Home](#) [DRI Rules](#) [Thresholds](#) [Tier Map](#) [FAQ](#) [Apply](#) [View Submissions](#) [Login](#)

## DRI #2391

### DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information

This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

### Local Government Information

Submitting Local Government:	Clayton County
Individual completing form:	Kc Krzic, Zoning Administrator
Telephone:	770-473-3569
Email:	kc.krzic@co.clayton.ga.us

### Project Information

Name of Proposed Project:	Fast Park and Relax
DRI ID Number:	2391
Developer/Applicant:	Chavez Group Investments, LLC
Telephone:	513-241-0429
Email(s):	manuel@chavezproperties.com

### Additional Information Requested

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
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If yes, has that additional information been provided to your RDC and, if applicable, GRTA?	<input checked="" type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
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If no, the official review process can not start until this additional information is provided.

### Economic Development

Estimated Value at Build-Out:	\$17,000,000
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	2013 Est. Local Tax Revenue, Property Tax = \$266,634.80
Is the regional work force sufficient to fill the demand created by the proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
Will this development displace any existing uses?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, please describe (including number of units, square feet, etc):	
<hr/>	

### Water Supply

Name of water supply provider for this site:	Clayton County Water Authority
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.0446 Million gal/day
Is sufficient water supply capacity available to serve the proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand the existing water supply capacity:	
<hr/>	
Is a water line extension required to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, how much additional line (in miles) will be required?	
<hr/>	

### Wastewater Disposal

Name of wastewater treatment provider for this site:	Clayton County Water Authority
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.036 Million gal/day
Is sufficient wastewater treatment capacity available to serve this proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand existing wastewater treatment capacity:	
<hr/>	
Is a sewer line extension required to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, how much additional line (in miles) will be required?	
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### Land Transportation

How much traffic volume is expected to be generated by	644 daily trips
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expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.)

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?

☐ (not selected) ☒ Yes ☐ No

Are transportation improvements needed to serve this project?

☐ (not selected) ☐ Yes ☒ No

If yes, please describe below: GRTA provided a Letter of Understanding, dated March 4, 2014, indicating that the estimated daily vehicle trips of customers, employees, and shuttles is approximately 644 daily trips.

### Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?

832 Tons/year

Is sufficient landfill capacity available to serve this proposed project?

☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing landfill capacity:

Will any hazardous waste be generated by the development?

☐ (not selected) ☐ Yes ☒ No

If yes, please explain:

### Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed?

72.925%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Perimeter landscape buffers will be provided along the south (Charles W. Grant Parkway), west (Airline Museum Way), and north (Airline Museum Way) property lines. In addition, the site plan shows a proposed detention basin/water quality basin at the northwest corner of the site. 14,884 square feet of interior landscaped areas are also proposed, subject to approval of a variance request to reduce the interior landscaped area down from the required 23,112 square feet.

### Environmental Quality

Is the development located within, or likely to affect any of the following:

1. Water supply watersheds?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
2. Significant groundwater recharge areas?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
3. Wetlands?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
4. Protected mountains?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
5. Protected river corridors?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
6. Floodplains?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
7. Historic resources?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
8. Other environmentally sensitive resources?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If you answered yes to any question above, describe how the identified resource(s) may be affected:	
<hr/>	
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March 3, 2014

Ms. Laura Beall  
Georgia Regional Transportation Authority  
245 Peachtree Center Avenue, NE  
Suite 400  
Atlanta, Georgia 30303-1426

Mr. Jon Tuley  
Principal Planner, Community Development  
Atlanta Regional Commission  
40 Courtland Street, NE  
Atlanta, Georgia 30303

Re: **Development of Regional Impact Application ID 2391– Request for Expedited Review**

Laura and Jon:

This letter is written to request an expedited Development of Regional Impact review for the above referenced application based upon limited trip generation. Chavez Group Investments (the “Applicant”) estimates that this facility will generate 387 customer entrances and exits daily, 197 shuttle van trips daily, and 60 employee entrances and exits daily, for a total gross daily trip generation of 644.

Applicant has made the customer estimates by analyzing a similar sized parking facility it operates in another city. This comparable facility has 1,668 spaces and has been in operation for approximately 30 years. In the most recent month, this facility averaged 197 entrances per day and 190 exits. It is important to note that the traffic is widely dispersed throughout the day. This is a functional day of 18 hours, thus equating to approximately 11 entrances and 10.5 exits per hour. The average stay was 4.4 days equating to an occupancy rate of 52%. This number will fluctuate some from month to month due to the seasonality of airport traffic.

The shuttle trip estimates were made by examining a facility of a similar distance to the terminal. This facility averages approximately 197 shuttle van trips to the terminal per day. This facility is much larger (2500 spaces) than the planned Clayton County facility, but is very similar in distance and time to the terminal, which is the major determining factor in shuttle fleet operations.

March 3, 2014

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It is important to note that FastPark does not create traffic to the airport. These cars are already headed to the airport. No one books a flight in order to park at our facility. FastPark will however (in this case especially) redirect those cars to the facility and substitute their traffic for our shuttle traffic. Often times there is more than one customer on the shuttle. This reduces congestion and traffic by dispersing the cars among different parking facilities and grouping multiple customers into one shuttle thereby actually reducing congestion.

Please advise if you have any questions regarding this estimate.

Yours truly,



Manuel Chavez III



LANDSCAPE NOTES:

EXISTING TREES TO REMAIN:

PER 86.61.b.1, 10% OF EXISTING TREES OR 10 TREES PER ACRE TO REMAIN ON SITE. 16.34 ACRES x 10 TREES = 164 TREES TO REMAIN.

164 EXISTING TREES (MINIMUM) TO REMAIN ON-SITE AS INDICATED.

TREE DENSITY UNIT (TDU) REQUIREMENTS:

PER 86.62, 20 UNITS PER ACRE ARE REQUIRED.  
16.34 ACRES X 20 UNITS PER ACRE = 326.8 TDU

EXISTING TREES (EDF) = 420 UNITS +/-

TREE DENSITY REQUIREMENTS ARE MEET WITH EXISTING TREES TO REMAIN

DETENTION POND LANDSCAPE:

665 LINEAR FEET AT TOP OF BANK, ONE TREE AND 10 SHRUBS PER 50 LINEAR FEET OF TOP OF BANK.

14 TREES INDICATED ALONG DETENTION POND,  
135 SHRUBS TO BE PLANTED.

LANDSCAPE ISLANDS:

LANDSCAPE ISLANDS WITHIN PARKING AREA TO BE PLANTED WITH TREES AS INDICATED AND WITH MINIMUM OF 2 SHRUBS PER 150 SQUARE FEET OF ISLAND AREA.

ALL LANDSCAPE AREAS THAT ARE NOT PLANTED IN TREES, SHRUBS OR NOT WITH EXISTING TREES WILL BE PLANTED WITH GRASS OR PERMANENT GROUND COVER.

ALL PROPOSED TREES TO BE MINIMUM OF 2-1/2" CALIPER.

38 PROPOSED TREES ARE INDICATED WITHIN LANDSCAPE ISLANDS OF PARKING/DRIVE AREAS.

14 PROPOSED TREES ARE INDICATED ALONG DETENTION AREA.

18 PROPOSED TREES ARE INDICATED ALONG PERIMETER.

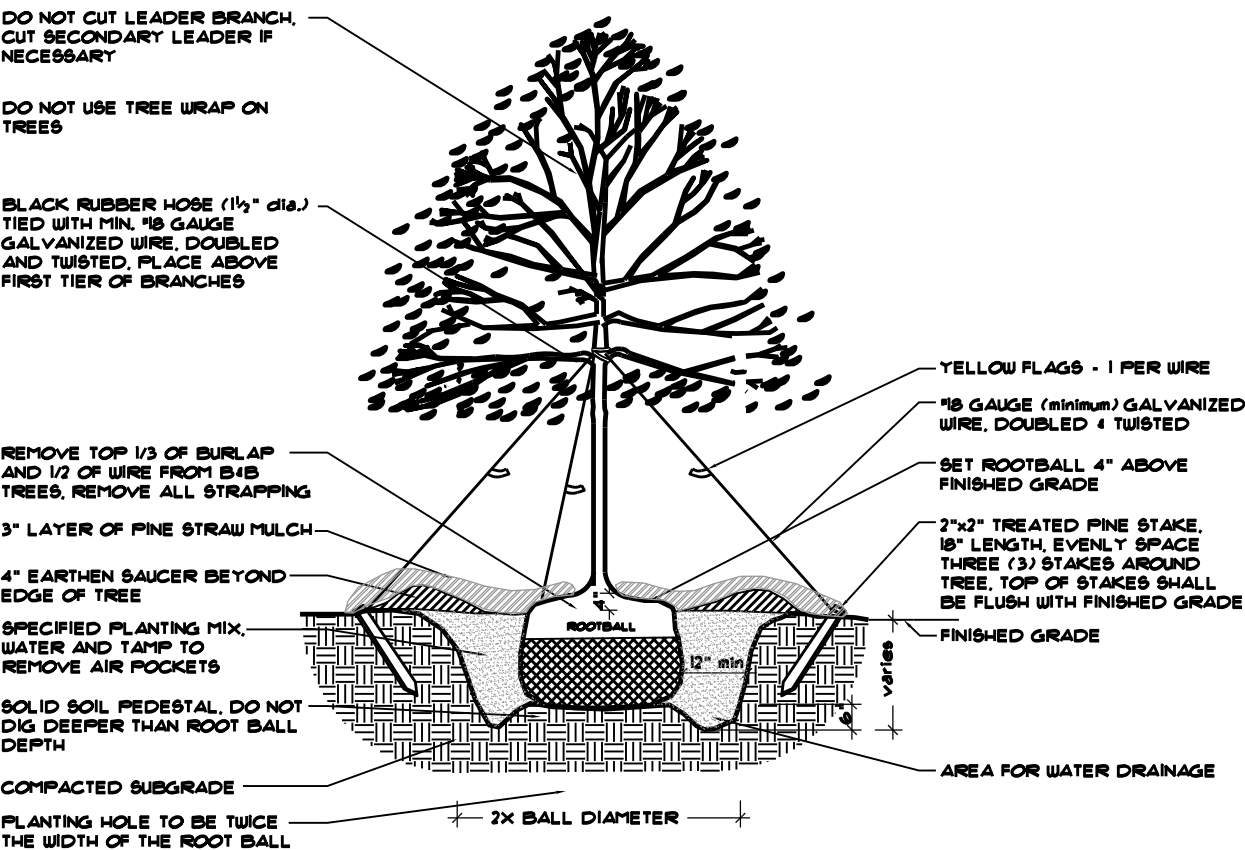
31 SPECIMEN REPLACEMENT TREES ARE INDICATED ALONG NORTH AND EAST PROPERTY LINES.

TOTAL OF 101 PROPOSED TREES.

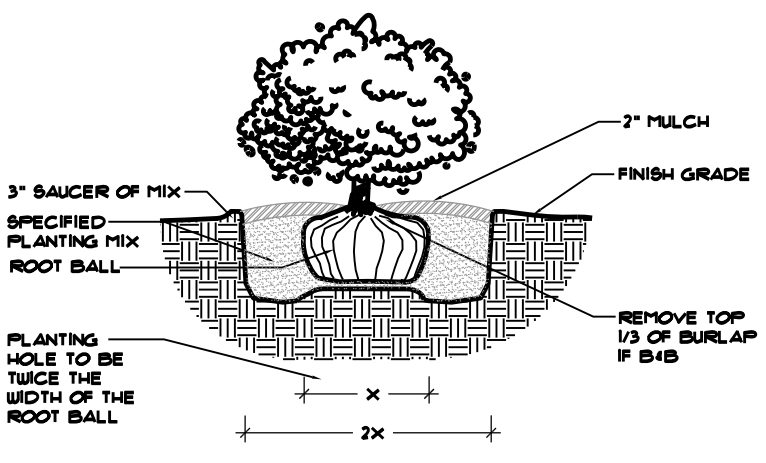
LANDSCAPE NOTE:

"THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR THE CONTINUOUS PROPER MAINTENANCE OF ALL LANDSCAPING MATERIALS, AND SHALL KEEP THEM IN A PROPER, NEAT AND ORDERLY APPREARANCE, FREE FROM REFUSE AND DEBRIS AND IN GOOD REPAIR AT ALL TIMES."

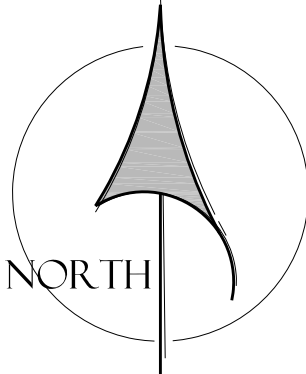
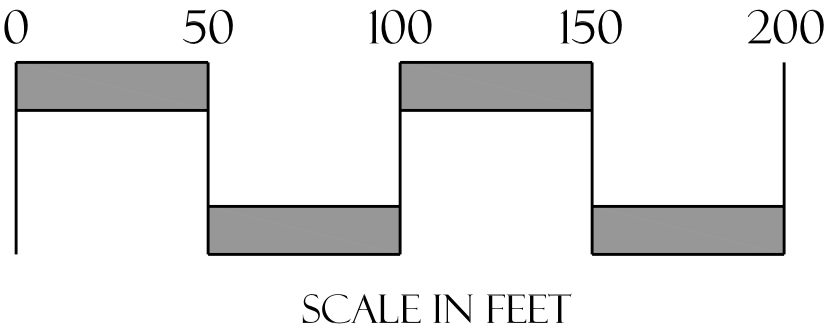
PROPOSED TREES				
PARKING LOT TREES				
QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	
9	October Glory Red Maple	Acer rubrum "October Glory"	2.5" cal	
20	Willow Oak	Quercus phellos	2.5" cal	
9	Trident Maple	Acer buergerianum	2.5" cal	
DETENTION AREA TREES				
QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	
7	Bald Cypress	Taxodium distichum	2.5" cal	
7	October Glory Red Maple	Acer rubrum "October Glory"	2.5" cal	
PERIMETER TREES				
QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	
8	Acoma Crape Myrtle	Lagerstroemia indica "Acoma"	7-8' ht	
8	October Glory Red Maple	Acer rubrum "October Glory"	2.5" cal	
2	Willow Oak	Quercus phellos	2.5" cal	
SPECIMEN TREE REPLACEMENT				
SPECIMEN TREE REMOVAL			DENSITY FACTOR	TOTAL EDF
2	Oak	25" dbh	5.4	10.8
1	Oak	29" dbh	6.6	6.6
			TOTAL	17.4
REPLACEMENTS - 3 TIMES UNIT VALUE OF REMOVED TREE, MINIMUM 4" CALIPER REPLACEMENT				
17.4 x 3 = 52.2 replacement units required				
31	Overcup Oak (4" caliper)	Quercus lyrata	1.7	52.7



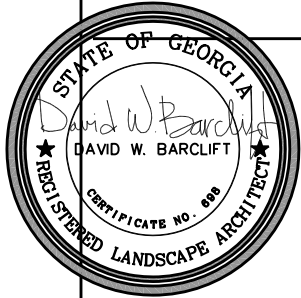
TREE PLANTING & GUYING DETAIL  
NOT TO SCALE



SHRUB PLANTING DETAIL  
NOT TO SCALE



DAVID BARCLIFT, LLC  
LANDSCAPE ARCHITECTURE  
LAND PLANNING  
3524 SUNDERLAND WAY, NE  
ATLANTA, GA 30319  
404-375-8609



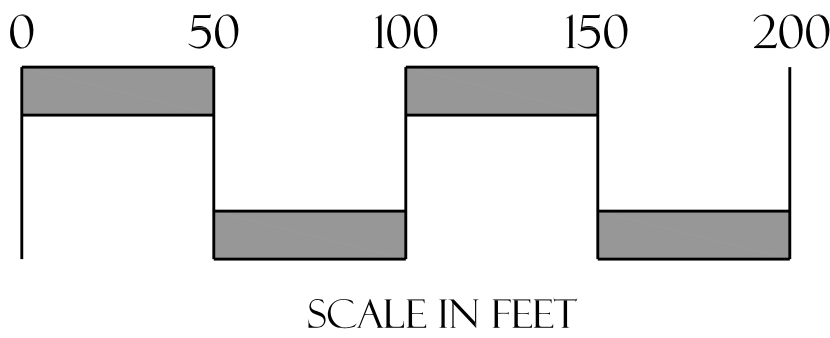
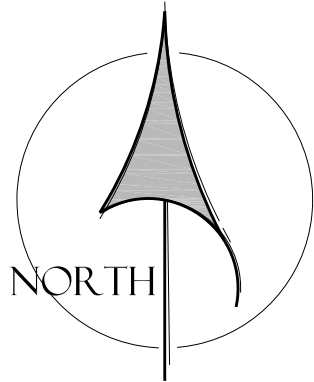
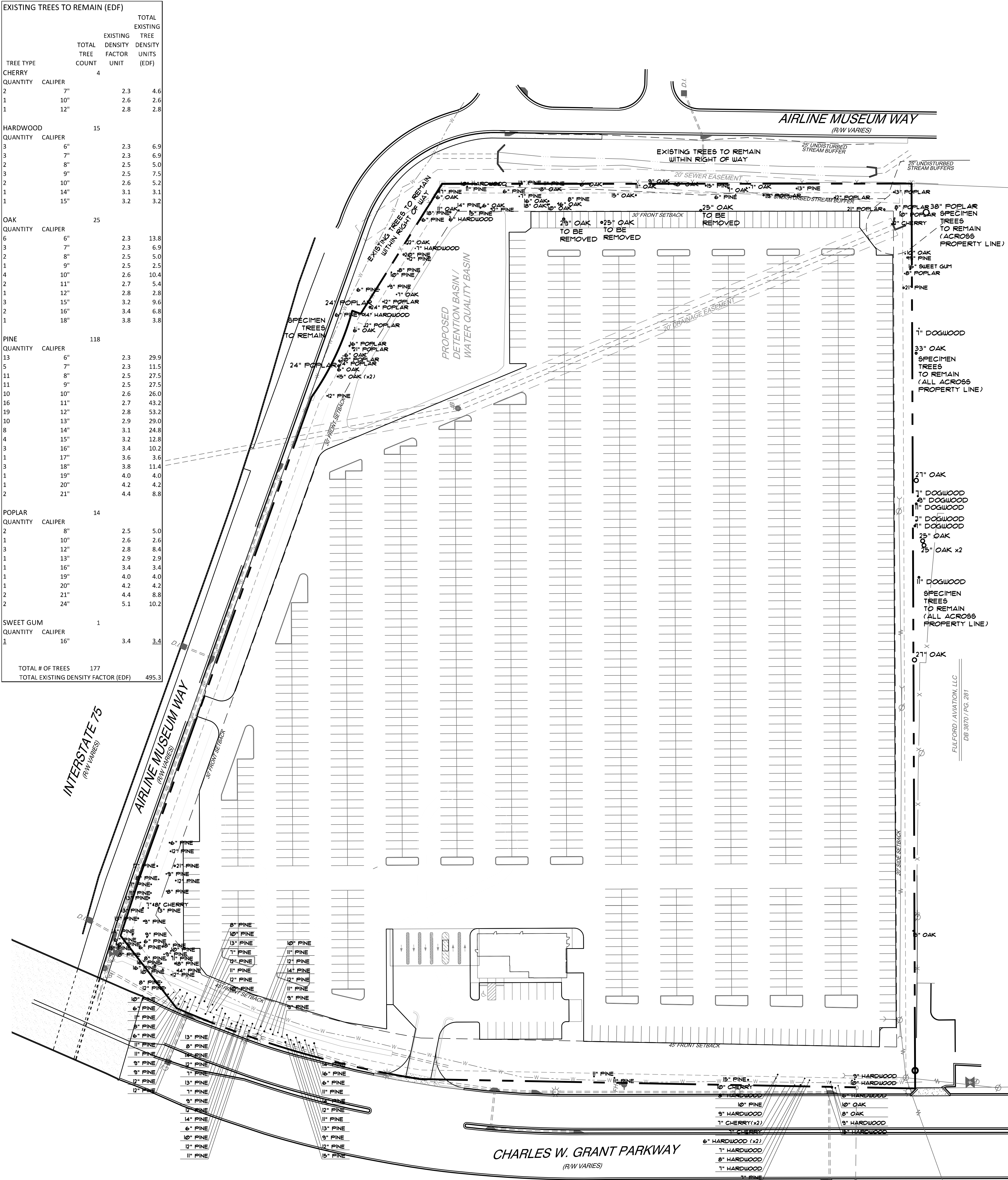
TREE LOCATION PLAN (EXISTING AND PROPOSED) & PRELIMINARY LANDSCAPE PLAN

CHAVEZ ATLANTA PARKING  
CHARLES W. GRANT PARKWAY  
CLAYTON COUNTY, GA

FEBRUARY 7, 2014

SHEET L-01

EXISTING TREES TO REMAIN (EDF)				
TREE TYPE	QUANTITY	CALIPER	TOTAL EXISTING DENSITY FACTOR (EDF)	TOTAL EXISTING TREE DENSITY UNITS (EDF)
CHERRY				
QUANTITY	4			
2	7"	2.3	4.6	
1	10"	2.6	2.6	
1	12"	2.8	2.8	
HARDWOOD				
QUANTITY	15			
3	6"	2.3	6.9	
3	7"	2.3	6.9	
2	8"	2.5	5.0	
3	9"	2.5	7.5	
2	10"	2.6	5.2	
1	14"	3.1	3.1	
1	15"	3.2	3.2	
OAK				
QUANTITY	25			
6	6"	2.3	13.8	
3	7"	2.3	6.9	
2	8"	2.5	5.0	
1	9"	2.5	2.5	
4	10"	2.6	10.4	
2	11"	2.7	5.4	
1	12"	2.8	2.8	
3	15"	3.2	9.6	
2	16"	3.4	6.8	
1	18"	3.8	3.8	
PINE				
QUANTITY	118			
13	6"	2.3	29.9	
5	7"	2.3	11.5	
11	8"	2.5	27.5	
11	9"	2.5	27.5	
10	10"	2.6	26.0	
16	11"	2.7	43.2	
19	12"	2.8	53.2	
10	13"	2.9	29.0	
8	14"	3.1	24.8	
4	15"	3.2	12.8	
3	16"	3.4	10.2	
1	17"	3.6	3.6	
3	18"	3.8	11.4	
1	19"	4.0	4.0	
1	20"	4.2	4.2	
2	21"	4.4	8.8	
POPLAR				
QUANTITY	14			
2	8"	2.5	5.0	
1	10"	2.6	2.6	
3	12"	2.8	8.4	
1	13"	2.9	2.9	
1	16"	3.4	3.4	
1	19"	4.0	4.0	
1	20"	4.2	4.2	
2	21"	4.4	8.8	
2	24"	5.1	10.2	
SWEET GUM				
QUANTITY	1			
1	16"	3.4	3.4	
TOTAL # OF TREES			177	
TOTAL EXISTING DENSITY FACTOR (EDF)			495.3	



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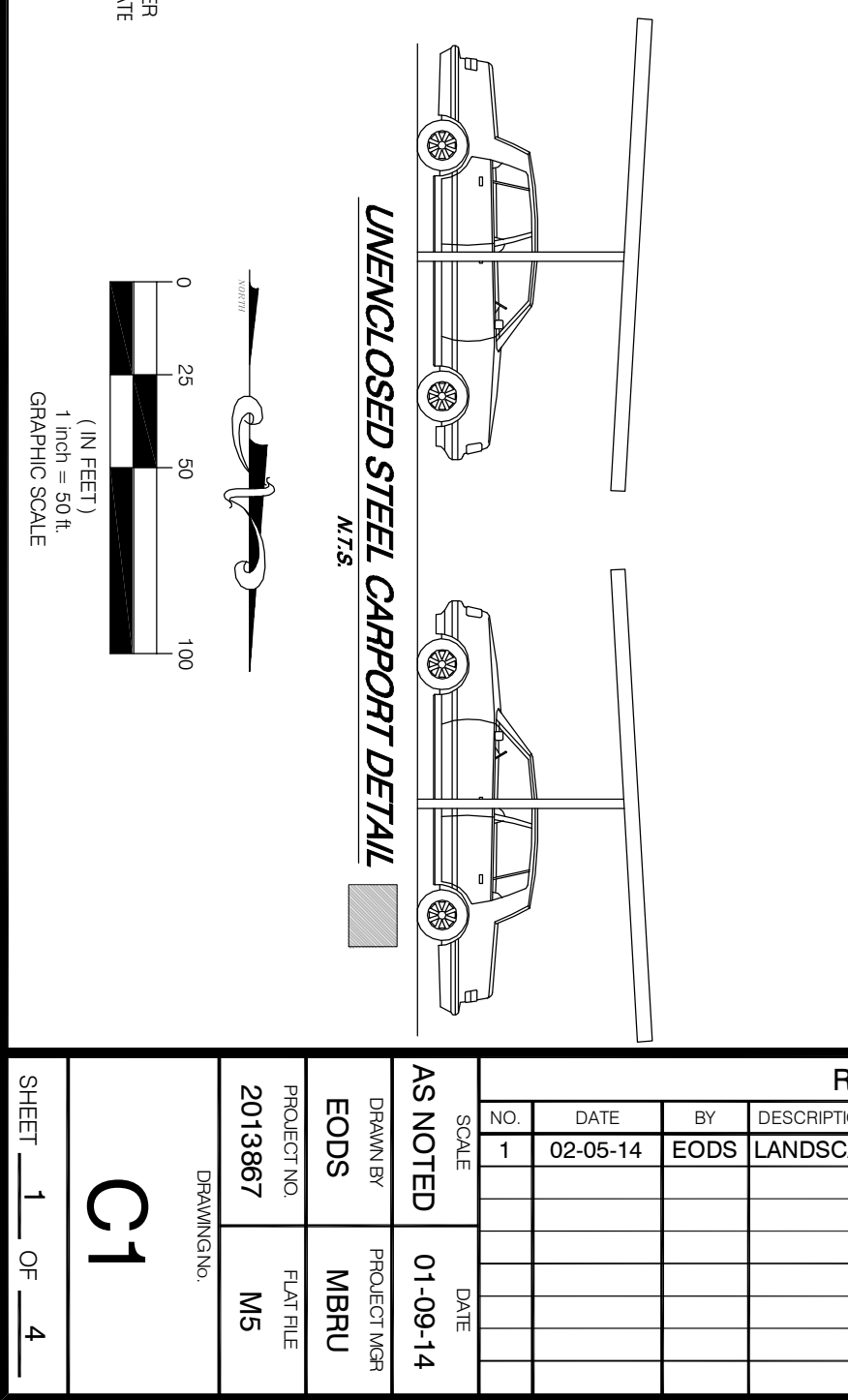
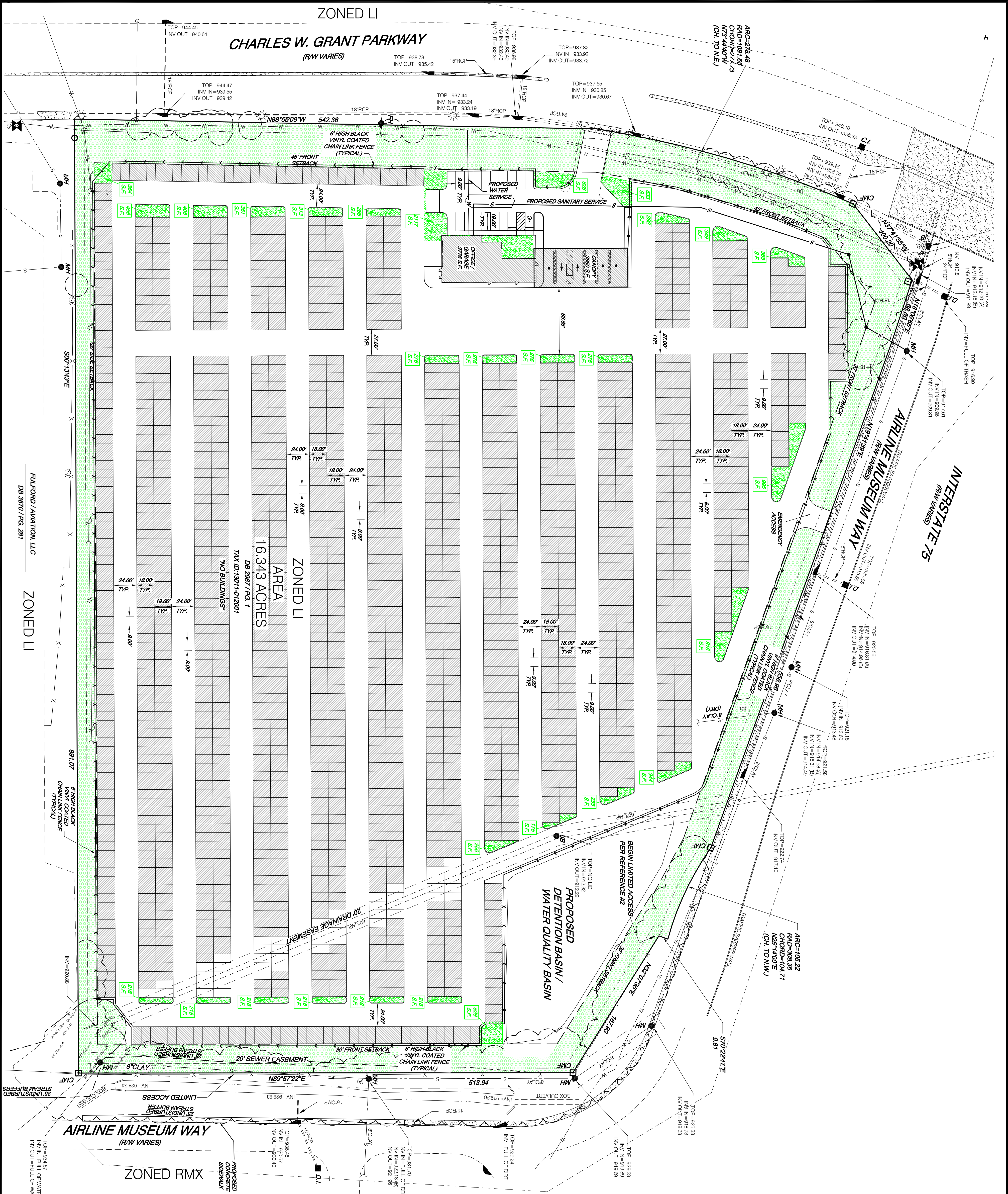
EXISTING TREES TO REMAIN PLAN, SPECIMEN TREE LOCATIONS & EXISTING TDU CHART

CHAVEZ ATLANTA PARKING  
CHARLES W. GRANT PARKWAY  
CLAYTON COUNTY, GA

FEBRUARY 7, 2014

SHEET L-02





REVISIONS			
NO.	DATE	BY	DESCRIPTION
1	02-05-14	EODS	LANDSCAPED AREA TABULATION
AS NOTED			
DRAWN BY			
EODS			
PROJECT NO.			
2013867			
PROJECTED			
M/S			
DRAWING NO.			
C1			

REQUESTED VARIANCES	
1. ZONING CODE ORIGINANCE: ARTICLE 6 DEVELOPMENT STANDARDS, SECTION 6.24 LANDSCAPED AREA COVERAGE, WHICH REQUIRES A MINIMUM FORTY (40) PERCENT OF THE LOT AREA TO BE COVERED BY LANDSCAPED AREA.	REQUIRED VARIANCE: REDUCTION OF MINIMUM FRONT YARD SETBACK ADJACENT TO LOCAL ROAD, AIRLINE MUSEUM WAY, WHICH BORDERS PROPERTY OWNED BY AND VES SITES OF PROPERTY.
2. ZONING CODE ORIGINANCE: ARTICLE 6 DEVELOPMENT STANDARDS, SECTION 6.4 B.9 REFERENCES ARTICLE 3 ZONING DISTRICT INTENT, USES AND STRUCTURES, AS WELL AS IMPERVIOUS SURFACES, CANNOT EXCEED 70% OF THE LOT AREA.	REQUESTED VARIANCE: INCREASE ALLOWABLE LOT COVERAGE (BUILDINGS AND PAVEMENT) TO APPROXIMATELY 60% OF THE LOT AREA.
3. ZONING CODE ORIGINANCE: ARTICLE 6 DEVELOPMENT STANDARDS, SECTION 6.24 LANDSCAPED AREA COVERAGE, WHICH REQUIRES A MINIMUM FORTY (40) PERCENT OF THE LOT AREA TO BE COVERED BY LANDSCAPED AREA.	REQUESTED VARIANCE: REDUCTION OF LANDSCAPED ISLAND SURFACE AREA FROM 8% OF THE PARKING LOT AREA TO 5% OF THE PARKING LOT AREA.

INDEX OF SHEETS

VARIANCE REQUEST DEVELOPMENT PLAN ..... C1

VARIANCE REQUEST PRELIMINARY GRADING PLAN ..... C2

ALTA SURVEY ..... S-4

SITE DATA

SITE AREA: 16.34 AC.

EXISTING ZONING: LI (LIGHT INDUSTRIAL)

PROPOSED ZONING: LI (LIGHT INDUSTRIAL)

OFFICE / GARAGE BUILDING: 3776 S.F.

ENTRANCE CANOPY: 3860 S.F.

PARKING TABULATION

PROPOSED CUSTOMER SPACES COVERED BY CANOPY: 1717

TOTAL PROPOSED CUSTOMER PARKING: 1758

PROPOSED EMPLOYEE PARKING: 18 REGULAR + 1 A.D.A. = 19 TOTAL

INTERIOR LANDSCAPING

TOTAL PAVEMENT AND CANOPY AREA: 57,888 S.F.

REQUIRED INTERIOR LANDSCAPED AREA (8% OF 57,888 S.F.): 4,672 S.F.

PROVIDED INTERIOR LANDSCAPED AREA: 12,328 S.F.

SITE IMPERVIOUS AREAL COVERAGE

TOTAL SITE AREA = 16.34 AC. = 71,901 S.F.

TOTAL SITE IMPERVIOUS AREAL COVERAGE = 70% OF SITE = 49,321 S.F.

PROPOSED IMPERVIOUS COVERAGE (PAVEMENT, BUILDING AND SIDEWALKS) = 56,897 S.F.

PROPOSED PERCENTAGE OF IMPERVIOUS COVERAGE = 79.25%

HATCH LEGEND

INTERIOR LANDSCAPED AREA = 12,328 S.F.

COVERED SETBACK = 103,223 S.F.

COVERED PARKING SPACES, OFFICE AND CANOPY = 281,920 S.F.

LOCATION MAP

SCALE: 1" = 200'

UNENCLOSED STEEL CARPORT DETAIL

SCALE: 1" = 20"

REVISIONS

NO. DATE BY DESCRIPTION

1 02-05-14 EODS LANDSCAPED AREA TABULATION

AS NOTED

DRAWN BY

EODS

PROJECT NO.

2013867

PROJECTED

M/S

DRAWING NO.

C1

DRAWING TITLE

VARIANCE REQUEST DEVELOPMENT PLAN

PROJECT TITLE

FASTPARK ATLANTA

CLAYTON COUNTY

GEORGIA

SEAL

REGISTERED PROFESSIONAL ENGINEER

MARK V. BRUBAKER

NO. F003889

STATE OF GEORGIA

CONSULTANTS

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