

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: _____

PH #: _____

Property Taxes & Code Violations Verified

Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

1. This page should be the first page in each of your completed application packets.
2. It is preferred that all responses be typed. Illegible applications will not be accepted.
3. Prior to signing and submitting your application, please check all information supplied on the following pages to ensure that all responses are complete and accurate. Incomplete applications will not be accepted.
4. Payment of all applicable fees must be made at the time of application. Payment may be made via cash, credit card (American Express, Master Card or Visa), or check made payable to "City of Alpharetta." Please note that a 3% convenience fee will be added to all credit card transactions.
5. Applications will be accepted on the designated submittal dates between the hours of 8:30 AM and 3:30 PM.
6. If you have any questions regarding this form, please contact the Community Development Department by calling 678-297-6070.

Contact Information:

Contact Name: _____ Telephone: _____

Address: _____ Suite: _____

City _____ State: _____ Zip: _____ Fax: _____

Mobile Tel: _____ Email: _____

Subject Property Information:

Address: _____ Current Zoning: _____

District: _____ Section: _____ Land Lot: _____ Parcel ID: _____

Proposed Zoning: _____ Current Use: _____

This Application For (Check All That Apply):

Conditional Use Master Plan Amendment Comprehensive Plan Amendment

Rezoning Master Plan Review

Variance Public Hearing

Exception Other (Specify): _____

APPLICANT REQUEST AND INTENT

What is the proposed use(s) of the property? See Letter of Intent

Applicant's Request (Please itemize the proposal):

Applicant's Intent *(Please describe what the proposal would facilitate).*

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Costco Wholesale Corporation

Telephone: 703-885-4002

Address: 999 Lake Drive

Suite: _____

City Issaquah

State: WA

Zip: 98027

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

- | | |
|---|---|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Special Use |
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Conditional Use |
| <input type="checkbox"/> Variance | <input checked="" type="checkbox"/> Master Plan |
| <input type="checkbox"/> Land Use Application | <input type="checkbox"/> Other |

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Nick Tose'

Telephone: 703-885-4006

Address: 45940 Horseshoe Drive

Suite: 150

City Sterling

State: VA

Zip: 20166

So Sworn and Attested:

Owner Signature: _____

Date: 02/28/24

Notary:

Notary Signature: _____

Date: 02/28/24



Sheina Marie Salinsky
Commonwealth of Virginia
Notary Public
Commission No. 7884641
My Commission Expires 3/31/2024

DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent: Nick Tose (Applicant)

Subject Public Hearing Case: _____

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of \$250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: N/A Position: N/A

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature: 

Date: 02/20/24

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

How will this proposal affect the use and value of the surrounding properties?

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.

What would be the increase to population and traffic if the proposal were approved?

What would be the impact to schools and utilities if the proposal were approved?

How is the proposal consistent with the Alpharetta Comprehensive Plan; particularly the Future Land Use Map?

Are there existing or changing conditions which affect the development of the property and support the proposed request?

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

BOARD OF ZONING APPEALS REVIEW CRITERIA

Please respond to the following ONLY if you are applying for a zoning variance.

Are there extraordinary and exceptional conditions pertaining to the subject property because of its size, shape, or topography? Please describe them.

Would the application of the Zoning Code standards as they relate to the subject property create an unnecessary hardship? Please explain.

Are there conditions that are peculiar to the subject property? Please describe them in detail.

Would relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the Zoning Code? Please defend your response.

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

SIGN VARIANCE REVIEW CRITERIA

Are there exceptional conditions pertaining to the property where the sign is to be located as a result of the property size, shape, or topography which are not applicable to other lands or structures in the area? If "yes," please explain.

Yes

No

Would the applicant be deprived of rights that are commonly enjoyed by others similarly situated? If "yes," please explain.

Yes

No

Would granting the variance confer on the applicant any significant privileges which are denied to others similarly situated? If "yes," please explain.

Yes

No

Are the exceptional circumstances the result of actions of the applicant or the applicant's representatives? If "yes," please explain.

Yes

No

Is the requested variance the minimum necessary to allow the applicant to enjoy rights commonly enjoyed by others similarly situated? If "no," please explain.

Yes

No

Would granting of the variance violate more than one standard of the Unified Development Code? If "yes," please explain.

Yes

No

Would granting the variance result in allowing a sign that interferes with road or highway visibility or obstruct or otherwise interfere with the safe and orderly movement of traffic? On a separate sheet or sheets, please defend your response.

Yes

No

CITIZEN PARTICIPATION FORM - PART A

This form must be completed and submitted with the applicant's completed Public Hearing Application. Applications submitted to the City of Alpharetta without a completed Citizen Participation Form - Part A will not be accepted.

Public Hearing or Project Name: _____

Contact Name: _____ Telephone: _____

The following people will be notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified. Use additional pages as needed.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Method by which these individuals will be contacted. Please mark all that apply. *If you select "Other," please provide a description of the method of contact that will be used.*

- | | |
|------------------------------------|--|
| <input type="checkbox"/> Letter | <input type="checkbox"/> Personal Visits |
| <input type="checkbox"/> Telephone | <input type="checkbox"/> Group Meeting |
| <input type="checkbox"/> Email | <input type="checkbox"/> Other <i>(Please Specify)</i> |

Please describe the method(s) by which these individuals will have the opportunity to respond or contact the applicant with questions or concerns about the proposal.

CITIZEN PARTICIPATION FORM - PART B

This form must be completed and submitted to the City of Alpharetta Community Development Department a minimum of twenty (20) working days prior to the scheduled Public Hearing. Failure to do so will result in cancellation of the scheduled hearing.

Public Hearing or Project Name: _____

Contact Name: _____ Telephone: _____

Please describe comments and concerns provided by any and all individuals contacted as part of the the Citizen Participation Program. If any individuals provided written correspondence, please attach copies of same to this report.

Method by which these individuals were contacted. Please mark all that apply. *Please provide samples of any and all written communications used to provide notification.*

- | | |
|------------------------------------|--|
| <input type="checkbox"/> Letter | <input type="checkbox"/> Personal Visits |
| <input type="checkbox"/> Telephone | <input type="checkbox"/> Group Meeting |
| <input type="checkbox"/> Email | <input type="checkbox"/> Other <i>(Please Specify)</i> _____ |

Attach a list of people who have been notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified.

I, the undersigned, as an authorized representative of the applicant and Public Hearing item identified above, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Citizen Participation Form - Part B and in any and all documents provided in support of this report are true and accurate. I further understand that any false statements provided by representatives of the applicant as part of this report may result in penalties up to and including denial of the subject application.

Signature of Authorized Agent: _____ Date: _____

Print Form



March 1, 2024

The Mayor and City Council
City of Alpharetta
Alpharetta City Hall
2 South Main Street
Alpharetta, Georgia 30009

**RE: Master Plan Amendment
Costco Wholesale Corporation
2855 Jordan Court, Alpharetta GA 30004
Land Lots 1120 and 1121, 2nd District, 2nd Section
Fulton County, Alpharetta, Georgia**

Dear Mayor and Councilpersons:

The Applicant in the above referenced matter seeks an amendment to Condition number two of the approved Oxford Green/Pioneer Real Estate Development site master plan conditions (MP-99-11) to allow for an expansion of the existing Costco Wholesale retail warehouse from the existing 138,500 square feet (SF) to 152,000 SF. The expansion is necessary to expand the sales area as well as relocate the loading dock so that the meat/deli/bakery service areas can be expanded to better serve the warehouse members.

The property is currently a Costco Wholesale retail warehouse facility and is zoned O-I (Office-Institutional) with conditions. The adjacent property to the north is zoned C-I (Neighborhood Commercial), and all other adjacent properties are zoned O-I. Access to the Costco property is from Jordan Court and Westfield Drive (see attached site plan).

In 2004, an administrative variance was approved (AV2004007) to increase the allowable square footage to 132,000 SF from 110,000sf as permitted in conditions of the original 2000 Oxford Green master plan amendment. In 2014, a master plan amendment was approved (MP-14-07) to increase the allowable square footage to 138,500 SF. As a part of this master plan amendment request, we are requesting an amendment to the maximum allowable square footage of 138,500 SF, and requesting that this limit be increased to 152,000 SF. This represents an increase of less than 10% of the current conditions. Further, the granting of this amendment will have no negative impact on adjoining or nearby properties, as this expansion will take place adjacent to the existing warehouse facility near the sales area and the loading dock, and entirely within the existing parking lot. The total parking space count will be reduced from 691 stalls to 673, staying within the required parking minimum of 608 stalls.

The development will not unduly tax any City services, including, but not limited to, fire, police protection, nor garbage collection. Sewer and water is available to the site by Fulton County Public Works. This project's vehicular access will continue to be served by the existing driveways on Jordan Court and Westfield Drive, which are currently within their capacity limits.

It is the position of the Applicant that the granting of this request at this time would not adversely affect the City of Alpharetta, its citizens, and surrounding property owners by allowing the existing retail warehouse to be minimally expanded, while minimizing the impact on surrounding infrastructure.

Application Requirements

The City of Alpharetta Public Hearing Application sets forth the requirements applicable to master plan amendment applications, some of which are addressed above and the remainder of which are addressed in supporting documents. Specifically, in support of the Application, Applicant submits the following documents:

1. Full size site plan with Site Plan Checklist
2. Completed Application Form
3. Planning Commission Review Criteria
4. Owner Authorization Form
5. Disclosure Form
6. Legal Description of Subject Property
7. Letter of Intent
8. Copies of Site Plan
9. Public Participation Plan
10. Evidence of Paid Property Taxes
11. Evidence of no Outstanding Code Violations
12. Specimen Tree Survey and Arborist Report
13. Trip Generation Report
14. Historical Zoning Documents

In so much as it is believed that this aforementioned Master Plan Amendment Application is in the best interest of the City of Alpharetta, its citizens, and surrounding property owners, the Applicant respectfully requests that the City of Alpharetta approve this Application as presented.¹

Sincerely,
AEC, Inc.



Julia Miller, PE
Vice President

M:\2023 JOBS\23-4886 Costco Alpharetta Liquor Expansion\Zoning Amendment\23-4886 Letter of Intent no legal.docx\

¹ Applicant notifies the City of its constitutional concerns with respect to its Application. If the Alpharetta City Council (the “**City Council**”) denies the Application in whole or in part, then the Property does not have a reasonable economic use under the Ordinance. Moreover, the Application meets the test set out by the Georgia Supreme Court to be used in establishing the constitutional balance between private property rights and zoning and planning as an expression of the government’s police power. *See Guhl vs. Holcomb Bridge Road*, 238 Ga. 322 (1977). If the City Council denies the Application in whole or in part, such an action will deprive Applicant of the ability to use the Property in accordance with its highest and best use. Similarly, if the City Council rezones the Property to some classification other than MUD without Applicant’s consent, or if the City Council limits its approval by attaching conditions to such approval affecting the Property or the use thereof without Applicant’s consent, then such approval would deprive Applicant of any reasonable use and development of the Property. Any such action is unconstitutional and will result in a taking of property rights in violation of the just compensation clause of the Constitution of the State of Georgia (*see Ga. Const. 1983, Art. I, § 3, para. 1(a)*), and the just compensation clause of the Fifth Amendment to the United States Constitution (*see U.S. Const. Amend. 5*). To the extent that the Ordinance allows such an action by the Council, the Ordinance is unconstitutional. Any such denial or conditional approval would discriminate between Applicant and owners of similarly situated property in an arbitrary, capricious, unreasonable and unconstitutional manner in violation of Article I, Section I, Paragraph 2 of the Georgia Constitution and the Equal Protection Clause of the Fourteenth Amendment to the United States Constitution. Also, a failure to grant the Application or a conditional approval of the Application (with conditions not expressly approved by Applicant) would constitute a gross abuse of discretion and would constitute an unconstitutional violation of Applicant’s rights to substantive and procedural due process as guaranteed by the Georgia Constitution (*see Ga. Const. 1983, Art. I, § 1, para. 1*) and the Fifth and Fourteenth Amendments of the United States Constitution (*see U.S. Const. Amend. 5 and 14*). Applicant further challenges the constitutionality and enforceability of the Ordinance, in whole and in relevant part, for lack of objective standards, guidelines or criteria limiting the City Council’s discretion in considering or deciding applications for rezonings. Nevertheless, Applicant remains optimistic that City Council’s consideration of the Application will be conducted in a constitutional manner.

Planning Commission Review Criteria

How will this proposal be compatible with surrounding properties?

This proposal will not change the current use of the property. The existing Costco development was approved as part of a Master Plan and as such, the Costco site will continue to be compatible with surrounding properties.

How will this proposal affect the use and value of the surrounding properties?

This proposal will not affect the surrounding properties. All changes are internal to the site and are proposed as a result of current customer demands at the existing Costco. The expansion project will also be phased to minimize impacts to current customers and surrounding properties.

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.

A rezoning request is not proposed. Customer demand at the existing Costco development is the driving factor in this request for expansion of the structure.

What would be the increase to population and traffic if the proposal were approved?

No increase to population or traffic is expected as a result of the proposal. All changes are internal to the site and are proposed as a result of current customer demands at the existing Costco.

What would be the impact to schools and utilities if the proposal were approved?

There will be no impact to schools and utilities as a result of the proposal. All changes are internal to the site and will not result in any interference with nearby schools or public utilities.

How is the proposal consistent with the Alpharetta Comprehensive Plan; particularly the Future Land Use Map?

The Future Land Use Map designates the Property as Commercial which is intended for businesses that provide goods and services such as shopping centers, grocery stores, retail stores and other services. The existing use is consistent with the Comprehensive Plan and the Application proposes no change to the use or site that would conflict with the plan. Further, Windward Parkway is designated as a redevelopment priority area focusing on enhancing existing commercial.

Are there existing or changing conditions which affect the development of the property and support the proposed request?

Customer demand at the existing Costco site encourage expansion of the store and the Property contains adequate area for the building expansion. Approval of the Application will allow for thoughtful and necessary use of underutilized space.

M:\2023 JOBS\23-4886 Costco Alpharetta Liquor Expansion\Zoning Amendment\Attachments\PC Approval Criteria Responses Letterhead.docx\

LEGAL DESCRIPTION

"COSTCO WHOLESALE TRACT"

ALL THAT TRACT OR PARCEL of land lying and being in Land Lots 1120 and 1121 of the 2nd District, 2nd Section, City of Alpharetta, Fulton County, Georgia, being more particularly described as follows: TO FIND THE POINT OF BEGINNING commence at an iron pin at the intersection of the northwesterly right of way line of Westfield Drive (right of way width varies), and the southwesterly right of way line of Windward Parkway (right of way width varies); thence proceed along said northwesterly right of way line of Westfield Drive the following courses and distances: South 02° 40' 30" East a distance of 32.63 feet to a point; thence South 30° 34' 08" West a distance of 106.55 feet to a point; thence along the arc of a 88.50-foot radius curve to the right an arc distance of 37.77 feet (said arc being subtended by a 37.49-foot chord bearing South 42° 47' 45" West) to a point; thence South 55° 01' 22" West a distance of 50.36 feet to a point; thence along an arc of a 50.00-foot radius curve to the right an arc distance of 41.03 feet (said arc being subtended by a 39.89-foot chord bearing South 78° 31' 47" West) to a point; thence along an arc of a 60.00-foot radius curve to the left an arc distance of 18.53 feet (said arc being subtended by a 18.46-foot chord bearing North 86° 48' 40" West) to a point; thence along an arc of a 60.00-foot radius curve to the left an arc distance of 53.20 feet (said arc being subtended by a 51.47-foot chord bearing South 58° 56' 25" West) to a point; being the TRUE POINT OF BEGINNING: FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED running thence the arc of a 60.00-foot radius curve to the left an arc distance of 45.96 feet (said arc being subtended by a 44.85-foot chord bearing South 11° 35' 37" West) to a point; thence South 54° 00' 00" West a distance of 101.30 feet to a point; thence along an arc of a 163.86-foot radius curve to the left an arc distance of 137.66 feet (said arc being subtended by a 133.65-foot chord bearing South 33° 10' 45" West) to a point; thence leaving said right of way and running thence North 88° 30' 40" West a distance of 611.88 feet to a point; running thence North 36° 14' 05" West a distance of 480.18 feet to a point; running thence North 00° 09' 06" East a distance of 660.95 feet to a point; running thence South 89° 14' 44" East a distance of 357.05 feet to an iron pin set; running thence South 37° 00' 00" East a distance of 56.79 feet to a point; running thence South 37° 00' 00" East a distance of 158.65 feet to a point; running thence South 82° 00' 00" East a distance of 14.14 feet to a point; running thence North 53° 00' 00" East a distance of 18.50 feet to a point; thence South 36 degrees 49 minutes 13 seconds East a distance of 175.39; thence north 53 degrees 10 minutes 49 seconds West a distance of 12.64 feet to a point; running thence South 36° 49' 11" East a distance of 350.13 feet to a point; running thence South 38° 34' 04" East a distance of 139.00 to a point; running thence South 38° 49' 57" East a distance of 262.99 feet to a point and THE TRUE POINT OF BEGINNING: said property being shown as a 18.59 Acres (809,780 square feet).



2 PARK PLAZA
ALPHARETTA, GA 30009
PHONE: 678.297.6000
WWW.ALPHARETTA.GA.US

February 27, 2024

RE: Code Violations/2855 Jordan Court

To Whom It May Concern:

This is in response to your open records request for the property located at 2855 Jordan Court. While the City Building Department does not perform routine site inspections after a project has been issued a Certificate of Occupancy, there are no known building or zoning code violations at this time; nor do we have any open violations of this sort on file as of this date. If you have any questions, please feel free to contact us.

Respectfully,

Gail H. Burkhalter

Gail H. Burkhalter
Community Development
2 Park Plaza, Ground Floor
Alpharetta, GA 30009
678-297-6080

MAYOR
JIM GILVIN

MAYOR PRO TEM
DAN MERKEL

COUNCIL MEMBERS
FERGAL M. BRADY
DOUGLAS J. DERITO
JOHN HIPES
DONALD F. MITCHELL
BRIAN WILL

CITY ADMINISTRATOR
CHRIS LAGERBLOOM

PROJECT DATA

CLIENT: COSTCO WHOLESALE
999 LAKE DRIVE
ISSAQUAH, WA 98027

PROJECT ADDRESS: 2855 JORDAN COURT
ALPHARETTA, GEORGIA 30004

SITE DATA:

JURISDICTION: CITY OF ALPHARETTA/FULTON COUNTY

ZONING: O-1 WITH CONDITIONS

SETBACKS:
- 50' BUFFER PLUS 20' BLDG SETBACK AGAINST TOWNHOUSES
- 25' BLDG SETBACK FROM INTERIOR ROADS
- 20' SIDE & REAR BLDG SETBACK

BOUNDARIES INFORMATION: THIS PLAN HAS BEEN PREPARED BY AEC, INC. USING A BASE PLAN PROVIDED BY MG2

TOTAL SITE AREA: 15.89 ACRES 809,780 SF

BUILDING DATA:

EXISTING WAREHOUSE: 137,669 SF

OPTICAL 332 SF

GAS KIOSK 125 SF

TIRE CENTER 4,868 SF

SALES AREA 2,026 SF

TOTAL 145,050 SF

PROP. SALES AREA ADDITION: 1,525 SF

PROP. WAREHOUSE ADDITION: 5,425 SF

TOTAL 152,000 SF

COSTCO PARKING DATA (EXCLUSIVE):

TOTAL EX. PARKING 691 STALLS

10' WIDE STALLS 675 STALLS

ACCESSIBLE STALLS 16 STALLS

TOTAL PROP. PARKING (AFTER SALES AREA ADDITION) 687 STALLS

10' WIDE STALLS 671 STALLS

ACCESSIBLE STALLS 16 STALLS

TOTAL PROP. PARKING (AFTER WAREHOUSE ADDITION) 673 STALLS

10' WIDE STALLS 657 STALLS

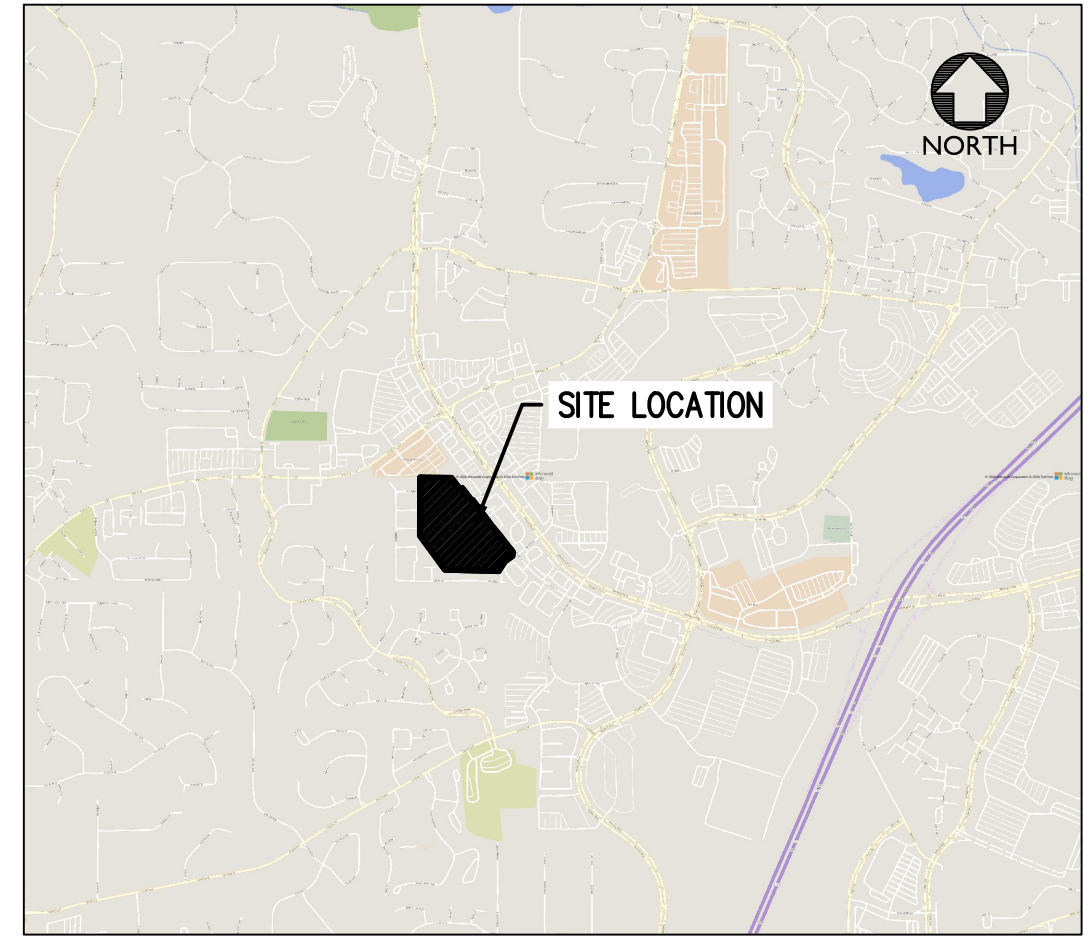
ACCESSIBLE STALLS 16 STALLS

TOTAL FINAL PARKING COUNT: 673 STALLS

JURISDICTIONAL PARKING REQUIRED: (1 SPACE PER 250 SF) 608 STALLS

NOTES:
EXISTING CONDITIONS TO BE FIELD VERIFIED.
PER FEMA FIRM MAP PANEL NO. 13121C0059F, DATED 09/18/2013, THE SITE DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN.
ALL BUILDINGS ON SITE ARE A MAXIMUM OF 35 FEET IN HEIGHT, AND SINGLE STORY.

SITE LOCATION MAP



CURRENT ZONING: C-1

CURRENT ZONING: O-1

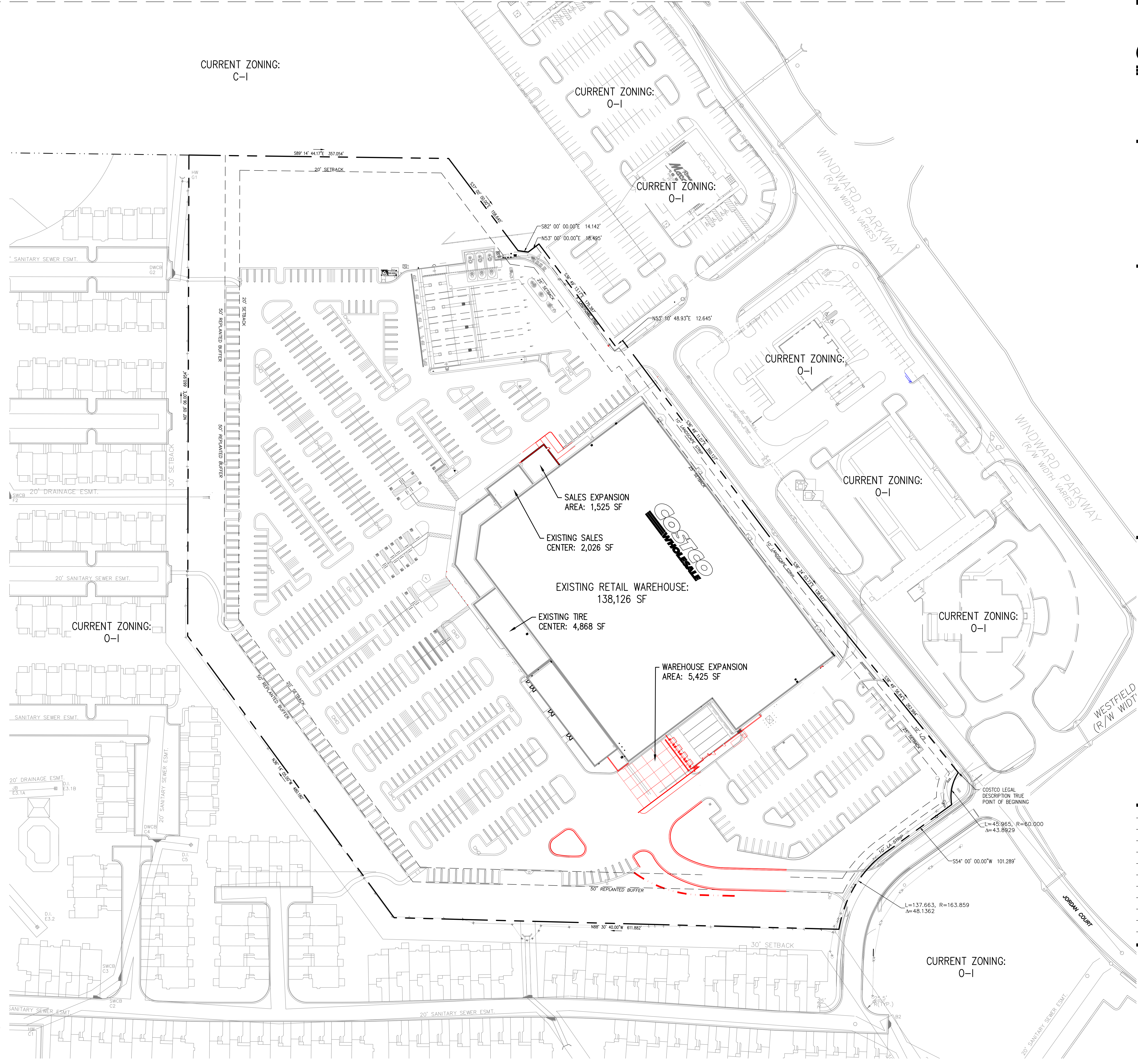
CURRENT ZONING: O-1

CURRENT ZONING: O-1

CURRENT ZONING: O-1

CURRENT ZONING: O-1

CURRENT ZONING: O-1



Alpharetta, GA
#743
2855 JORDAN COURT
CITY OF ALPHARETTA
FULTON COUNTY

COSTCO WHOLESALE CORPORATION

999 LAKE DRIVE
ISSAQUAH, WA 98027
T: 425.313.8100
www.costco.com

ENGINEER:



Civil Engineering
Land Planning
Landscape Architecture

Water Resources
Property Services
Arborist Services

50 Warm Springs Circle
Roswell • Georgia • 30075
(770)641-1942 • www.aecat.com

ENGINEERS SEAL:

OVERALL WAREHOUSE SITE LAYOUT PLAN

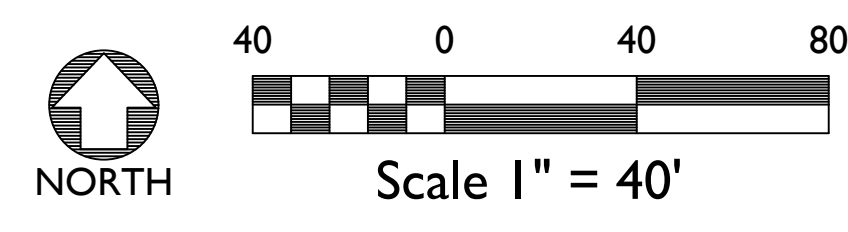
COPYRIGHT AEC, INC.

△	DATE	DESCRIPTION

AEC JOB #: 23-4886
DRAWN BY: JWM
DESIGNED BY: JWM, MDV
CHECK BY:
DATE: 03-01-2024

SHEET NUMBER

E2.0



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PROJECT DATA

CLIENT: COSTCO WHOLESALE
999 LAKE DRIVE
ISSAQUAH, WA 98027

PROJECT ADDRESS: 2855 JORDAN COURT
ALPHARETTA, GEORGIA 30004

SITE DATA:

JURISDICTION: CITY OF ALPHARETTA/FULTON COUNTY

ZONING: O-1 WITH CONDITIONS

SETBACKS:
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- 25' BLDG SETBACK FROM INTERIOR ROADS
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TOTAL SITE AREA: 15.89 ACRES 809,780 SF

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EXISTING WAREHOUSE: 137,669 SF
OPTICAL: 332 SF
GAS KIOSK: 125 SF
TIRE CENTER: 4,868 SF
SALES AREA: 2,026 SF
TOTAL: 145,050 SF

PROP. SALES AREA ADDITION: 1,525 SF
PROP. WAREHOUSE ADDITION: 5,425 SF
TOTAL: 152,000 SF

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TOTAL EX. PARKING: 691 STALLS
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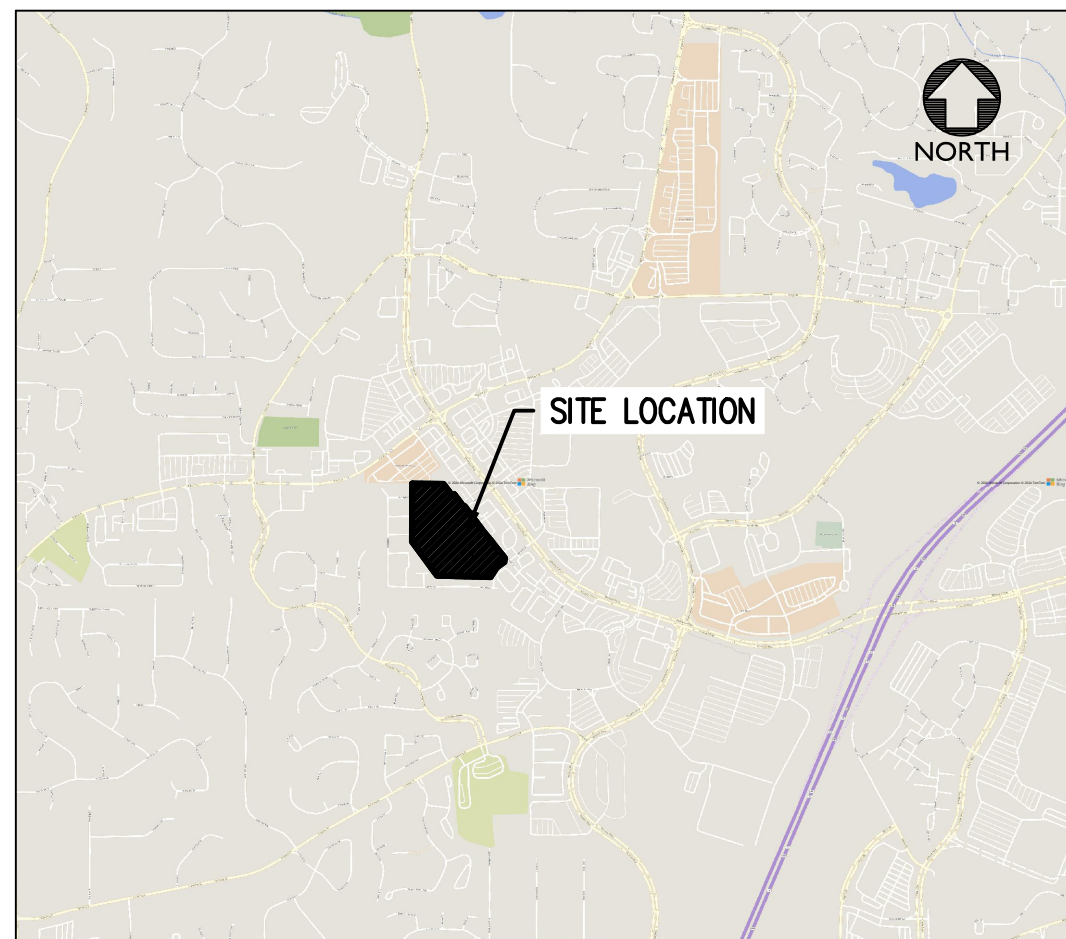
TOTAL PROP. PARKING (AFTER SALES AREA ADDITION): 687 STALLS
○ 10' WIDE STALLS: 671 STALLS
○ ACCESSIBLE STALLS: 16 STALLS

TOTAL PROP. PARKING (AFTER WAREHOUSE ADDITION): 673 STALLS
○ 10' WIDE STALLS: 657 STALLS
○ ACCESSIBLE STALLS: 16 STALLS

TOTAL FINAL PARKING COUNT: 673 STALLS
JURISDICTIONAL PARKING REQUIRED: 608 STALLS
(1 SPACE PER 250 SF)

NOTES:
EXISTING CONDITIONS TO BE FIELD VERIFIED.
PER FEMA FIRM MAP PANEL NO. 13121C0059F, DATED 09/18/2013, THE SITE DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN.
ALL BUILDINGS ON SITE ARE A MAXIMUM OF 35 FEET IN HEIGHT, AND SINGLE STORY.

SITE LOCATION MAP



CURRENT ZONING: C-1

CURRENT ZONING: O-1

CURRENT ZONING: O-1

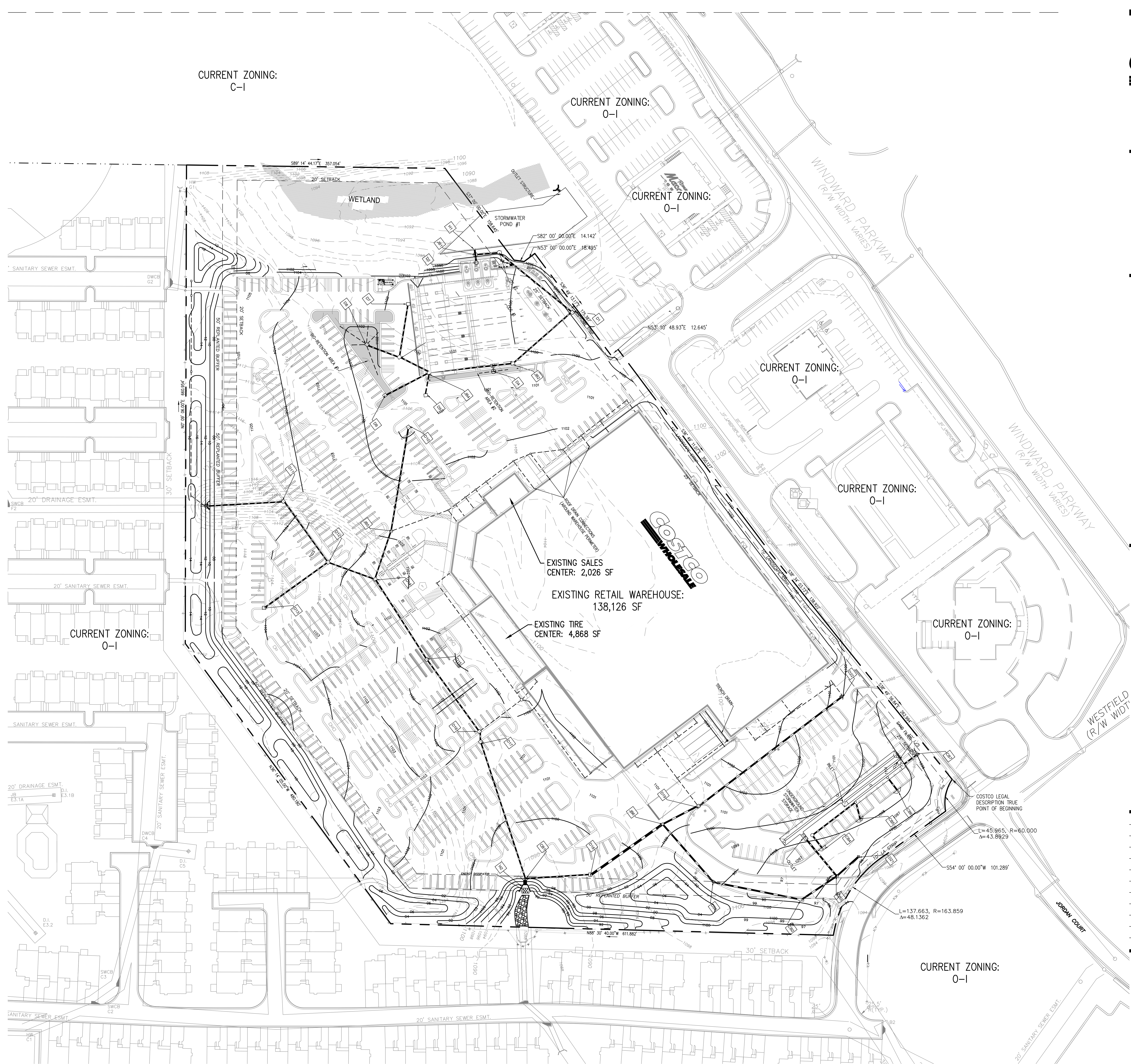
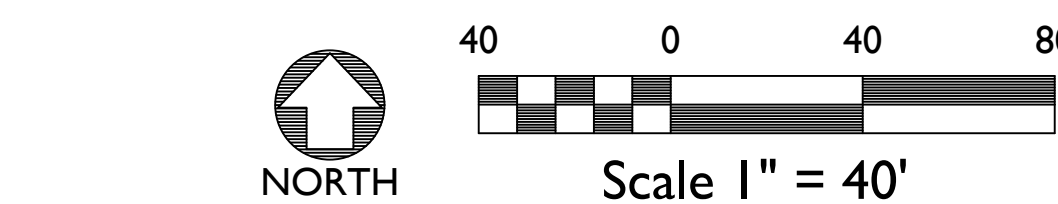
CURRENT ZONING: O-1

CURRENT ZONING: O-1

CURRENT ZONING: O-1

CURRENT ZONING: O-1

CURRENT ZONING: O-1

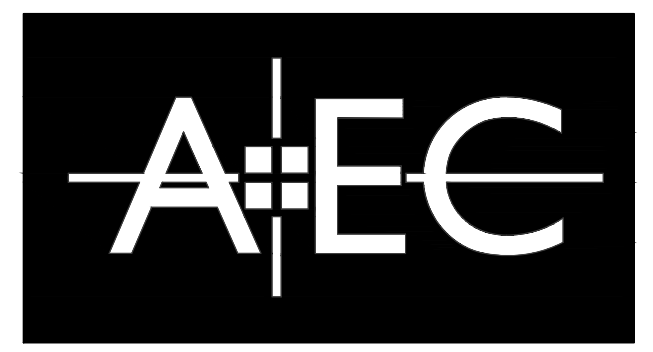


Alpharetta, GA
#743
2855 JORDAN COURT
CITY OF ALPHARETTA
FULTON COUNTY

COSTCO
WHOLESALE
CORPORATION

999 LAKE DRIVE
ISSAQUAH, WA 98027
T: 425.313.8100
www.costco.com

ENGINEER:



Civil Engineering Land Planning Landscape Architecture
Water Resources Property Services Arborist Services

50 Warm Springs Circle
Roswell, Georgia • 30075
(770)641-1942 • www.aecat.com

ENGINEERS SEAL:

EXISTING GRADING
AND DRAINAGE PLAN

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△	DATE	DESCRIPTION

AEC JOB #: 23-4886
DRAWN BY: JWM
DESIGNED BY: JWM, MDV
CHECK BY:
DATE: 03-01-2024

SHEET NUMBER

E3.0



30 Independence Boulevard, Suite 110
Warren, New Jersey 07059
908-769-5588
www.atlantictraffic.com

February 29, 2024
via electronic mail

Costco Wholesale
45940 Horseshoe Drive, Suite 150
Sterling, VA 20166
Attn: Mr. John Alvarado
Director of Real Estate Development

**RE: Trip Generation Letter
#743 Costco Warehouse Expansion
2855 Jordan Court
City of Alpharetta
Fulton County, Georgia
ATDE Project No. COWH 00020**

Dear Mr. Alvarado:

Atlantic Traffic & Design Engineering, LLC (ATDE) has prepared this Trip Generation Letter for the above-referenced Costco Wholesale ("Costco") in Alpharetta, Georgia. The Costco site is located along Jordan Court approximately 300 feet west of Windward Parkway, as shown in **Figure 1** in the **Appendix**.

The site is accessed via two (2) signalized driveways along Windward Parkway and currently provides a total building area of 145,050 square feet and a 22-vehicle position fuel facility. The warehouse also includes Costco liquor sales center, pharmacy, tire center and other members-only services.

Based on the February 14, 2024 Overall Warehouse Site Layout Plan prepared by AEC, Costco is proposing to expand the liquor sales center at the north end of the warehouse by 1,525 square feet and to expand the building area adjacent to the loading docks at the south end of the warehouse by 5,425 square feet. The proposal requires a Master Plan Amendment by the City of Alpharetta.

Under the proposal, the Costco building area would increase by 6,950 square feet to a total of 152,000 square feet. This translates to less than a 5% building area increase. Access to the site would remain the same under proposed conditions.

ATDE has prepared trip generation calculations for the Costco building area expansion using the 11th Edition of the *Trip Generation Manual* published by the Institute of Transportation Engineers (ITE). Specifically, the calculations were prepared using ITE Land Use 857: "Discount Club" based on the warehouse gross floor area. ITE identifies that the trip generation research they have compiled for Land Use 857 includes some sites that have on-site fueling facilities.

Table 1 below provides a summary of the ITE peak hour trip generation. The ITE Land Use description and peak hour trip generation printouts are included in the **Appendix**.

Table 1
ITE Peak Hour Trip Generation
Existing & Proposed Costco Comparison

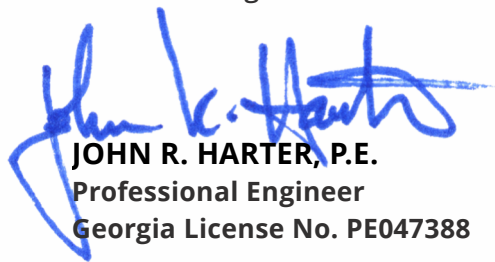
Peak Hour	Existing 145,050 SF Costco			Proposed 152,000 SF			Increase
	Enter	Exit	Total	Enter	Exit	Total	
Weekday Morning	71	45	116	74	48	122	+ 6
Weekday Evening	304	304	608	318	319	637	+ 29
Saturday Midday	453	471	924	474	494	968	+ 44

As **Table 1** demonstrates, the proposed redevelopment is expected to generate a maximum of only 44 additional trips during any peak hour as a result of the proposed warehouse expansion. The ITE does not consider an increase of fewer than 100 peak hour trips to be "significant." Therefore, further analysis is not warranted, and it can be concluded that the proposed project will not have a significant negative impact on traffic.

Please review the above information and indicate if ATDE can be of further assistance.

Sincerely,

Atlantic Traffic & Design Engineering, LLC
 State of Georgia Control Number 21166586



JOHN R. HARTER, P.E.
 Professional Engineer
 Georgia License No. PE047388



NICOLE SILVESTRO, E.I.T.
 Sr. Transportation Planning Specialist

cc Nick Tose – Costco Wholesale
 Julie Miller, PE - AEC



N MAIN ST (ROUTE 9)

WINDWARD PKWY W

JORDAN COURT

COSTCO

c:\pwworking\projects\tpd-c3d\2328537-8.5x11 Figures Sneed.dgn
5/8/2024 AM 10:51:33

ATLANTIC
TRAFFIC+DESIGN

WWW.AtlanticTraffic.com 1.908.769.5588 ATDE@AtlanticTraffic.com

FIGURE 1

LOCATION MAP
PROPOSED COSTCO WAREHOUSE EXPANSION
CITY OF ALPHARETTA, GA

Land Use: 857

Discount Club

Description

A discount club is a discount store or warehouse where shoppers pay a membership fee in order to take advantage of discounted prices on a wide variety of items such as food, beverages, household items, clothing, tires, and appliances. Many items are sold in large quantities or bulk. Some sites may include on-site fueling pumps.

Additional Data

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alabama, Alberta (CAN), California, Connecticut, Delaware, Florida, Maryland, Massachusetts, Minnesota, Ohio, Oregon, Pennsylvania, and Washington.

To assist in the future analysis of this land use, it is important to collect and include information on the presence of vehicle fueling stations in trip generation data submissions.

Source Numbers

212, 245, 333, 344, 345, 346, 424, 438, 445, 580, 584, 700, 715, 719, 975, 1047

Discount Club (857)

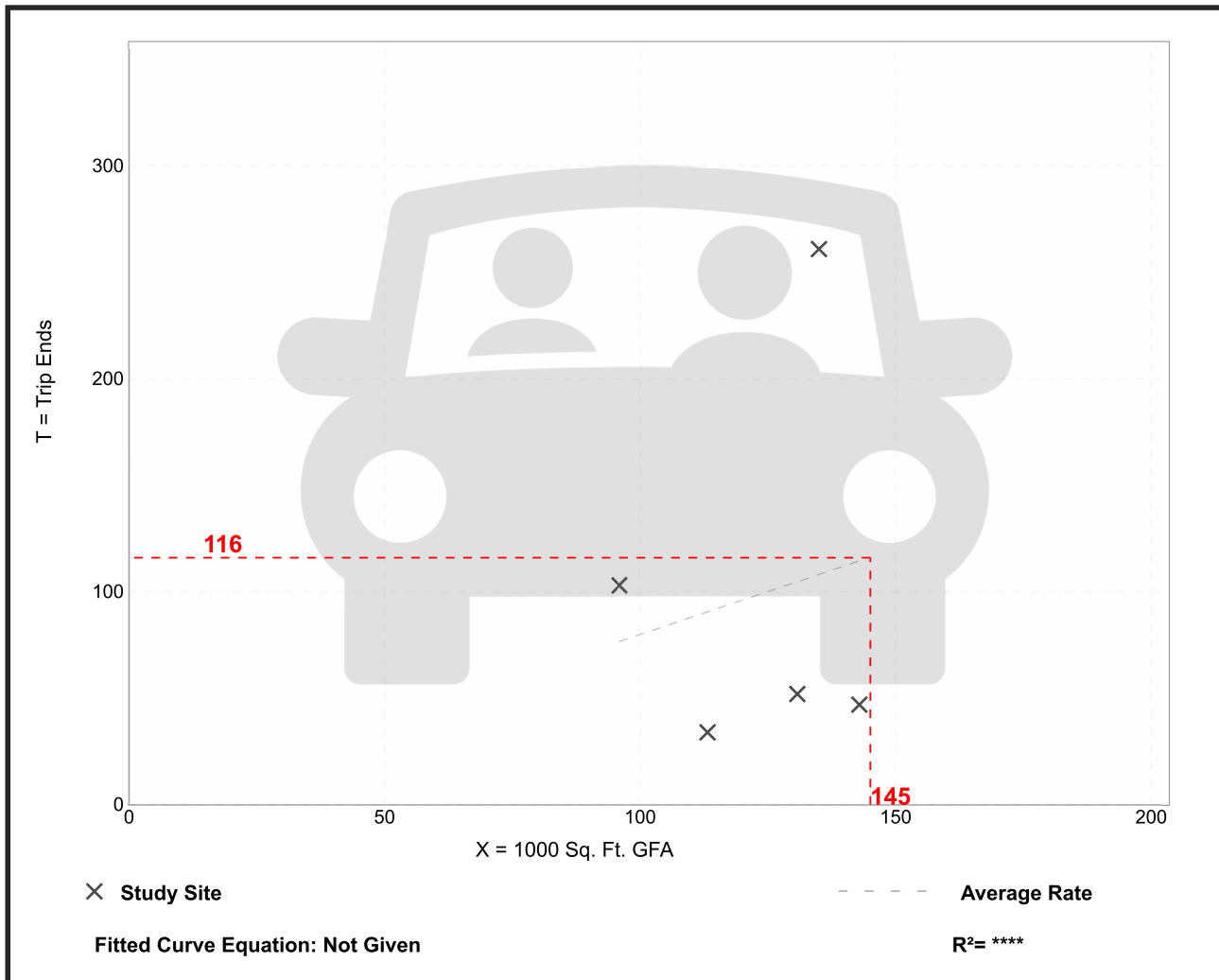
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 5
 Avg. 1000 Sq. Ft. GFA: 124
 Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.80	0.30 - 1.93	0.73

Data Plot and Equation

Caution – Small Sample Size



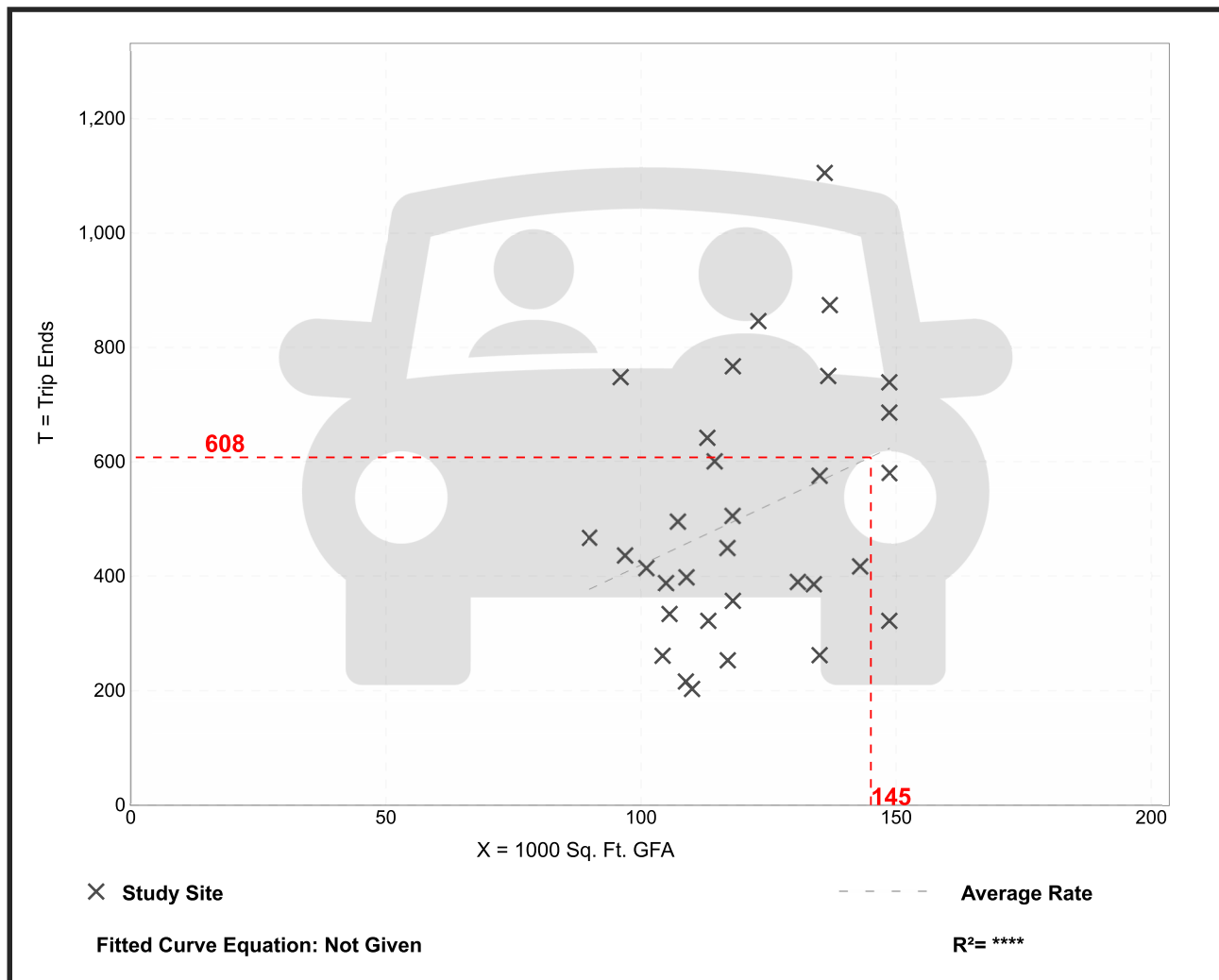
Discount Club (857)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 32
 Avg. 1000 Sq. Ft. GFA: 121
 Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
4.19	1.85 - 8.13	1.70

Data Plot and Equation



Discount Club (857)

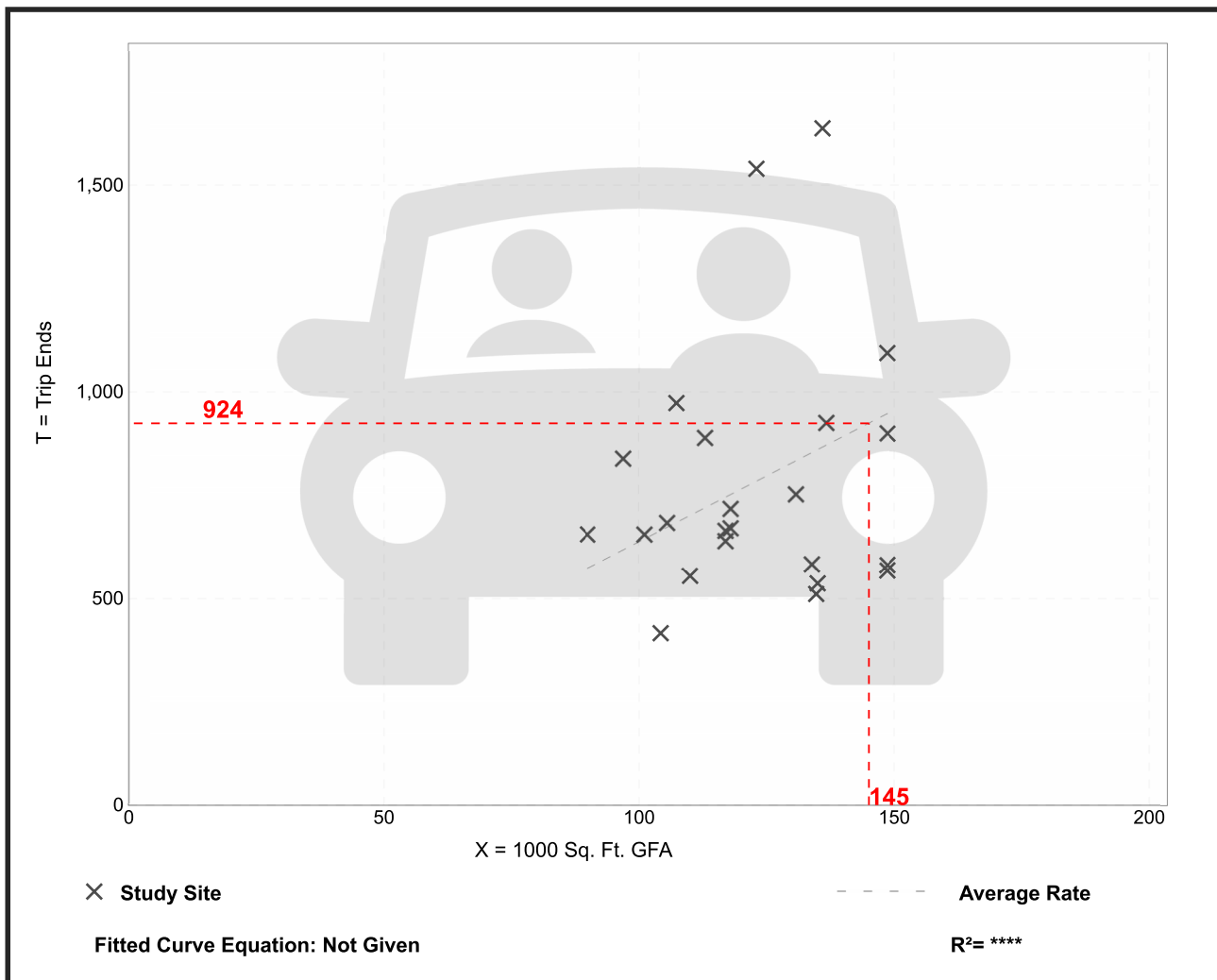
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Saturday, Peak Hour of Generator

Setting/Location: General Urban/Suburban
 Number of Studies: 23
 Avg. 1000 Sq. Ft. GFA: 123
 Directional Distribution: 49% entering, 51% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
6.37	3.79 - 12.52	2.43

Data Plot and Equation



Discount Club (857)

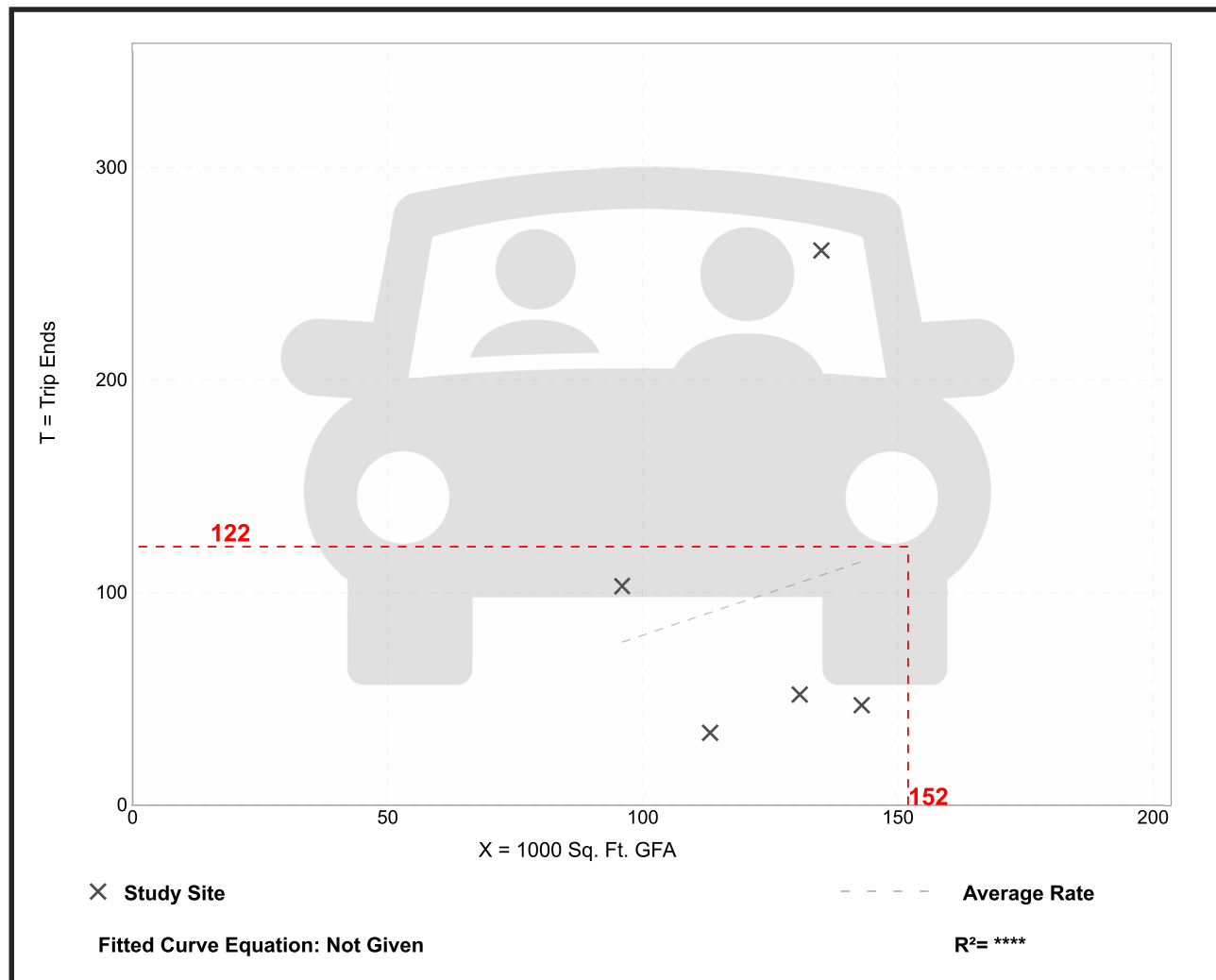
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 5
Avg. 1000 Sq. Ft. GFA: 124
Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.80	0.30 - 1.93	0.73

Data Plot and Equation

Caution – Small Sample Size



Discount Club (857)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

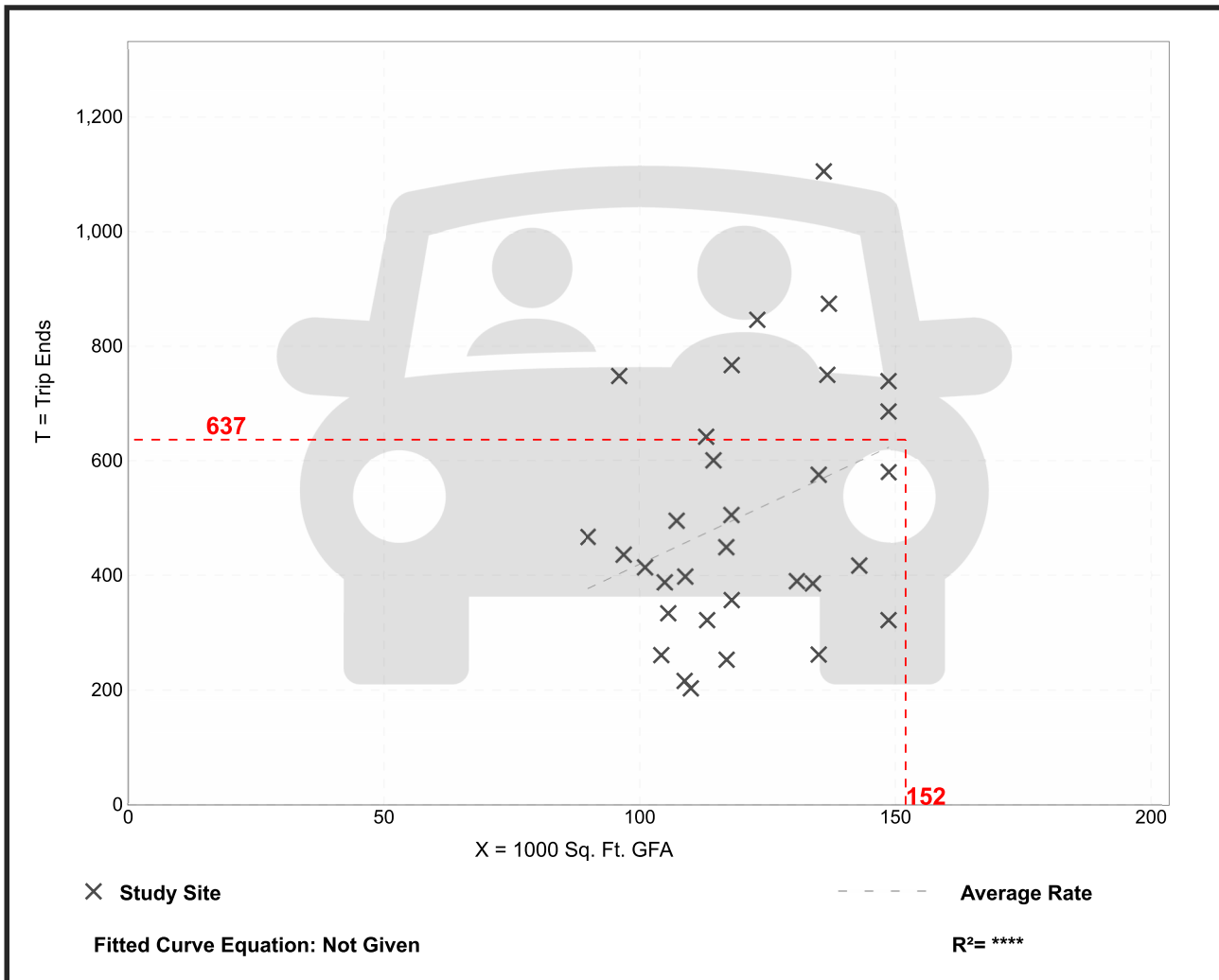
Setting/Location: General Urban/Suburban

Number of Studies: 32
 Avg. 1000 Sq. Ft. GFA: 121
 Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

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Data Plot and Equation



Discount Club (857)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Saturday, Peak Hour of Generator

Setting/Location: General Urban/Suburban
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