



MEMO

DATE: March 31, 2017
TO: Planning Commission
FROM: Brantley Day, AICP, Director of Community Development
RE: **Z#100-17 Ridgewalk Holdings Condition Amendment**

On June 13, 2016, the City Council approved Case CUP#028-15 for Ridgewalk Holdings, LLC, which included the Costco development, along with proposed residential, retail, and office uses on 68 acres along Ridgewalk Parkway.

With the approval of this case, numerous conditions were attached related to various facets of the development. Of these conditions, transportation improvement projects were included to improve facilities in the immediate area.

One of these conditions, #5(d), required as follows:

“Applicant agrees to pay 50% of the let amount of the construction costs of a right turn lane heading eastbound from Brookshire to turn onto I-575 southbound. The let amount of the construction costs shall be determined by the applicant’s traffic engineer and shall be independently verified by a traffic engineer of the City’s choice.”

As the project detailed in this condition is within Georgia Department of Transportation (GDOT) right-of-way, the timing of completion is uncertain. Additionally, this particular improvement may be accomplished in concert with another project.

Thus, the City of Woodstock has initiated a zoning case to amend Condition #5(d) and the applicant has agreed to exchange the requirement for another project as follows:

“Condition# 5d from Ordinance CUP#028-15 is hereby deleted and replaced as follows: Applicant agrees to install an additional left turn lane in the driveway exiting the Outlet Shoppes at Ridgewalk Parkway, thereby providing dual left turn lanes and driveway improvements as depicted in attached Exhibit “F.” Upon completion of the driveway project and associated intersection improvements, Applicant also agrees to coordinate with GDOT and the City of Woodstock to properly time and synchronize the traffic signal.”

We believe this amendment is an equitable exchange. Additionally, these improvements to the Outlet Mall entrance and adjacent intersection, should improve circulation in the immediate area. The improvements also complement and interface well with other projects in the corridor.