

**ANALYSIS:**

**RZ-2014-009**

**CITY OF SUWANEE  
REZONING**

CASE NUMBER(S): **RZ-2014-009**

REQUEST(S): PMUD (PLANNED MIXED-USE DEVELOPMENT DISTRICT) TO PMUD (PLANNED MIXED-USE DEVELOPMENT DISTRICT) - CHANGE OF CONDITIONS

LOCATION(S): VILLAGE GROVE DRIVE AND SUWANEE DAM ROAD

TAX ID NUMBER(S): 7-252-221

ACREAGE: 1.92 ACRES

PROPOSED DEVELOPMENT: 12 SINGLE FAMILY DETACHED HOMES

APPLICANT: VANDERBILT HOMES  
4411 SUWANEE DAM ROAD  
SUWANEE, GA 30024

OWNERS: SUWANEE JUNCTION LLC  
4411 SUWANEE DAM ROAD  
SUWANEE, GA 30024

CONTACT: MIKE ZAMBRI  
CONTACT PHONE: 678-414-1862

STAFF RECOMMENDATION: **APPROVAL WITH CONDITIONS**

**PROJECT DATA:**

The applicant seeks a change of zoning conditions for an approximately 112 acre planned mixed-use project to allow for the development of 12 single-family detached residences in an area planned for 62 condominium units. The 1.92 acre site is located on Village Grove Drive near the Suwanee Dam Road entrance to the Village Grove neighborhood. The subject site is currently undeveloped and is located between existing single-family attached residential units and the commercial/office area of Village Grove. 8 units are proposed to face Village Grove Drive, 2 units would face Grove Field Park and 2 units Grove Field Court. All of the houses are proposed to be rear loaded and served by an alley with access to Village Grove Drive. The applicant is also proposing to construct 12 new on-street parking spaces. Each unit would be served by a 16 foot wide 2 car garage and a minimum 18-foot long driveway.

Village Grove was approved in 2002 with conditions that limited development to a total of 517 residential units and 40,000 square feet of commercial uses. The approximately 112-acre site also includes approximately 30 acres of open space (27 percent of the site). There have been

three subsequent prior change of condition rezonings that have reduced the total number of residential units. In total, the neighborhood contains 148 townhomes and 290 single family detached homes. The applicant proposes to construct 12 single-family detached residential units in the area originally intended to accommodate 62 condominium units. Therefore, a change of conditions is needed in order to develop the proposed units. If approved, the total number of residential units in the neighborhood would be 450 units. The subject site is the last remaining undeveloped residential property in Village Grove.

Due to its size, the project was reviewed as a development of regional impact (DRI). The ARC and GRTA determined that the project would be in the best interest of the state. Because it was a DRI, the project may only increase in overall size by less than 10% or change in the mix of uses by less than 20 percent before triggering a new DRI review. The proposed changes do not exceed these thresholds.

### **ZONING HISTORY:**

The subject property was rezoned to the current PMUD designation in 2002 per RZ-2002-021. Similar to other planned mixed use projects a number of general and phase specific conditions were included regulating the design of the project, the allowed uses in various areas and the intensity of uses. Condition 2 of the general conditions regulates the maximum number of permitted residential units on the subject property. It reads as follows:

2. Overall development shall not exceed 199 single-family attached units, 258 single-family detached units, and 60 loft/condominium units for a total of 517 residential units. All units shall be fee-simple structures. No garden-style apartments shall be allowed.

This condition was revised in 2005 per RZ-2005-002 to read as follows:

2. Overall development shall not exceed 188 single family attached units, 267 single-family detached units, and 62 loft/condominium units for a total of 517 residential units. All units shall be fee-simple structures. No garden-style apartments shall be allowed.

This condition was again revised in 2011 per RZ-2011-001 to read as follows:

2. Overall development shall not exceed 169 single family attached units, 278 single-family detached units, and 62 loft/condominium units for a total of 509 residential units. All units shall be fee-simple structures. No garden-style apartments shall be allowed.

This condition was again revised in 2012 per RZ-2012-002 to read as follows:

2. Overall development shall not exceed 148 single family attached units, 290 single-family detached units, and 62 loft/condominium units for a total of 500 residential units. All units shall be fee-simple structures. No garden-style apartments shall be allowed.

The single-family detached portion of the development that was approved with the most recent rezoning (RZ-2012-002) was completed in 2013 and is now occupied. The current proposal, if approved, will increase the number of single-family detached units to 302. The overall number of residential units would decrease from 500 to 450.

**DEVELOPMENT COMMENTS:**

If the rezoning is approved then the proposed revision will need to be reviewed for compliance with zoning and development requirements through the usual development, platting, or building permit review processes. The City Engineer will review any proposed road improvements associated with this project for compliance with City regulations and consistency with accepted engineering practices.

**ANALYSIS:**

The subject property is part of the Village Grove neighborhood. The property totals 1.92 acres and is located along Village Grove Drive across from the commercial/office area of Village Grove, near the Suwanee Dam Road entrance. This tract represents the only area originally planned for condominium units. Access is provided via existing streets adjacent to the site with individual unit access provided from a proposed 15' wide alleyway off of Village Grove Drive. The applicant proposes to construct 12 single-family detached units and totally remove the condominium units, which will result in an overall decrease in the total number of residential units from 500 to 450. The subject property can accommodate the proposed development.

The subject property is located near the entrance of a mixed use project near the intersection of two major arterials, Peachtree Industrial Boulevard and Suwanee Dam Road. To the north of the subject property are single-family attached residences, zoned PMUD. To the east, across Suwanee Dam Road is a small office building zoned O-I. To the south is the commercial/office area of Village Grove, zoned PMUD. To the west, is an open space (Common Space #4) of Village Grove, zoned PMUD.

According to the applicant's letter of intent, the lots will be a minimum of 1,800 SF, with a minimum unit size of 1,600 square feet, and minimum lot width of 30 feet. The proposed development standards are the same as those adopted for the single family lots that were created with the approval of RZ-2011-001 and RZ-2012-002. If the request is approved, the architecture for typical structures will need to be consistent with the architecture of existing homes.

The subject property is part of the Suwanee Junction Character Area which recommends that the Peachtree Industrial Boulevard corridor remain predominately commercial to support residential areas. The comprehensive plan further states that new residential areas behind the commercial frontage should have a diversity of housing types as appropriate to the adjacent context, including small-lot single-family detached homes, townhomes, and small multi-family buildings. The propose type of housing is consistent with the type of development envisioned for the character area.

Some residents in the neighborhood have previously shared concerns about on-street parking causing congestion in parts of Village Grove. On-street parking is permitted by city regulations provided the road is not blocked to traffic. All homes in the neighborhood have off-street parking. However, it is not uncommon for visitors or those families with more than 2 vehicles to park along the streets. Some roads in Village Grove currently include parallel parking “cut-outs” for enhanced on-street parking. The proposed project is located along Village Grove Drive, the main entrance into the neighborhood. The developer should provide “cut-outs” for on-street parking in these locations to maintain the flow of traffic. (See attached photos for examples of cut-outs.)

In conclusion, the site is located near single-family detached, single-family attached residential units and commercial/office units and is an appropriate location for the proposed units. The change in total units and the change in unit type does not significantly impact the overall level of intensity expected for the area. In addition, the proposed change is in character with the overall intensity of development for Village Grove. Similar rezoning requests were approved in 2011 and 2012. The single family homes that were constructed as a result of these rezonings have blended into the existing developed neighborhood. Therefore, the Planning Department recommends **APPROVAL WITH CONDITIONS** of RZ-2014-009.

Planning Department Recommended Conditions  
RZ-2014-009

Staff recommends approval of RZ-2014-009 with conditions as follows:

GENERAL CONDITIONS:

1. **Provide a minimum of 12 on-street parking spaces. The location of the on-street parking spaces shall be reviewed and approved by the City Engineer.**
2. All conditions of zoning from RZ-2002-021 shall remain in full effect, except general condition 2 and 13, which shall be revised to read as follows:
  2. Overall development shall not exceed 148 single family attached units **and 290-302** single-family detached units ~~and 62 loft/condominium units~~ for a total of ~~500~~ **450** residential units. All units shall be fee-simple structures. No garden-style apartments shall be allowed.
  13. The development standards proposed in the concept plan submitted 11/25/02 are incorporated as the development standards for the site, with the following exceptions: the development standards submitted on 12/02/10 shall apply to the 10 single-family detached residential units to be constructed on the 1.07 acre site as shown on the plan submitted 12/02/10; the development standards submitted on 6/28/12 shall apply to the 12 single-family detached residential units to be constructed on the 1.75 acre site as shown on the plan submitted 6/28/12. **The development standards submitted on 8/14/14 shall apply to the 12 single-family detached residential units to be constructed on the 1.92 acre site as shown on the plan submitted 8/14/14, except that the front setback is reduced to 9 feet. Additional development standards are as follows:**
    - a) **Minimum 16-foot wide 2 car garages shall be provided for all primary dwellings.**
    - b) **Minimum 19-foot long driveways shall be provided for all dwellings.**

## Standards Governing Exercise of Zoning Power

Pursuant to Section 2006 of the City of Suwanee Zoning Ordinance, the City finds the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the unrestricted use of property and shall govern the exercise of the zoning power therewith.

- A. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

The zoning proposal should permit a use that is suitable in view of the use and development of adjacent and nearby property.

- B. Whether the zoning proposal will adversely affect the existing uses or usability of adjacent or nearby property;

With the recommended conditions, approval of the request would not likely affect the existing uses or usability of nearby property.

- C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

The subject property has a reasonable economic use as currently zoned.

- D. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools;

Approval of the request should not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

- E. Whether the zoning proposal is in conformity with the policy and intent of the Land Use Plan.

The change to single-family detached residential units is consistent with the anticipated uses in the Suwanee Junction Character Area.

- F. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal;

The applicant has made two substantially similar requests to change single family attached units to detached housing. The new homes blended well with the existing neighborhood. Some residents in the neighborhood shared concerns about on-street parking causing congestion in parts of Village Grove. If approved, on-street parking cut-outs should be provided in order to minimize chances for congestion at the entrance of the neighborhood.

### REZONING APPLICATION

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF CITY OF SUWANEE, GEORGIA

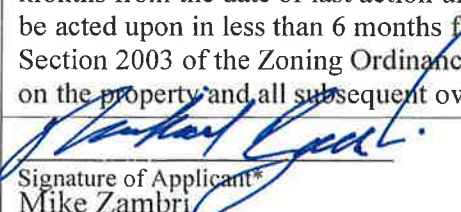
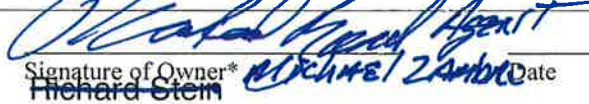
APPLICANT INFORMATION*	OWNER INFORMATION*
NAME: <u>Vanderbilt Homes</u>	NAME: <u>Suwanee Junction LLC</u>
ADDRESS: <u>4411 Suwanee Dam Road</u> <u>suite 220</u>	ADDRESS: <u>4411 Suwanee Dam Road</u> <u>Suite 220</u>
<u>Suwanee, Ga. 30024</u>	<u>Suwanee, Ga 30024</u>
PHONE: <u>678-414-1862</u>	PHONE: <u>678-414-1862</u>
CONTACT PERSON: <u>Mike Zambri</u>	PHONE: _____
<u>MZambri@vanderbilthomesga.com</u>	FAX NUMBER: _____
EMAIL ADDRESS: _____	

PROPERTY INFORMATION	PMUD - Change of Conditions
PRESENT ZONING DISTRICT(S): <u>PMUD</u>	REQUESTED ZONING DISTRICT: _____
PROPOSED DEVELOPMENT: <u>12 Single Family Homes on a private alley</u>	
TAX PARCEL NUMBER(S): <u>75252221</u>	
ADDRESS OF PROPERTY: <u>4398 Grove Field Park, Suwanee, GA. 30024</u>	
TOTAL ACREAGE: <u>1.92</u>	PUBLIC ROADWAY ACCESS: <u>Village Grove Drive</u>

FOR RESIDENTIAL DEVELOPMENT:	FOR NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: <u>12</u>	NO. OF BUILDINGS/UNITS: _____
DWELLING UNIT SIZE (SQ. FT.): <u>1,800 s.f. min.</u>	TOTAL GROSS SQUARE FEET: _____

#### CERTIFICATIONS


I hereby certify that the above and attached information is true and correct. I am also aware that pursuant to Section 2004 no reapplication on the same land which has been denied by the City Council shall be acted upon within 12 months from the date of last action unless said time period is waived by the Council. In no case shall a reapplication be acted upon in less than 6 months from the date of last action by the Council. I am also aware that pursuant to Section 2003 of the Zoning Ordinance any and all conditions which may be attached to the property shall be binding on the property and all subsequent owners.

 Signature of Applicant* <u>Mike Zambri</u>	<u>9/5/14</u> Date	 Signature of Owner* <u>Richard Stem</u>	<u>9/5/14</u> Date
<u>Lynne Kransen</u> Print Name*	<u>9/5/14</u> Date	<u>Lynne Kransen</u> Print Name*	<u>9/5/14</u> Date
<u>Lynne Kransen</u> Signature of Notary	<u>9/5/14</u> Date	<u>Lynne Kransen</u> Signature of Notary	<u>9/5/14</u> Date

\* If Additional Applicant or Owner Information is Needed Please Complete Additional Application Form(s)

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CITY OF SUWANEE USE ONLY

Date Received: 9/5/14 Case No.: RZ-2014-009 Accepted By: 



**REZONING APPLICANT'S RESPONSE**  
**STANDARDS GOVERNING EXERCISE OF THE ZONING POWER**

Pursuant to section 2006 of the 1998 Zoning Ordinance, the city council finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to the unrestricted use of property and shall govern the exercise of the zoning power.

Please respond to the following standards in the space provided or use an attachment as necessary:

- (A) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property:  
The proposed use is consistent with the mixed residential uses currently located in the Village Grove community.


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- (B) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:  
The proposed zoning will not adversely affect the existing use or usability of adjacent or nearby property.


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- (C) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:  
The property does not have a reasonable economic use as currently zoned. There is no demand for condominiums located over underground parking in this area.


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- (D) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools:  
The proposed use will reduce the overall density and associated demands on streets, utilities, schools and neighborhood amenities as compared to the current zoning.


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- (E) Whether the zoning proposal is in conformity with the policy and intent of the land use plan:  
The proposed zoning conditions modification is consistent with the policy and intent of the land use plan.


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- (F) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal:  
The current zoning for a condominium is no longer economically viable due to the crash in the housing market and the resulting price reductions for multi-family housing. The proposed use has been proven to be economically viable in other parts of the village grove community.


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CITY OF SUWANEE USE ONLY

Date Received: 9/5/14 Case No.: RZ-2014-009 Accepted By: \_\_\_\_\_

**LETTER OF INTENT**  
**A PORTION OF VILLAGE GROVE**  
**1.9 Acres – 12 Homes**  
**Existing Zoning – PMUD / Proposed Zoning – PMUD Change of Conditions**  
**Land Lot 252, 7<sup>th</sup> District**  
**City of Suwanee, Gwinnett County, GEORGIA**  
**8/14/14**

APPLICANT:

Suwanee Junction LLC  
CONTACT: Michael R. Zambri  
Suwanee, GA 30024  
678-414-1862

Village Grove is a 12.69 acre development that was originally zoned in 2003 to include a total of 258 single family detached units, 199 single family attached units, 60 loft/condos and a maximum of 40,000 s.f. of commercial space. The infrastructure has been constructed for the entire community. All single family attached and detached homes have been constructed and along with most of the commercial space.

The proposed change of conditions is limited to a roughly rectangular parcel, currently planned for 62 condominiums, located between Suwanee Dam Road, the commercial area, the park and the townhomes facing Grove Field Court

Because of the extended economic downturn, the market for high end condominiums with underground parking no longer exists in the Suwanee area. Therefore, in an effort to facilitate the completion of the community, Vanderbuilt homes is proposing the successful single family detached product recently used to complete the remaining townhome lots. However, because a 3 story condominium will be replaced with single family detached homes the total number of units will drop from 62 to 12.

Lot standards for the proposed single family detached units. Changes from current conditions are noted.

Single Family Detached Homes	- 12	(reduced from 62 Condominiums)
<b>Lots</b>		
Min. lot area	- 1,800 s.f.	
Min. Lot Width	- 30'	
Min. House Size	- 1,600 s.f.	
Max. Height	- 40'	
<b>Setbacks</b>		
Min. Front	- 10'	
Min. Side setback/bldg. separation	- 0' / Min. 10'	
Min. Rear	- 10'	
Min. Parking Area	- 18' Behind garage door	
Min. Alley Width	- 16'	

We respectfully request that the proposed request be approved.

RZ-2014-009



parking  
"cut-out"

R2-2014-009



Village Grove  
entrance

RZ 2014-009





Existing Zoning - 60 Condominiums  
 Proposed Zoning - 12 Single Family Detached



Existing Entry Feature

GROVE FIELD COURT

SUWANEE DAM ROAD

VILLAGE GROVE DRIVE

GROVE FIELD PARK

Common Area

Private Alley

New On Street Parking

New On Street Parking

On Street Parking

25' x 40' Three Story Drive Under

25' x 50' Two Story Slab

- Lots
- Min. Lot Area 2,500 s.f.
- Min. 25' Wide
- Min. 0' side yard, Min. 10' between homes
- Min. 10' Front yard
- Min. 10' Rear Yard
- Min. 18' Driveway

R2-2014-009





# EXHIBIT A RZ-2014-009

Location Map

