

REZONING(S):

RZ-2016-005

**CITY OF SUWANEE
REZONING ANALYSIS**

CASE NUMBER: RZ-2016-005

REQUEST: M-1 (LIGHT INDUSTRIAL DISTRICT) & C-1 (NEIGHBORHOOD COMMERCIAL DISTRICT) TO PMUD (PLANNED MIXED-USE DEVELOPMENT)

LOCATION: INTERSECTION OF SUWANEE DAM ROAD AND BROGDON ROAD

TAX ID NUMBERS: 7-236-070, 7-236-076 & 7-236-089

ACREAGE: APPROXIMATELY 10 ACRES

PROPOSED DEVELOPMENT: SENIOR LIVING FACILITY

APPLICANT: CADDIS ACQUISITION PARTNERS
5910 N. CENTRAL EXPRESSWAY, SUITE 1400
DALLAS, TX 75229

OWNER: MUN SUN HUI
3600 MAYE TRAIL
DULUTH, GA 30097

SUWANEE MAIN STREET, LLC.
2104 GLEN CASTLE COURT
JOHNS CREEK, GA 30097

CONTACT: KATIE NEWMAN
PHONE: 214-916-5679

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DATA:

The subject property consists of 3 tracts of land totaling approximately 10 acres at the corner of Suwanee Dam Road and Brogdon Road. 2 of the 3 tracts are zoned M-1 (Light Industrial District). The third tract is directly at the corner of Suwanee Dam Road and Brogdon Road and is zoned C-1 (Neighborhood Commercial District). This parcel is also within the Old Town Overlay District. All three tracts are undeveloped.

The applicant requests a rezoning from M-1 (Light Industrial District) and C-1 (Neighborhood Commercial District) to PMUD (Planned Mixed-Use Development District) to allow for a senior living facility including 80 independent living units and 73,162 square feet of institutional uses including 59 assisted living rooms and 32 memory care beds.

The independent living component would offer units for people able to live on their own, but they would be served by group dining facilities and other amenities including internal courtyards, 24-hour emergency response, shuttle service, social and recreational activities, housekeeping and laundry services, beauty salon/barber shop, and wellness center.

The applicant proposes one contiguous 178,000 square foot, four-sided brick building to house the three types of care units, each with its own wing. The independent living component would be located in the portion of the building fronting Suwanee Dam Road, which would be 3 stories. The 2 story assisted living wing and 1 story memory care wing would be located behind the three story independent living wing.

The site would have 2 vehicular access points, one from Suwanee Dam Road and one from Brogdon Road. Both are located as far from the intersection as possible. A total of 192 parking spaces are proposed. 50 percent of the residents would not have access to a vehicle and would go to and from the facility via a shuttle; therefore, the parking would most lightly used.

The building would be pushed up toward Suwanee Dam Road with parking behind and to the sides of the building. The corner of the site facing Suwanee Dam Road and Brogdon Road would be designed to have an entry courtyard that would accent the corner. The developer/health care provider intends to incorporate public art into this corner as well.

ZONING HISTORY:

One of the subject parcels located directly at the corner of Brogdon Road and Suwanee Dam Road is part of the Old Town Overlay District. The intention of this district is to encourage an urban design conducive to a walkable downtown with parking hidden behind buildings and buildings pulled up to the sidewalk to activate the pedestrian realm.

The importance of this parcel developing in a pedestrian friendly way was identified prior to the overlay due to the proximity of the parcel to what was then the future Town Center. In 2001, the corner parcel of the three subject tracts was rezoned from M-1 (Light Industrial District) to C-1 (Neighborhood Commercial District). The original rezoning proposal, RZ-2001-005, included plans to construct two 1 to 2 story commercial buildings fronting Suwanee Dam Road and two office buildings at the rear of the site. The commercial buildings were proposed to be located toward the front of the parcel with parking to the sides and rear. The applicant indicated a desire to construct a wide sidewalk/patio area in front of the buildings oriented toward the roadway. Access was shown by individual entrances on Suwanee Dam Road and Brogdon Road. RZ-2001-005 was approved with conditions requiring four sided brick construction, traditional architecture, monument style ground signs, a unified wall signage plan, buildings pushed up to the front of the site with parking at the rear, and interparcel vehicular access. This project was never built.

In 2004, a new applicant requested a change of conditions to the original rezoning. RZ-2004-006 proposed a 21,000 square foot commercial/retail center with parking located along Suwanee Dam Road. The rezoning was approved changing the original parking condition from requiring buildings to be pushed to the front of the tract and parking located internally to “buildings shall be pushed to the front of the tract as much as practicable” and a “maximum of two rows of

parking may be provided between the building and any right-of way.” This project was not built either.

ANALYSIS:

The subject property includes approximately 10 acres at the corner of Brogdon Road and Suwanee Dam Road. The applicant proposes to build a senior living facility including 80 independent living units, 59 assisted living rooms, and 32 memory care beds, for a total of 171 units. The mixture of independent living and health care components of the facility combined with the in-house services for residents create a mixture of uses conducive to this site.

The subject property is bound by Suwanee Dam Road to the south, Brogdon Road and the railroad to the east, and a Georgia Power easement and to the north. The proximity of the site to the high traffic intersection of Suwanee Dam Road and Buford Highway is a challenge for many potential uses requiring more ideal vehicular access. However, senior living generates minimal vehicular trips because 50 percent of the residents do not have access to a vehicle and will rely on a facility shuttle to go to or from the facility; therefore, senior living offers a good mix of uses for this particular property.

The property is primarily flat with a small portion on the west side of the property within a stream buffer. The site can accommodate the proposed development. It is surrounded by developed parcels zoned M-1 (Light Industrial District) or O-I (Office-Institutional District). The property directly adjacent to the west is occupied by a cluster of several small landscaping and building supply businesses. A large warehouse is located just north of the property along Brogdon Road. The proposed project is located directly across the street from the site for the new planned extension to Town Center Park. Existing one story commercial buildings face the subject property directly across Suwanee Dam Road in front of the park site, but the height of the proposed building would allow visibility of the park from the proposed building and of the building from the park.

The proposed senior living project will not have a negative impact on any of these surrounding uses, which are primarily light industrial in character and/or use. The proposed development would create a good transition from these industrial uses to the urban character of Town Center. Furthermore, the City of Suwanee recently developed and adopted a Master Plan for Town Center West, a new urban park planned for the property across Suwanee Dam Road from the subject property. The proposed development would create a strong urban backdrop similar to the architecture of Town Center for the future park across the street.

Both the Comprehensive Plan and the Downtown Suwanee Master Plan promote the expansion of Town Center as the city grows including more housing that is compatible with Town Center. The 2015 Downtown Suwanee Master Plan Update recommends mixed-use at this corner of Brogdon Road and Suwanee Dam Road. This was defined as “higher-density buildings located near major nodes including residential, retail, office, hotel, and other uses compatible with an urban setting,” (2015 Downtown Suwanee Master Plan Update, p. 51). Senior living would be one of these uses, particularly as proposed. The proposed development would create an urban building with the appearance of higher density stacked flat units. The 2030 Comprehensive Plan also allows for and encourages this type of mixed-use development in this location. The Town Center Character Area in the Comprehensive Plan is identified as an appropriate location for

mixed-use developments similar to Town Center in function and style. Introducing senior living into Town Center satisfies the goal to expand housing options for all ages and doing so in a compact footprint with a multi-story building contributes to expansion of the urban character of Town Center.

“Town Center is not only the focal point of the community but a walkable urban center where shops, residences and greenspace combine to create a true sense of place (2015 Downtown Suwanee Master Plan Update, p. 57). The proposed design would contribute to the sense of place in Town Center and create a backdrop for the new park planned at Town Center West. A three story, brick building with urban character similar to the architecture of Town Center would front Suwanee Dam Road overlooking the new park from across the street.

The property is located within the Old Town Overlay District. The intention of the Old Town Overlay District is to encourage urban design conducive to a walkable downtown with parking hidden behind buildings and buildings pulled up to the sidewalk to activate the pedestrian realm. While the proposed building is pulled up close to Suwanee Dam Road with no parking between the building and the street, the sidewalk and the building should be pulled closer to the street and each other to create a more urban feel. The sidewalk should also connect all the way from Brogdon Road to the adjacent property to the west. Realigning the building to create a straighter edge to the street will enhance the pedestrian experience by creating a sense of enclosure along the sidewalk.

A need for senior housing was identified in the 2030 Comprehensive Plan (completed in 2008). The plan projected an increase in the average age of Suwanee residents. This trend was confirmed by the market analysis done as part of the 2015 Downtown Suwanee Master Plan Update. “Within the past 15 years, the number of households in the city limits with individuals age 55 and older has increased at more than 2.5 times the rate of Gwinnett County as a whole” (2015 Downtown Suwanee Master Plan Update, p. 40).

A senior living facility was included as part of the conceptual plan for the Town Center area in the 2015 Downtown Suwanee Master Plan. A parcel across Buford Highway from Town Center Park and next to the police station was shown as a potential location. However, this site has parking constraints and is currently occupied by an existing auto repair business. The proposed site is similar to this site in terms of its relationship to Town Center. It is not directly adjacent to Town Center Park, but it is in close proximity. The subject site will be in even closer proximity to the new park at Town Center West. Senior living and Town Center could have a mutually beneficial relationship. Residents that are still active could be within walking distance to enjoy Town Center’s parks, trails, shopping and restaurants, which would bring additional vitality to Town Center.

The project would satisfy a need for senior housing in Suwanee with compact development that enhances the urban character of the City and adds residents within walking distance to Town Center. The proposed development would also extend mixed-use development down Suwanee Dam Road from Town Center creating an appropriate urban context for Suwanee’s new planned park at Town Center West. These are all goals of the 2015 Suwanee Downtown Master Plan and the 2030 Comprehensive Plan. As such, the Planning Department recommends **APPROVAL WITH CONDITIONS** of **RZ-2016-005**.

Recommended Conditions
RZ-2016-005

The Planning Department recommends rezoning the subject property to PMUD subject to the following enumerated conditions:

1. Develop in accordance with the concept plan (dated September 30, 2016) and associated attachments and exhibits approved by City of Suwanee, and incorporated herein by reference, with changes as necessary to meet conditions of zoning or other development requirements. This shall include all proposed densities, roadways, land uses, plantings, sidewalks, multi-use paths, or other proposed features shown on the submitted plan. If needed due to conditions of zoning that require substantial changes to the concept plan, submit revised plans to the City that reflect the changes required herein by the conditions of zoning. Said plan shall be subject to the review and approval of the Planning Department.
2. Use shall be limited to a senior living facility including a mix of independent living, assisted living and/or memory care units. The total number of all units shall not exceed 175 units. A minimum of 50% of the total units shall be assisted living and/or memory care units. Assisted/independent living uses shall comply with all federal and state regulations. For assisted living facilities and/or memory care, amenities and services such as meal service providing residents 21 meals per week, housekeeping services, shuttle/transportation services, a 24 hour staff, and in house medical services shall be provided.
3. Development Standards:
 - I. Minimum lot size = N/A
 - II. Minimum lot width = N/A
 - III. Minimum front setback = 0
 - IV. Minimum rear setback = 0
 - V. Minimum side setback = 0
 - VI. Maximum building height = 3 stories
 - VII. Minimum separation between buildings on same lot = 20 feet
 - VIII. Provide a minimum of 1 parking spaces per unit, with a maximum of 200 parking spaces.
4. A plan book shall be submitted to the City for review and approved by the Planning Department prior to issuance of a development permit. Said plan book shall include building elevations, building materials and colors, images and locations of any planned signage for the building or site, detailed plans of the design for the pedestrian realm along Suwanee Dam Road between the road and the building, detailed plans of any plaza areas at the building entrance or anywhere along the sidewalk along Suwanee Dam Road, and a detailed plan of the landscaping/screening of parking lots along Suwanee Dam Road and the stormwater management facility.
5. All parking shall be located behind the line of the front façade of the building and screened with an adequate hedgerow from any public street. Any off-street parking areas

shall meet the minimum landscape standards for parking lots as indicated in the City of Suwanee Zoning Ordinance.

6. Architecture shall be traditional and similar in character to the existing mixed-use buildings in Town Center and the elevation identified as Exhibit “D”. The building shall be a minimum of 3 stories and have a flat roof on the façade facing Suwanee Dam Road, which shall line at least 45 percent of the frontage of Suwanee Dam Road. Buildings shall be brick on all 4 sides. Railing materials may be wrought iron, steel, or anodized aluminum. Accent materials used shall be high quality and be consistent with materials used in Town Center. The City of Suwanee Planning and Inspections Director shall have final approval for all architecture prior to the issuance of a development permit.
7. Provide a sidewalk that complies with the requirements of Section 512.F of the Zoning Ordinance. Provide a minimum 6 foot wide clear zone parallel to Suwanee Dam Road from Brogdon Road to the western property line. Provide a minimum 5 foot wide supplemental zone between clear zone and the building. This supplemental zone may include landscaping and/or hardscape as well as street furniture and public art. Provide a minimum 5 foot wide landscape zone between Suwanee Dam Road and the clear zone. Within the landscape zone, street trees shall be planted on 40 foot centers. Said street trees shall be a minimum of 3” caliper at the time of planting and comply with the requirements of the Buffer, Landscape, and Tree Preservation Ordinance. A root barrier shall be planted with all trees adjacent to a sidewalk. The sidewalk area along Suwanee Dam Road shall be adequately lit by either exterior wall sconces or pedestrian street lights. Pedestrian street lights if provided along the sidewalk shall not be located within the minimum clear zone.
8. Should traffic signalization be determined to be needed, signals shall be mast-arm style signals subject to the review and approval of Georgia Department of Transportation. Any signals installed to serve development of the property shall be installed at the expense of the developer.
9. All utilities shall be located underground except existing transmission lines located to the rear of the site.
10. Landscaping shall be approved by the City of Suwanee Planning and Inspections Director.

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 City of Suwanee recently developed and adopted a Master Plan for Town Center West, a new urban park planned for the property across Suwanee Dam Road from the subject property. The proposed development would create a strong urban backdrop similar to the architecture of Town Center for the future park across the street. The use would also be suitable in view of nearby light industrial and commercial uses.

- 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 likely would not result in excessive or burdensome use of existing streets, transportation facilities, utilities or schools. The proximity of the site to the high traffic intersection of Suwanee Dam Road and Buford Highway is a challenge for most potential alternate uses requiring more frequent vehicular access. However, senior living generates very minimal vehicular trips because 50 percent of the residents do not have access to a vehicle and will rely on a facility shuttle to go to or from the facility; therefore, senior living is a good use for this particular property.

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

The 2015 Downtown Suwanee Master Plan and the 2030 Comprehensive Plan both call for mixed-use on the subject site; therefore, rezoning the property to PMUD (Planned Mixed-Use Development District) will support the implementation of the plan.

- 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 City of Suwanee recently developed and adopted a Master Plan for Town Center West, a new urban park planned for the property across Suwanee Dam Road from the subject property. The proposed development would create a strong urban backdrop similar to the architecture of Town Center for the future park across the street.

The proximity of the site to the high traffic intersection of Suwanee Dam Road and Buford Highway is a challenge for most potential alternate uses requiring more frequent vehicular access. However, senior living generates very minimal vehicular trips because 50 percent of the residents do not drive; therefore, it is a good use for this particular property.

REZONING APPLICATION

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

APPLICANT INFORMATION*	OWNER INFORMATION*
NAME: <u>Caddis Acquisition Partners</u>	NAME: <u>Suwanee Main Street, LLC</u>
ADDRESS: <u>5910 N. Central Expressway</u> <u>Suite 1400</u> <u>Dallas, TX 75229</u>	ADDRESS: <u>2104 Glen Castle Ct</u> <u>Johab Creek, GA 30097</u>
PHONE: <u>214-916-5750</u>	PHONE: <u>678-617-4774</u>

CONTACT PERSON: Katie Newman CONTACT PHONE: 214-916-5679
 EMAIL ADDRESS: knewman@caddis.com FAX NUMBER: 469-547-5422

PROPERTY INFORMATION
 PRESENT ZONING DISTRICT(S): C-1 REQUESTED ZONING DISTRICT: RPMUD
 PROPOSED DEVELOPMENT: Hearts Senior Living, Independent, Assisted, & Memory Care
 TAX PARCELNUMBER(S): R7236 076
 ADDRESS OF PROPERTY: _____
 TOTAL ACREAGE: 2.805 PUBLIC ROADWAY ACCESS: Suwanee Dam Rd, Buford Brandon

FOR RESIDENTIAL DEVELOPMENT:	FOR NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: _____	NO. OF BUILDINGS/UNITS: <u>1 Bldg, 171 units</u>
DWELLING UNIT SIZE (SQ. FT.): _____	TOTAL GROSS SQUARE FEET: <u>158,000</u> <u>178,000</u>

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>Katie Newman</u>	Date <u>9-21-16</u>	Signature of Owner* <u>VINCE ZHANG</u>	Date <u>9/23/16</u>
Print Name* <u>Stephanie Hoover</u>	Date <u>9/21/16</u>	Print Name* <u>[Signature]</u>	Date <u>9/23/16</u>
Signature of Notary	Date	Signature of Notary	Date

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

CITY OF SUWANEE USE ONLY

Date Received: _____ Case No.: _____ Accepted By: [Signature]



RZ-2016.005



REZONING APPLICATION

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

APPLICANT INFORMATION*	OWNER INFORMATION*
NAME: <u>Caddis Acquisition Partners</u>	NAME: <u>Mua Sun Hui</u>
ADDRESS: <u>5910 N. Central Expressway</u> <u>Suite 1400</u> <u>Dallas, TX 75229</u>	ADDRESS: <u>3600 Maye Trail</u> <u>Duluth, GA 30097</u>
PHONE: <u>214-916-5750</u>	PHONE: <u>404-849-8396</u>

CONTACT PERSON: Katie Newman CONTACT PHONE: 214-916-5679
 EMAIL ADDRESS: knewman@caddis.com FAX NUMBER: 469-547-5422

PROPERTY INFORMATION
 PRESENT ZONING DISTRICT(S): M-1 REQUESTED ZONING DISTRICT PMUD
 PROPOSED DEVELOPMENT: Heartis Senior Living, Independent, Assisted, & Memory Care
 TAX PARCELNUMBER(S): R7236 089, R7236 070
 ADDRESS OF PROPERTY: 5141 Suwanee Dam Rd.
 TOTAL ACREAGE: 7.033 PUBLIC ROADWAY ACCESS: Suwanee Dam Rd., ~~Brook~~ Brogdon

FOR RESIDENTIAL DEVELOPMENT:	FOR NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: _____	NO. OF BUILDINGS/UNITS: <u>1 Bldg, 152 171 units</u> ^{171 EN}
DWELLING UNIT SIZE (SQ. FT.): _____	TOTAL GROSS SQUARE FEET: <u>152,000 178,000</u> ^{178, EN}

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.

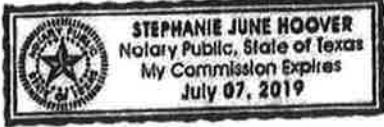
<u>[Signature]</u> Signature of Applicant*	<u>9-21-16</u> Date	<u>[Signature]</u> Signature of Owner*	<u>9/21/16</u> Date
<u>Katie Newman</u> Print Name*	<u>9-21-16</u> Date	<u>[Signature]</u> Print Name*	<u>9/21/16</u> Date
<u>[Signature]</u> Signature of Notary	<u>9-21-16</u> Date	<u>[Signature]</u> Signature of Notary	<u>9/21/16</u> Date

A KATHRYN BOYKEN
Notary Public

* If Additional Applicant or Owner Information is Needed Please Complete Additional Application Form(s) **Fulton County, Georgia**
 my Commission Expires August 19, 2017

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Date Received: _____ Case No.: _____ Accepted By: [Signature]



RZ-2016-005

September 30, 2016

Josh Campbell
City of Suwanee Planning and Zoning
330 Town Center Avenue
Suwanee, GA 30024

Dear Mr. Campbell:

It is a pleasure to present to you this application for rezoning for the subject property at the corner of Suwanee Dam Road and Brogdon Road in Suwanee, Georgia. The Caddis organization is very excited about the City of Suwanee, and is very much looking forward to opening the next Heartis Senior Living location in your city. Caddis is an organization established by physicians, and solely focuses on Healthcare Real Estate investment, development, and management. The Heartis brand of Senior Living communities was established in 2013. There are ten Heartis properties open and operating in Texas, and the brand is expanding into the Midwest and Southeast. Heartis Suwanee will be the second such property in the Atlanta market after Heartis Fayetteville. Caddis has an office in Atlanta, and a portfolio of medical office properties across the state of Georgia.

Caddis Acquisition Partners intends to purchase two parcels of land located near Suwanee Town Center at the corner of Suwanee Dam Road and Brogdon Road. The first parcel is 7.03 acres, and is zoned M-1. The second parcel is 2.80 acres, and is zoned C-1. The two parcels are being requested to be rezoned as a PMUD zoning, and will be re-platted after closing into a 9.83-acre total parcel. The PMUD zoning designation will allow for a mixed-use program combining Independent Living (multi-family residential) with Assisted Living and Memory Care (institutional).

The proposed use for the newly combined parcel will be a Heartis Senior Living facility, which will include approximately 80 Independent Living Units, 59 Assisted Living Units, and 32 Memory Care Units, for a total of 171 units. The overall building will be approximately 178,000 gross square feet (18,093 gross square feet/acre), and 17.4 units/acre. We're including 192 parking spaces total, including eight ADA spaces. It is important to note that since only half of the residents are still driving, parking on the site will be underutilized. The buildings will be three story for the Independent Living, two story for the Assisted Living, and one story for the Memory Care.

Heartis facilities provide a great service to the community, providing assistance to the elderly population that is not currently provided in Suwanee, as well as a place for residents of Suwanee to bring their aging parents when they need care that is close to home. Heartis hires local professionals to run our communities, creating approximately 60 new jobs in health care operations

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once the community is full. Heartis communities are quiet with no unsavory visitors or crime, and have little effect on traffic. Residents rarely drive, there are community shuttles available, and employee shift changes occur three times a day, a 6-7 am, 3-4 pm, and 10-11 pm, avoiding major traffic impacts. When at all possible, Heartis employs local community services, stimulating the economy by using local landscapers, home health agencies, food delivery, and entertainment. The communities also partner with local schools for volunteer programs, and support local initiatives whenever possible.

Property amenities will include large secured courtyards, 24-hour emergency response, community shuttle service, social and recreational activities, housekeeping and laundry services, beauty salon/barber shop, wellness center, as well as home-cooked meals and multiple dining options. Interior finishes are upscale, following the Heartis initiative to create a home for residents that is as nice if not nicer than their previous home. The Heartis Suwanee residents are your residents, and our organization is excited to provide a home for them within their own community, close to the activities they already enjoy.

The upcoming expansion of the Suwanee Town Center presents an excellent opportunity to incorporate the design the Heartis community into the look and feel of the town center. The design of the community will have an urban feel, with the main façade of the building fronting Suwanee Dam Road. The community will tie into the walkability of the expanded town center, creating another way for Heartis residents to shop and dine in the area while getting exercise. The corner of the site facing Suwanee Dam Road and Brogdon Road will be designed to have an entry courtyard that will frame the corner and create a buffer between the town center and the manufacturing uses to the north of the subject property. In addition, it is Caddis' intention to work with the Suwanee Public Arts Commission in order to include public art on this main corner facing the town center.

The Caddis organization is looking forward to working with the City of Suwanee and Gwinnett County to develop a successful project that will be both a good neighbor to the new Town Center Expansion as well as a valuable member of the community.

Very truly yours,



Katie Newman, Agent
Caddis Acquisition Partners, LLC

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 development of this property as a Planned Mix Use Development will provide a transitional buffer use between the Suwanee Town Center Expansion along Suwanee Dam Road and the manufacturing uses to the northeast and office uses to the north west of the subject property.

(B) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:

The proposed PMUD zoning will not adversely affect the existing use of the adjacent or nearby property. Senior Living is a low impact use, with low traffic counts and noise levels. In addition, the existing vegetation and setbacks on the site will buffer the subject property from the surrounding properties.

(C) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:

While the current zoning has reasonable economic use, it is not congruent with the planned Suwanee Town Center Expansion, and would present the opportunity for incompatible uses adjacent to the newly expanded town center. Our zoning proposal will more closely fit with the urban feel and walkability intended for the land use plan.

(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 PMUD zoning, allowing for the Heartis Senior Living development, will create density on the subject property without creating undue burden on the existing streets, transportation, utilities, or schools. Over 50% of residents will not have access to a vehicle, and residents are primarily transported in community shuttles in and out of the community. The only traffic increase will be at shift change for staff, which will not occur at high traffic times. While our residents will not create a burden on local schools, our communities provide volunteer opportunities for residents to get involved with local schools, libraries, and daycare facilities to foster strong relationships between our community and the surrounding area.

(E) Whether the zoning proposal is in conformity with the policy and intent of the land use plan:

The proposed PMUD zoning will be in conformity with the policy and intent of the land use plan. The zoning proposed in the plan for the subject property is mixed use, which fits the proposed PMUD zoning.

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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 location of the site and proximity to the high traffic intersection of Suwanee Dam Road and Buford Highway presents a difficult condition for most uses that require regular vehicular access. The existing manufacturing and commercial uses would adversely affect traffic flow near this intersection, while Senior Living presents a lower impact use for this area.

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Exhibit A

RZ-2016-005

Legend
 V-2016-005
ZONING

- C1
- C2
- C2A
- C3
- GCA
- IRD
- M1
- OI
- OTCD
- PMUD
- R-75
- R-85
- R100
- R140
- RM6
- RM8

Old Town Overlay District

Streets

Rail

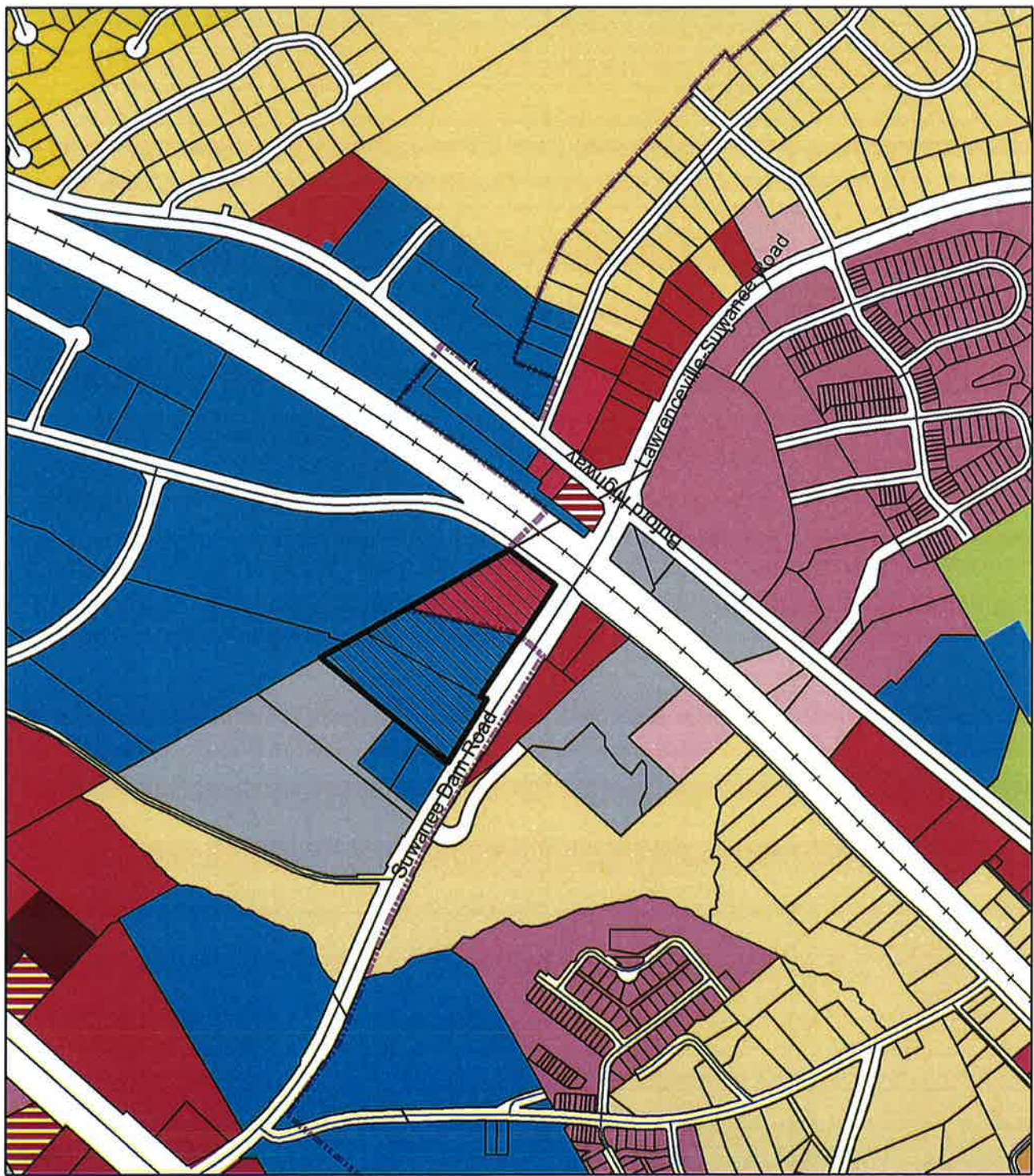







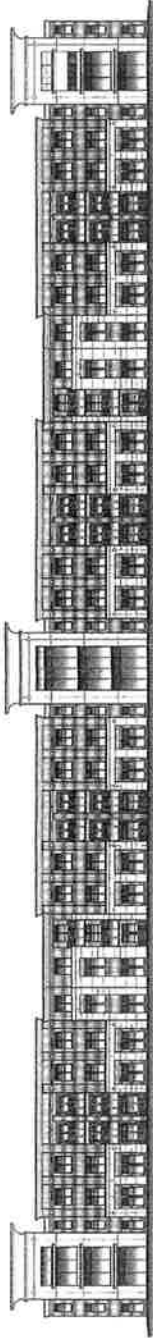
Exhibit B
RZ-2016-005

Legend

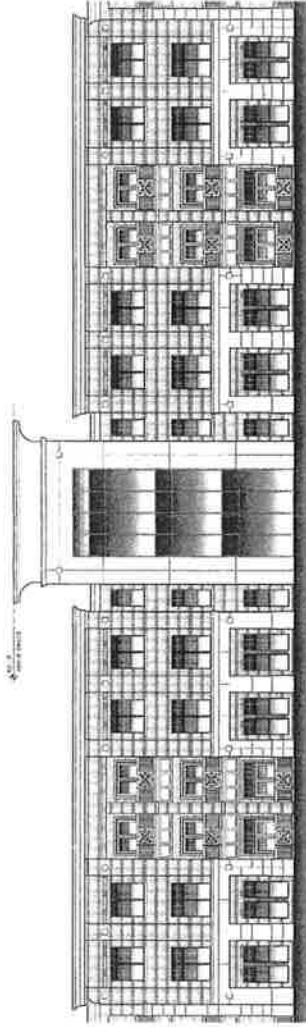
-  V-2016-005
-  Streets
-  Rail



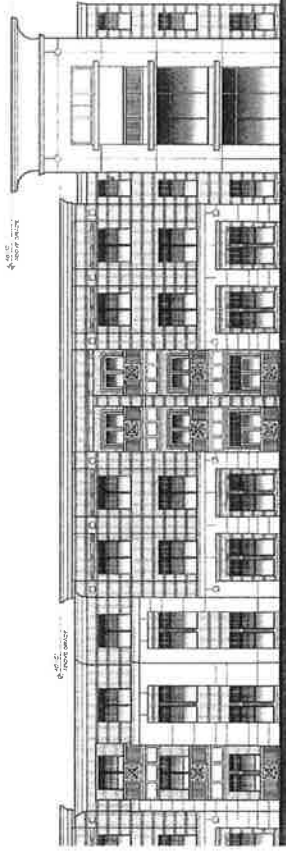
Heartis - Seniors. Living.
 Independent Living Assisted Living and
 Memory Care
 Suwanee, Georgia
 September 10, 2016



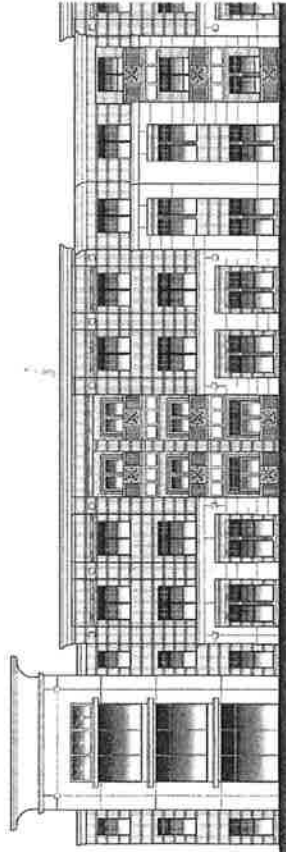
1. Overall South Elevation
 Scale: 1/8" = 1'-0"



2. Enlarged Center Portion
 Scale: 1/8" = 1'-0"



3. Enlarged Right Portion
 Scale: 1/8" = 1'-0"



4. Enlarged Left Portion
 Scale: 1/8" = 1'-0"



KATIS
 401 Congress Ave.
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 Phone: 404.525.7000

RZ-2016-005 Exhibit "D"

Not for Regulatory Approval, Permitting, or Construction - / - Scale: 1/8" = 1'-0" License: RM14574