

REZONING(S):

RZ-2017-008

REVISION SUMMARY

**CITY OF SUWANEE
REZONING ANALYSIS – REVISED PLAN SUMMARY**

CASE NUMBERS: **RZ-2017-008**
REQUEST: C-2 (GENERAL COMMERCIAL) TO RM-8
(RESIDENTIAL MULTI-FAMILY DUPLEX
DISTRICT)

LOCATION: 760 PEACHTREE INDUSTRIAL BOULEVARD

TAX ID NUMBER: 7-237-396

ACREAGE: APPROXIMATELY 6.1 ACRES

PROPOSED DEVELOPMENT: 49 SINGLE FAMILY ATTACHED
TOWNHOMES

APPLICANT: CORRIDOR DEVELOPMENT, INC.
246 NORTH PERRY STREET
LAWRENCEVILLE, GEORGIA 30046

OWNER: HALIFAX ENTERPRISES, LLC
15965 FREEMANVILLE ROAD
ALPHARETTA, GEORGIA 30004

CONTACT: MATT RETTER
PHONE: 770-231-0652

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

PROJECT DATA:

The original proposal, dated May 22, 2017, included a total of 49 rear loaded townhomes. The revised concept plan includes a total of 49 rear loaded townhomes between 22 and 24 feet wide. The plan includes a total 157 parking spaces including 98 garage spaces, 29 on street parallel parking spaces and 30 grass/gravel parking spaces distributed throughout the project. The site plan does show shorter driveways, but also includes wider rear alleys than are typically provided. Many of the units include a more substantial front courtyard. The revised plan includes a small open space that is strategically located as a focal point for the entrance to the neighborhood. The applicant has provided updated architectural renderings and product description. If the request is approved conditions should be updated to require architecture consistent with the renderings and the description provided.

Recommended Conditions – Revised for 9-20-17 Concept Plan
RZ-2017-008

The Planning Department recommends approval of the request for RM-8 zoning subject to the following conditions:

1. Develop in accordance with the concept plan (dated ~~May 22,~~**September 20,** 2017) and associated attachments and exhibits approved by City of Suwanee.
2. All regulations of zoning district RM-8 shall apply. Residential development shall be limited to single family attached or detached development.
3. All residential units shall have 2-car, rear-loaded garages that are accessed via rear alleys.
4. All proposed new streets shall be private including the access easement through the adjacent property and shall have a minimum 5 foot wide sidewalk on both sides of the street/drive connecting all residential units to Peachtree Industrial Boulevard via a connected pedestrian network. Trees shall be planted on 40 foot centers within a 5 foot wide minimum planting strip located between the curb and the sidewalk. Trees shall have a minimum caliper of 3 inches. A root barrier shall be planted with all trees adjacent to a sidewalk. Final design of the roads shall be approved by the City Engineer. Alleys shall be private and are subject to the approval of the City Engineer.
5. On-street parallel parking shall be provided per the concept plan. Said on-street parking shall be delineated by bulb-outs.
6. Provide for future interparcel access to the adjacent property to the east by extending one of the proposed new streets and corresponding sidewalks to the eastern property. Said connection shall be located within an inter-parcel access easement.
7. District Development Standards:
 - a) Minimum unit size shall be 2,000 square feet.
 - b) Townhomes shall be located on fee simple lots with a minimum width of 22 feet.
 - c) Units shall have a minimum setback of 5 feet from the back of the sidewalk. Stoops, steps and landscaping may be located within this setback.
8. Provide landscaping to screen all rear-loaded driveways from view of public or private streets. Plants used for this shall be anticipated to grow to a minimum of 4 to 6 feet in height. Landscaping shall be approved by the City of Suwanee Planning and Inspections Director.
9. ~~Architecture for all units should be 3-sided brick units, except units with a side facing Peachtree Industrial Boulevard. Units that have a side facing Peachtree Industrial Boulevard, should be 4-sided brick. All units should have a front stoop or porch between 18 inches and 6 feet above the grade of the sidewalk in front of each unit.~~ **Architecture shall be consistent with the renderings and description provided in 9-20-17 Revision Exhibit A.** Final architecture for all units shall be subject to the approval of the Planning Department.

10. Any plats for the project shall clearly denote the required inter-parcel access easement and include a note that makes it clear that the purpose of the inter-parcel access easement is to allow for future development to connect to the project and allow for vehicular traffic through the easement.

Zoning Analysis

Prepared by: Corridor Development, Inc.

Case Numbers: RZ-2017-008

Request: C-2 to RM-8

The applicant proposes to develop the site to allow for 49 total townhomes @ a density of 8 per acre.

The development would have interparcel connectivity to the commercial property in front as well as to potential future development east of the property with a street to property line. A storm water facility would be located at the rear of the property adjacent to the power line easement.

There are substantial well thought out formal open/ green amenity spaces included in the community plan:

- 1_ Approximately 65'x180' existing tree save area, to be designated community garden/park as a focal point of the community.
2. The plan shows several unpaved parking areas, with two being curbed/grass parking.
3. There are several common use paths and sidewalk connectors used to focus on the pedestrian connectivity throughout, as well as sidewalk directly to PIB from the entrance.

Plus there are parallel parking and use of bulbouts to total 157 total project spaces *29 – on street, 30 grass/gravel, 98 on-lot. Homes will feature widened garage doors to ensure usage of actual garages by owners (18'-width) to avoid the common- non use of garage due to “too small” complaints).

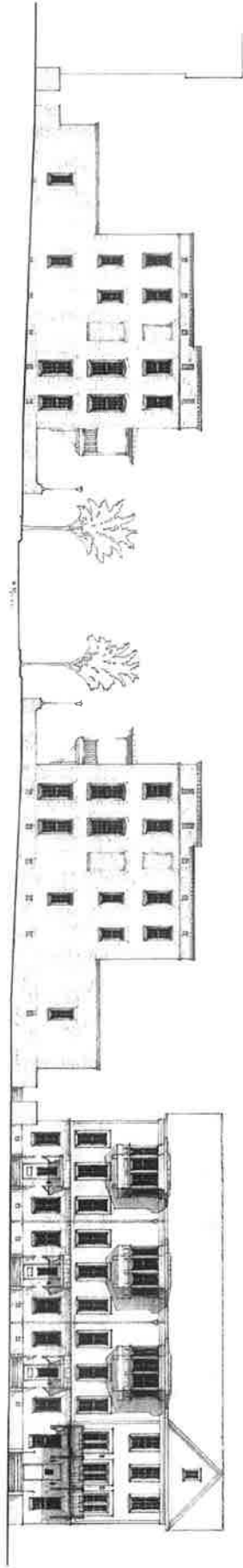
The residential development concentrated on parcels behind those with the PIB frontage includes design principals prescribed for the Character in the area, compared to the existing immediate retail we believe elevates that Character.

Garage door accesses and alleys are shown hidden from public view in almost all cases, especially at the community entrance area.

Requested Conditions:

1. Develop in accordance with the concept plans 9/20/17
2. RM Zoning Regs apply, sfr attached or detached
3. 2-car rear load all with 18' min garage access doors accessed via rear alleys
4. Sidewalk to PIB
5. Final design of the roads approved by City Engineer. Private Alleys also subject to approval of City Engineer

6. Provide min project parking per the concept plans 9/20/17, including use of bulbouts, and designated overflow spaces using grass/gravel areas with curbing.
7. District Devel Standards:
 - a. Min unit size 2,000, sq ft
 - b. Fee simple lots with min of 22' from property line to property line
 - c. Setbacks per site plan subject to approval of City Engineer
 - d. Drive areas and alleys to be concealed per site plan from public view
8. Architecture for all units should be 4 sides brick units minimum on the terrace level (lower level). For the facades at the entrance of the project flanking each side these are to be specialty buildings, with 4 sides brick with shake or trim area accents (and flat roofs). These should be in the Historical Architecture style of Historic Suwanee (as inspiration) per the concept drawings. Two additional flanking building facades (facing PIB) to be Designed focused on quality design plus self imposed tree buffer between a proposed retaining wall and PIB up to the property line (per the concept plan). Homes to have front door areas elevated by at least two full steps up, many homes to feature private front gardens (partitioned off by heges landscaping/low fencing or brick). There are to be two or three alternate/similar whole building designs or combination row housing style units intermixed throughout in the context of views, privacy or other site specific needs. These should be in the historic style and design that compliment the concept plan building drawings in materials and design.



Conceptual Elevations

Suwanee Townhomes
Suwanee, Georgia

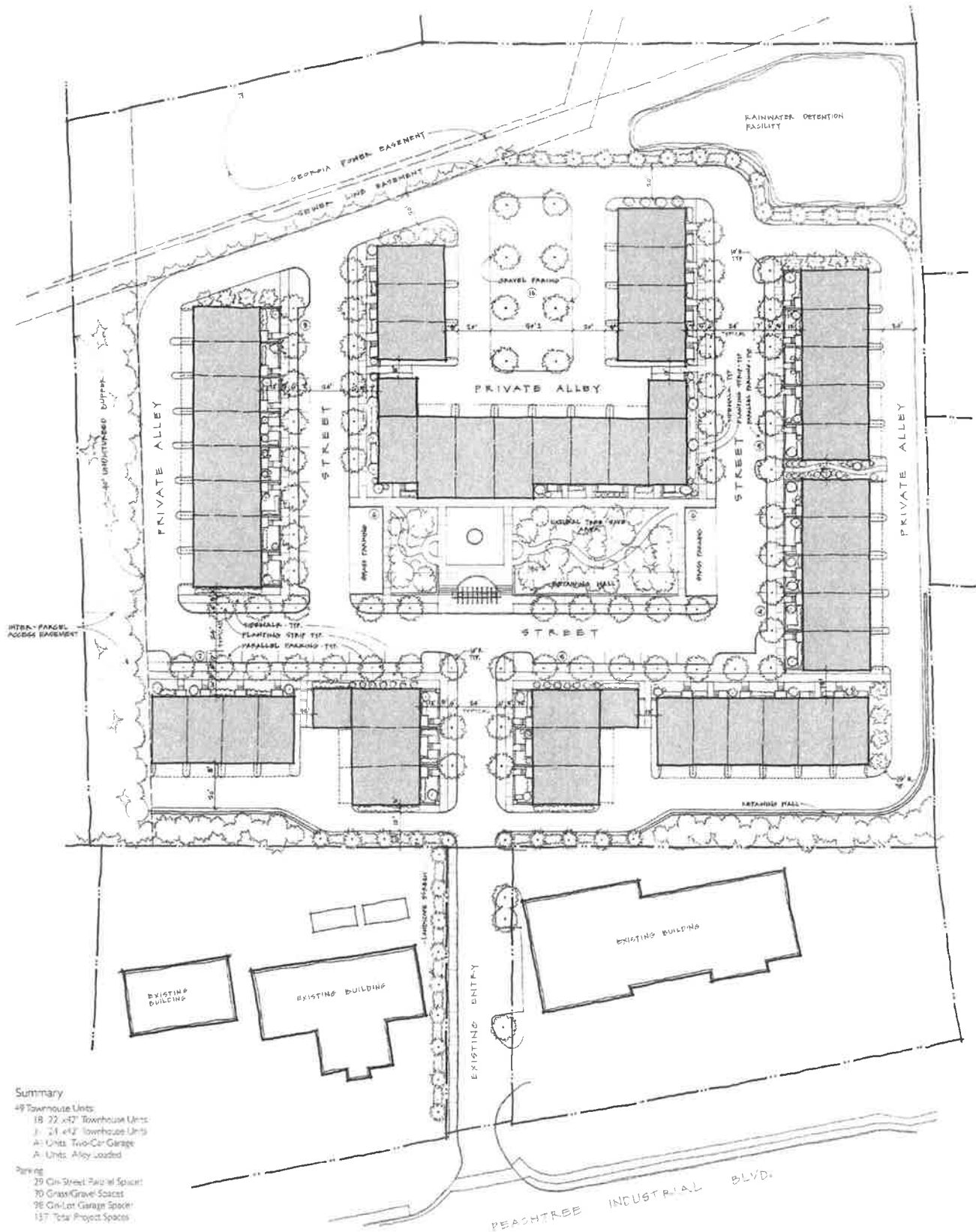
Conceptual 9/20/17



Kimmerling Johnson & Company



R2-2017-008



- Summary
- 49 Townhouse Units
 - 18 22 x47' Townhouse Units
 - 31 24 x47' Townhouse Units
 - A1 Units Two-Car Garage
 - A1 Units Alley-Loaded
- Spacing
- 29 On-Street Parallel Spaces
 - 70 Grass/Gravel Spaces
 - 98 On-Lot Garage Spaces
 - 137 Total Project Spaces

Conceptual Site Plan

Suwanee Townhomes
Suwanee, Georgia



Conceptual 9-20-17



RZ-2017-008 Revised Concept Plan 9-20-17

REZONING(S):

RZ-2017-008

**CITY OF SUWANEE
REZONING ANALYSIS**

CASE NUMBERS: **RZ-2017-008**
REQUEST: C-2 (GENERAL COMMERCIAL) TO RM-8
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OWNER: HALIFAX ENTERPRISES, LLC
15965 FREEMANVILLE ROAD
ALPHARETTA, GEORGIA 30004

CONTACT: MATT RETTER
PHONE: 770-231-0652

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

PROJECT DATA:

The applicant requests a rezoning from C-2 (General Commercial) to RM-8 (Residential Multi-family Duplex District) to allow for development of 49 townhomes. The subject property is approximately 6.1 acres.

The subject property is directly behind 2 existing commercial buildings that front Peachtree Industrial Boulevard. The proposed development would be accessed via an existing access easement between the 2 commercial buildings because the parcel is otherwise landlocked. There is an existing median on Peachtree Industrial Boulevard in front of the curb cut that would be shared with the commercial property, so access to the subject property from Peachtree Industrial Boulevard would be right-in and right-out only.

The applicant proposes to construct 49 attached single family residential units (townhomes). The project would have an overall density of 8 units per acre. Proposed townhomes would have front and side facades of primarily brick with cement siding accents. These units would be a minimum of 22 feet wide, a minimum of 2,000 square feet, and a maximum of 3 stories. All units would be rear loaded with 2 car garages accessed via 22 foot deep driveways off of rear

alleys. 24 on-street parallel parking spaces with bulb-outs would be provided in addition to the 2 car garages provided for each unit.

The proposed development would have interparcel connectivity to the commercial property in front of it as the access to the property is through an existing access easement through that property. This entrance from Peachtree Industrial Boulevard would include landscaping, a decorative fence or wall, and an entrance monument. The proposed development also includes an inter-parcel access easement to connect the new street to potential future development east of the property. A stormwater facility would be located at the rear of the property adjacent to the powerline easement. There are no proposed formal open spaces or amenity areas.

ANALYSIS:

The applicant requests a rezoning of the subject property from C-2 (General Commercial) to Residential Multi-family Duplex (RM-8). The RM-8 zoning district is intended for residential development at a maximum density of 8 units per acre. RM-8 allows for single family attached, duplexes, triplexes, quadruplexes, and multifamily dwelling units. In this case, the purpose of the applicant's request is to build townhomes; therefore, the request is for RM-8 zoning that would limit the use of the property to 49 single family attached townhomes. The density of the proposed development would be 8 units per acre and meet the criteria of the requested zoning district.

The subject property is currently undeveloped and wooded. There is a stream just beyond the rear property line, so the rear of the property sits within a stream buffer. The proposed development does not encroach into this stream buffer; therefore, it appears that the property could accommodate the proposed development. The rear of the subject property contains an approximately 150 foot wide utility easement. The subject property should be able to accommodate the proposed development.

The subject property is surrounded by a mixture of commercial and residential uses. To the south of the property, across the utility easement are 2 large single family residential lots zoned R-100. Each contains a single family home that fronts on Eva Kennedy Road. To the east of the subject property is an R-100 zoned parcel that is currently occupied by a church. The church lot is approximately 17.5 acres and is divided by the utility easement and a stream. The portion of the church property directly adjacent to the subject property is wooded and undeveloped. The RM-8 zoning would require a 50 foot buffer where adjacent to R-100 properties. The area within the powerline easement and stream buffer to the rear would exceed this buffer, but the proposed development would require a variance from the Zoning Board of Appeals to reduce this buffer to 40 feet adjacent to the church property to the east as indicated in the concept plan. Due to the size of the single family lots and separation of the existing buildings by the stream buffer and powerline easement, the proposed townhomes would not be in close proximity to the existing structures on the adjacent R-100 properties.

To the north and west of the subject property are parcels developed with commercial buildings with frontage on Peachtree Industrial Boulevard. This property is zoned C-2 and C-2A. The commercial property directly north of the proposed development has 2 one-story buildings. One building is occupied by a veterinary clinic and the other has 3 tenants including a paint store, a

tutoring center, and a salon. The property west of the subject property contains an office development including 6 one-story buildings, 1 two-story building, and a childcare facility. The proposed townhomes would back up to the back of these commercial developments and not require a setback. The proposed townhome use would be compatible with the uses of the surrounding properties.

The City's Future Land Use Plan recommends mixed-use center for the subject property, which prescribes a mixture of commercial/office and more intensive residential uses within walking distance to one another. The proposed townhomes would add a residential component adjacent to existing office and commercial uses. With the right conditions, the proposed development could function as part of a horizontal mixed-use environment. This would be consistent with the Comprehensive Plan goals for the Peachtree Industrial Boulevard Character Area, which include locating new residential on parcels behind those with PIB frontage.

The subject property is in the Peachtree Industrial Boulevard Character Area directly behind existing commercial development that fronts Peachtree Industrial Boulevard. The vision for this character area is "relatively intensive community-supportive retail" (2030 Comprehensive Plan p. 86) like the adjacent commercial in front of the subject property. The Comprehensive Plan further states that "the corridor should also diversify to some degree in the future with additional office and residential uses, with residential development concentrated on parcels behind those with Peachtree Industrial Boulevard frontage."

The proposed project incorporates many of the design principles prescribed for the character area. The 2030 Comprehensive Plan states that new projects "should seek to have smaller, more dispersed parking; landscaped pedestrian walkways with intermittent plazas and pocket parks; areas of multilevel mixed-use; and buildings with quality materials and architectural detailing... and "every attempt should be made to promote parcel interconnectivity" (2030 Comprehensive Plan, p. 88). The applicant proposes to distribute guest parking along the street in the form of parallel parking with bulb-outs instead of surface lots; provide a connective network of sidewalks and a quality pedestrian environment uninterrupted by driveways, which will be hidden in alleys; build townhomes with high quality materials like brick; and connect to adjacent parcels. Furthermore townhomes would serve as a transitional use between the single family along Eva Kennedy on the other side of the powerlines and more intense uses along PIB.

In addition to having interparcel connectivity with the adjacent commercial property along Peachtree Industrial Boulevard, the proposed project would extend one of its new streets to the property line of the adjacent property to the east, which is currently occupied by a church. In this regard, this development could act as a small piece of the larger transportation puzzle by setting up the potential for a future connection to Eva Kennedy from Peachtree Industrial Boulevard as envisioned in the 2030 Comprehensive Plan.

In conclusion, the requested rezoning of RM-8 is appropriate for this location with the appropriate conditions. The rezoning request includes residential units on a parcel behind the commercial development along Peachtree Industrial Boulevard. The proposed 49 single family attached townhomes are a good transition between the more intense commercial development along Peachtree Industrial Boulevard and the existing single family homes along Eva Kennedy Road. Finally, the project would provide desirable pedestrian and vehicular connectivity within the larger Peachtree Industrial Boulevard Corridor Character Area contributing to a potential

future local street network. As such, the Planning Department recommends **APPROVAL WITH CONDITIONS** of **RZ-2017-008**.

Recommended Conditions
RZ-2017-008

The Planning Department recommends approval of the request for RM-8 zoning subject to the following conditions:

1. Develop in accordance with the concept plan (dated May 22, 2017) and associated attachments and exhibits approved by City of Suwanee.
2. All regulations of zoning district RM-8 shall apply. Residential development shall be limited to single family attached or detached development.
3. All residential units shall have 2-car, rear-loaded garages that are accessed via rear alleys.
4. All proposed new streets shall be private including the access easement through the adjacent property and shall have a minimum 5 foot wide sidewalk on both sides of the street/drive connecting all residential units to Peachtree Industrial Boulevard via a connected pedestrian network. Trees shall be planted on 40 foot centers within a 5 foot wide minimum planting strip located between the curb and the sidewalk. Trees shall have a minimum caliper of 3 inches. A root barrier shall be planted with all trees adjacent to a sidewalk. Final design of the roads shall be approved by the City Engineer. Alleys shall be private and are subject to the approval of the City Engineer.
5. On-street parallel parking shall be provided per the concept plan. Said on-street parking shall be delineated by bulb-outs.
6. Provide for future interparcel access to the adjacent property to the east by extending one of the proposed new streets and corresponding sidewalks to the eastern property. Said connection shall be located within an inter-parcel access easement.
7. District Development Standards:
 - a) Minimum unit size shall be 2,000 square feet.
 - b) Townhomes shall be located on fee simple lots with a minimum width of 22 feet.
 - c) Units shall have a minimum setback of 5 feet from the back of the sidewalk. Stoops, steps and landscaping may be located within this setback.
8. Provide landscaping to screen all rear-loaded driveways from view of public or private streets. Plants used for this shall be anticipated to grow to a minimum of 4 to 6 feet in height. Landscaping shall be approved by the City of Suwanee Planning and Inspections Director.
9. Architecture for all units should be 3-sided brick units, except units with a side facing Peachtree Industrial Boulevard. Units that have a side facing Peachtree Industrial Boulevard, should be 4-sided brick. All units should have a front stoop or porch between 18 inches and 6 feet above the grade of the sidewalk in front of each unit. Final architecture for all units shall be subject to the approval of the Planning Department.

10. Any plats for the project shall clearly denote the required inter-parcel access easement and include a note that makes it clear that the purpose of the inter-parcel access easement is to allow for future development to connect to the project and allow for vehicular traffic through the easement.

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 proposed rezoning for the construction of townhomes would permit a use that is suitable in view of adjacent commercial and residential uses.

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

Approval of the request would not adversely 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.

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

The City's 2030 Comprehensive Plan recommends mixed-use center for the subject property, which prescribes a mix of uses including residential, commercial and office within walking distance to one another. The proposed townhomes would add a residential component adjacent to existing office and commercial uses in a manner consistent with the Comprehensive Plan goals for the PIB Character Area, which include locating new residential on parcels behind those with PIB frontage.

- 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;

There are no 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 proposals.

REZONING APPLICATION

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

APPLICANT INFORMATION*	OWNER INFORMATION*
NAME: <u>Corridor Development, Inc</u>	NAME: <u>Halifax Enterprises, LLC</u>
ADDRESS: <u>246 North Perry Street</u> <u>Lawrenceville, Ga.</u> <u>30046</u>	ADDRESS: <u>15965 Freemanville Road</u> <u>Alpharetta, Ga. 30004</u>
PHONE: <u>770-231-0652</u>	PHONE: <u>770-888-0030</u>

CONTACT PERSON: Matt Retter CONTACT PHONE: 770-231-0652
 EMAIL ADDRESS: _____ FAX NUMBER: _____

PROPERTY INFORMATION

PRESENT ZONING DISTRICT(S): C2 REQUESTED ZONING DISTRICT RM-8
 PROPOSED DEVELOPMENT: Single-Family Attached Townhomes (not apartments)
 TAX PARCELNUMBER(S): 7237 396
 ADDRESS OF PROPERTY: 760 Peachtree Industrial Blvd.
 TOTAL ACREAGE: 6.16 PUBLIC ROADWAY ACCESS: _____

FOR RESIDENTIAL DEVELOPMENT:	FOR NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS <u>49</u>	NO. OF BUILDINGS/UNITS: _____
DWELLING UNIT SIZE (SQ. FT.) <u>2,000</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] 5/12/17
 Signature of Applicant* Date
Matt Retter
 Print Name*
[Signature] 5-12-2017
 Signature of Notary Date

[Signature]
 Signature of Owner
Antonio Garcia
 Print Name*
[Signature]
 Signature of Notary



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

CITY OF SUWANEE USE ONLY

Date Received: _____ Case No. RZ-2017-002 Accepted By _____

CARLA W. STUEBER
NOTARY PUBLIC
WINNETT COUNTY, GEORGIA
MY COMMISSION EXPIRES NOVEMBER 17, 2018

ANDERSEN TATE CARR

Melody A. Glouton
Direct Phone: (770) 339-0435
Direct Fax: (770) 236-9719

Email: mglouton@atclawfirm.com

June 30, 2017

VIA HAND-DELIVERY

City of Suwanee
330 Town Center Avenue
Suwanee, Georgia 30024

**Re: Rezoning Application
Corridor Development, Inc.
760 Peachtree Industrial Blvd., Suwanee, Georgia
Tax Parcel R7237 396**

Dear Mayor and Council, Planning Commissioners and Planning and Zoning Department Staff:

Andersen Tate & Carr submits this Letter of Intent and attached Rezoning Application on behalf of Corridor Development, Inc. (the "Applicant") for the purpose of rezoning to the RM-8 zoning classification an approximately 6.16-acre tract (the "Property") situated on Peachtree Industrial Boulevard. The majority of the Property is currently zoned C-2 (General Business District). This is not for an apartment rezoning; it is for townhomes behind commercial property and next to offices. It would be PMUD/mixed use if rezoned all at once, but there was a previous subdivision and development.

The Applicant proposes to develop a single-family residential community, consisting of 49 high-quality attached residential townhomes, not apartments. The proposed development would have a net density of approximately 7.95 units per acre, which is less than the maximum allowed density prescribed for the RM-8 zoning classification set forth in the 1998 Zoning Ordinance of the City of Suwanee, Georgia. The proposed single-family community would consist of homes at a size, quality, and price-point commensurate with or exceeding homes in the surrounding area. The proposed townhomes would include attractive architectural elements which are compatible with the surrounding area. The townhomes will be a maximum of three stories, alternating in design with brick facades and accent materials consistent with the City's existing developments and architectural codes. The Applicant proposes a quality mixture of building materials and elevations subject to all applicable ordinances and overlays, subject to approval.

The proposed townhomes are rear-entry units with two-car garages on the rear elevation and would be accessed by internal streets and driveways. Currently, the proposed units would have building footprints of approximately 22-24 feet wide by 50 feet deep with approximately 2,000 square feet of heated space.

R2-2017-008

The Applicant proposes to develop the Property with a single existing entrance to be located off of Peachtree Industrial Boulevard. The Applicant is also willing to construct an extension of the driveway to the property line of the adjoining church property for future potential connectivity. The proposed single entrance would include attractive landscaping, a decorative fence or wall, and entrance monument creating an attractive streetscape. If the rezoning is approved, the Applicant will also be requesting a variance to utilize the current frontage on Peachtree Industrial Boulevard, and any other required variances necessary to complete the development.

The proposed development is also compatible with the provisions of the 2030 Comprehensive Plan (the "Comprehensive Plan") and the Future Development Map which designate the Property as within the PIB Corridor Mixed-Use Character Area. The Property is located between nodes and encourages Residential as a land use in such areas. In fact, the Comprehensive Plan even encourages "Free-standing multi-family buildings" at these locations within the PIB Corridor Mixed-use Character Area, although this is a townhome neighborhood development proposal and not apartments.

The Applicant and its representatives welcome the opportunity to meet with staff of the Planning and Zoning Commission to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Rezoning Application filed herewith. The Applicant respectfully requests your approval of this Application.

Very truly yours,

ANDERSEN, TATE & CARR, P.C.



Melody A. Glouton

cc: Corridor Development, Inc.

2938754_1

R2-2017-008

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:
Yes, the proposed Rezoning Application will 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 use or usability of adjacent or nearby property:
No, the proposed Rezoning Application will not adversely affect the existing use or usability of any of the nearby properties.

(C) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:
Due to the size, location, layout and dimensions of the subject property, the Applicant submits that the property does not have 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:
No, the proposed rezoning will nor result in an excessive or burdensome use of the infrastructure systems.

(E) Whether the zoning proposal is in conformity with the policy and intent of the land use plan:
Yes, the proposed Rezoning Application is in conformity with the policy and intent of the Suwanee Land Use 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 Applicant submits that the subject Property's proximity to Peachtree Industrial Boulevard provides additional support of this application.

CITY OF SUWANEE USE ONLY

Date Received: _____ Case No.: R2-2017-009 Accepted By: _____



BLUE LANDSHORES
 10000 S. UNIVERSITY AVENUE
 SUITE 100
 ALHAMBRA, CA 91804
 TEL: (626) 281-1100
 WWW.BLUELANDSHORES.COM

PROJECT NO. 2017-008
 SHEET NO. 1 OF 1

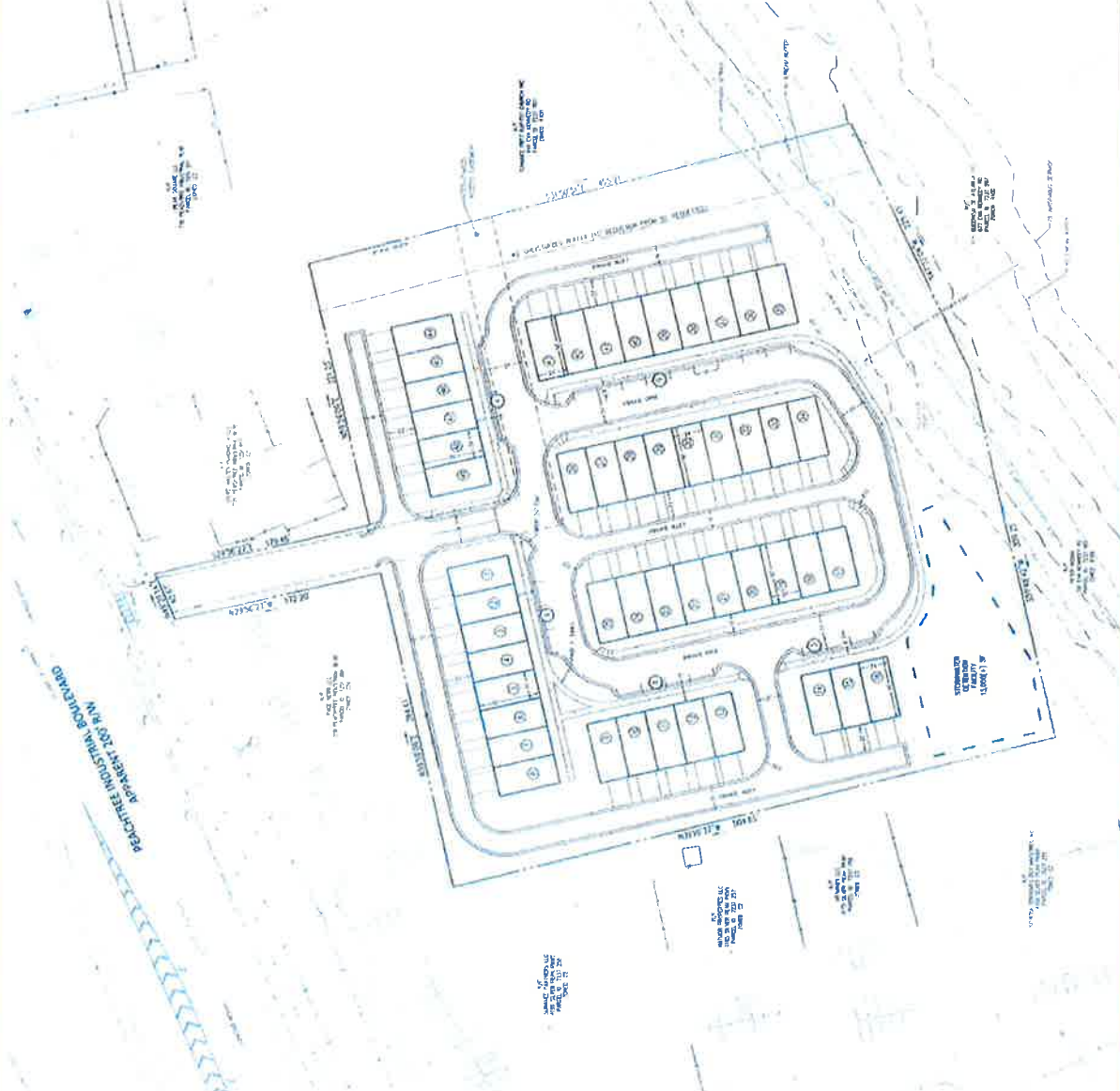
DATE: 08/15/17
 DRAWN BY: [Name]
 CHECKED BY: [Name]

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	08/15/17
2	ISSUED FOR PERMITTING	08/15/17



SUNABEE OVERLOOK TOWNHOMES
 700 PEACHTREE INDUSTRIAL BLVD
 ALHAMBRA, CA 91804

PERMITTING SHEET
 SHEET 1 OF 1



VICINITY MAP
 SCALE: NTS
 SOURCE: USGS



NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ALHAMBRA ORDINANCES AND THE CALIFORNIA CIVIL CODE.
2. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF ALHAMBRA AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS (DIR).
3. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE DEVELOPER SHALL MAINTAIN ALL UTILITIES AND STRUCTURES EXISTING ON THE SITE.
5. THE DEVELOPER SHALL MAINTAIN ALL EXISTING TREES AND LANDSCAPING.
6. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES EXISTING ON THE SITE.
7. THE DEVELOPER SHALL MAINTAIN ALL EXISTING TREES AND LANDSCAPING.
8. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES EXISTING ON THE SITE.
9. THE DEVELOPER SHALL MAINTAIN ALL EXISTING TREES AND LANDSCAPING.
10. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES EXISTING ON THE SITE.

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	08/15/17
2	ISSUED FOR PERMITTING	08/15/17

RZ-2017-008

Exhibit A

RZ-2017-008



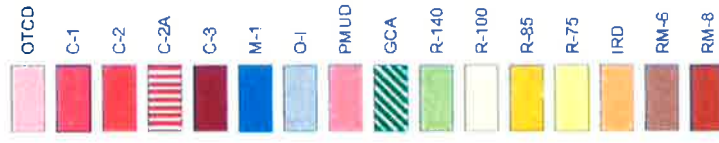
Exhibit B

**Project Location
Map**



Exhibit C

Zoning



1,220 Feet

0 305 610

