

**CITY OF SUWANEE  
SPECIAL USE PERMIT ANALYSIS**

**CASE NUMBER:** SUP-2008-001  
**REQUEST:** BUILDING HEIGHT INCREASE  
**LOCATION:** GWINCO BOULEVARD SOUTHWEST OF  
LAWRENCEVILLE-SUWANEE ROAD  
**TAX ID NUMBER:** 7-152-024  
**ACREAGE:** 3.88 ACRES  
**PROPOSED DEVELOPMENT:** 58,000 SQUARE FOOT 4-STORY HOTEL

**APPLICANT(S):** KOA HOTELS, LLC  
1960 DAY DRIVE, # 700  
DULUTH, GA 30096

**OWNER(S):** SANG Y SO  
6361 WELLER TRAIL  
SUGAR HILL, GA 30518

**CONTACT:** DAVID KOH      **PHONE:** 770-875-9971

**RECOMMENDATION:**      **APPROVAL WITH CONDITIONS**

**PROJECT DATA:**

The applicant seeks a special use permit on an approximately 3.88-acre tract for a building height increase to allow for a 4 story approximately 60 foot tall hotel. The proposed site plans indicates an approximately 58,000 square foot 84 room hotel with a total of 109 parking spaces. The hotel and its associated development would cover 2 acres of the 3.88 acres site. Access is proposed via a single driveway onto Gwinco Boulevard.

The subject property is zoned C-2. The property owner is currently seeking to rezone the entire tract to C-2A for a restaurant with alcohol sales on the remaining 1.88 acres. Both the C-2 and C-2A zoning districts have a maximum height of 35 feet. The proposed 4 story building would be slightly over 60 feet tall. As such, a special use permit would be required in order to allow the 4 story hotel.

The Special Use Permit process was created by the City Council in 2001 to better handle certain land uses. The SUP process allows the Council to review certain proposals in the context of their use and take into consideration the surrounding area and other relevant factors. A Special Use Permit does not change the underlying zoning of property, but grants the property an additional specified use. In this case the specified use would allow for additional height.

**DEVELOPMENT COMMENTS:**

The following comments are provided to make the developer aware of certain pertinent issues. This is not intended to serve as an all-inclusive list of comments. If approved, the City will formally review the project during the normal development and/or building review process.

The submitted site plan proposes 109 parking spaces for 84 rooms. This may more than the required minimum number of parking spaces. The site will need to comply with the City Parking requirements.

The City requires landscape islands with trees throughout parking lots. The proposed plan does not appear to meet the City's landscape requirements. The applicant should be prepared to comply with the landscaping requirements

There is a stream located in the northwest end of the parcel that was previously identified as State Waters. The developer should be aware of the City's Stream Buffer Protection Ordinance and the project should be prepared to comply with these requirements.

The City of Suwanee Development Regulations require stormwater systems to address stormwater quality, stormwater quantity and channel protection. The applicant should be prepared to meet the stormwater requirements.

The developer should be aware that the City has Architectural Standards. The project should be prepared to comply with these standards.

The C-2 and C-2A zoning districts both include several conditions for hotel/motel uses. The applicant should be prepared to comply with these requirements.

The City of Suwanee Development Regulations require sidewalks along all road frontages. The proposed site plan does not indicate any sidewalks. The applicant should be prepared to comply with this requirement.

#### **ANALYSIS:**

The site is an undeveloped parcel vegetated with mostly young pines and a few mature trees along Gwinco Boulevard. The topography of the site slopes from the rear of the site downwards towards the road. There is a stream located in the northwest end of the parcel along Gwinco Boulevard. The topography of the site is relatively mild compared with Suwanee in general. In order to access Gwinco Boulevard, the applicant will likely need to cross the small stream located in front of the site. The zoning ordinance requires hotels to be at least 2 acres. The subject property is 2 acres. The site should be suitable for use as a hotel.

The site is located on Gwinco Boulevard southwest of Lawrenceville-Suwanee Road in the I-85 business district. This area is surrounded by commercial uses and zoning districts. To the north of the subject property, across Gwinco Boulevard, are two commercially zoned tracts developed with a sit down restaurant and a fast-food restaurant zoned C-2. To the east of the subject property are three fast-food restaurants zoned C-2. To the south of the subject property is a small shopping center zoned C-2A. To the west of the subject property is an undeveloped commercial parcel zoned C-2A and slightly further west along Gwinco Boulevard are three hotels zoned C-2. Gwinco Boulevard is developed with several restaurants and hotels. The surrounding area is suitable for a building height increase.

The building height increase proposes a fourth story for a hotel (approximately 60 feet tall). This increase would be 25 feet higher than typically allowed in the C-2 or C-2A zoning districts. The proposed building is located in the heart of a highly developed area with commercial office, and industrial uses. Residential uses are not located near the subject property. A 60 foot tall hotel should not negatively impact the area.

The future land use plan recommends commercial uses for the location. The proposed use of the property as a hotel is consistent with this designation. The City has historically targeted the I-85 Business District as one of the appropriate locations for special uses in commercial zoning districts. The subject property is located in the heart of this area close to I-85. As such, subject property is an appropriate location for additional building height. It is also worth noting that a similar request (SUP-2007-004) for a building height increase for a proposed hotel on Gwinco Boulevard was approved earlier this year.

In conclusion, approval of the request with conditions would be appropriate. The proposal is consistent with the Future Land Use Plan's commercial designation and the tract is located in the heart of a commercial area, with no residential uses in the immediate area. The subject property is well located for a hospitality use with a building height increase. Therefore, the Planning Department recommends **APPROVAL WITH CONDITIONS** of SUP-2008-001.

Planning Department Recommended Conditions

SUP-2008-001

Approval of a building height increase subject to the following conditions:

1. Approval is limited to a single hotel structure. The height of the building(s) shall not exceed 60 feet, not including any building height exemptions specifically listed in the Zoning Ordinance. Any features of the building that are exempted (such as decorative towers) from height limitations shall not exceed 75 feet in height.

## 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 project would be an appropriate special use in view of the existing and nearby properties.

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

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 would not create 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;

Commercial uses are recommended for the subject property. The proposed hotel use is entirely consistent with this designation. In the 2003-2004 comprehensive plan update, it was noted that more intensive commercial areas are appropriate locations for Special uses. The requested special use permit for a building height increase is consistent with this policy.

- 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;

A similar request to increase the height of a hotel of Gwinco Boulevard was granted lasted month.

**From:** david koh <davidkohhotel@yahoo.com>  
**To:** <mjackson@suwanee.com>  
**Date:** 12/19/2007 10:54:28 AM  
**Subject:** Letter of Intent - Special Use Permit

RE: Letter of Intent for Special Use Permit  
80 Gwinco Blvd. in Suwanee, Georgia

Koa Hotels LLC plans to develop a hotel with 84 rooms under the name of La Quinta franchise at the above referenced address.

For the best use of the land, we ask to be able to build 60 feet in height instead of 35 feet allowed by current city code. We fully understand there are other buildings in the surrounding Suwanee area with about 60 feet in height. We would appreciate very much if you would allow us to build four-story hotel.

We appreciate your consideration.

Warmest regards,

David Kohl  
CEO of Koa Hotels LLC  
1960 Day Dr., Suite 700  
Duluth, GA 30096  
770-875-9971

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### SPECIAL USE PERMIT APPLICATION

#### APPLICANT INFORMATION\*

NAME: Koa Hotels, LLC

ADDRESS: 1960 Day Dr #700  
Duluth GA 30096

PHONE: 770-875-9971

#### OWNER INFORMATION\*

NAME: Sang Y So

ADDRESS: 6361 Weller Trail  
Sugar Hill, GA 30518

PHONE: (678) 622-6888

CONTACT PERSON: David Koh

PHONE: 770-875-9971

#### PROPERTY INFORMATION

PRESENT ZONING DISTRICT(S): C-2 REQUESTED ZONING DISTRICT C-2 with both

PROPOSED DEVELOPMENT: Hotel

TAX PARCEL NUMBER(S): 7152-024

ADDRESS OF PROPERTY: 80 Gwinco Bl Swanee GA

TOTAL ACREAGE: 3.88 PUBLIC ROADWAY ACCESS: Gwinco Bl

#### FOR RESIDENTIAL DEVELOPMENT:

NO. OF LOTS/DWELLING UNITS: \_\_\_\_\_

DWELLING UNIT SIZE (SQ. FT.): \_\_\_\_\_

#### FOR NON-RESIDENTIAL DEVELOPMENT:

NO. OF BUILDINGS/UNITS: 84 Room

TOTAL GROSS SQUARE FEET: 58,000

#### CERTIFICATIONS

I hereby certify that the above and attached information is true and correct. I am also aware that 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 any and all conditions which may be attached to the property shall be binding on the property and all subsequent owners.

Signature of Applicant\* [Signature] Date 12-13-07

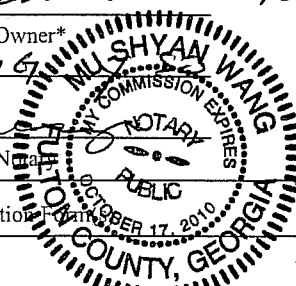
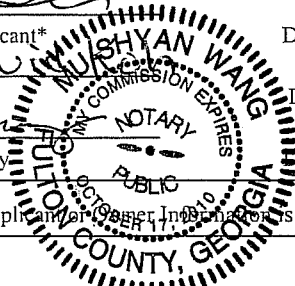
Print Name\* David Koh Date \_\_\_\_\_

Signature of Notary [Signature] Date 12.13.07

Signature of Owner\* [Signature] Date 12-13-07

Print Name\* SANG Date \_\_\_\_\_

Signature of Notary [Signature] Date 12.13.07



\* If Additional Application or Other Information is Needed Please Complete Additional Application

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## SPECIAL USE PERMIT APPLICANT'S RESPONSE

### STANDARDS GOVERNING EXERCISE OF THE ZONING POWER

Pursuant to 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

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

No

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

yes

- (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

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

yes

- (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:

No



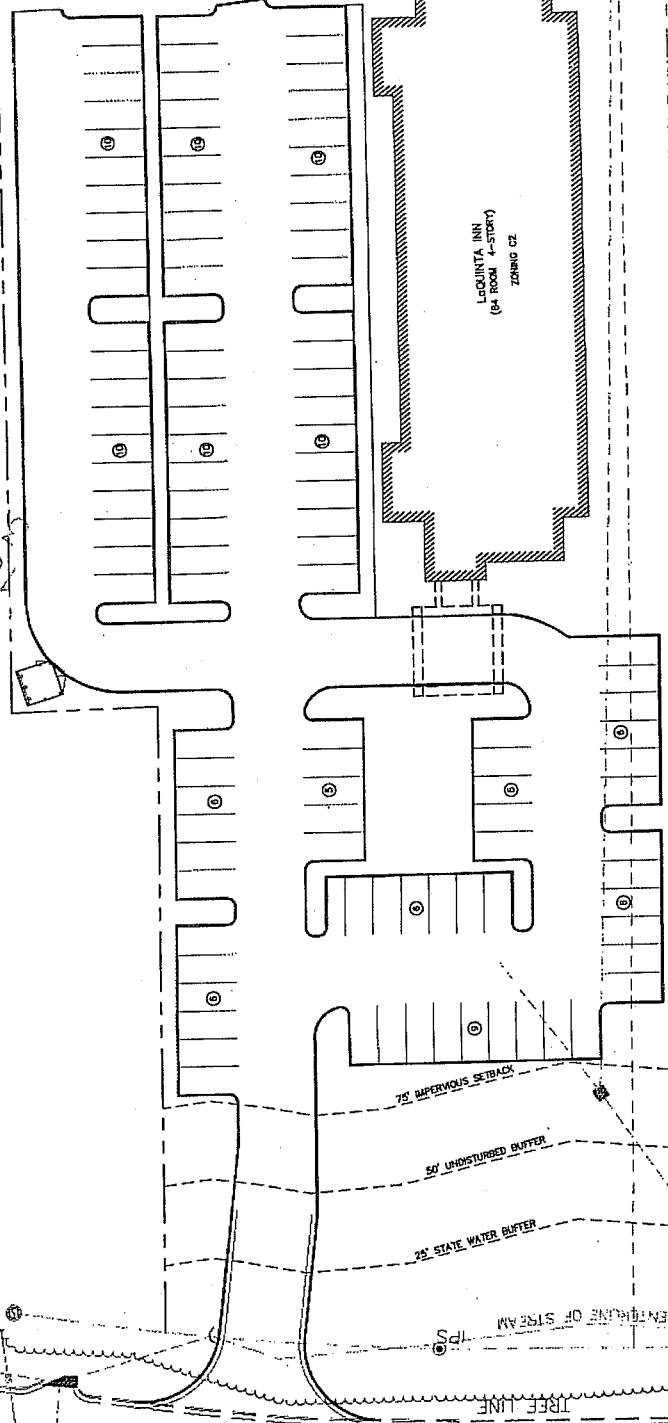


N/F  
SUNAMIC PEACHTREE CENTER LLP  
DB 28212 PC 001151  
APN: 7152 180

N/F  
RISING HOLE DEV LLC  
DB 44147 PC 191  
APN: 7152 184

N/F  
GWINNAY LP  
DB 06169 PB 00157  
APN: 7152 044

TOTAL AREA  
169,330 SQ FT  
3.887 ACRES



GWINCO BOULEVARD (80' PUBLIC R/W)

City of Suwanee

CROSSINGS of PAST and FUTURE



SUP-2008-001

Location Map

Legend

Streets

City Limits

SUP-2008-001

