

REZONING:

RZ-2018-009

**CITY OF SUWANEE
REZONING ANALYSIS**

CASE NUMBER: RZ-2018-009

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

LOCATION: SUWANEE DAM ROAD NEAR NORTHEAST
CORNER OF SUWANEE DAM ROAD AND
PEACHTREE INDUSTRIAL BOULEVARD

TAX ID NUMBER: 7-236-093

ACREAGE: +/- 14.29 ACRES

PROPOSED DEVELOPMENT: MIXED-USE DEVELOPMENT WITH
MULTIFAMILY AND COMMERCIAL USES

APPLICANT: POLLACK SHORES REAL ESTATE GROUP
1550 N. BROWN ROAD, SUITE 125
LAWRENCEVILLE, GA 30043

OWNER: JIMMY C. BARRETT
3455 SEXTON WOODS DRIVE
CHAMBLEE, GA 30341

CONTACT: SHANE LANHAM
PHONE: 770-232-0000

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

PROJECT DATA:

The applicant requests a rezoning from M-1 (Light Industrial) to PMUD (Planned Mixed-Use Development) for the development of a mixed-use project including multifamily and commercial uses. The subject property consists of approximately 14 acres located on Suwanee Dam Road.

The proposed mixed-use development includes 276 multifamily residential units within 5 separate 3-4 story buildings arranged in a series of blocks along a new street (“Main Street A”) that would serve as a central spine for the development. The minimum unit size for the multifamily units would be 650 square feet. The proposed unit mix includes 153 (55%) one bedroom units, 110 (40%) two bedroom units, and 13 (5%) three bedroom units. The building fronting “Main Street B” would have 7 additional spaces on the ground floor that could be used as offices or one bedroom residential units. The development would include an amenity area with a pool and a leasing office. The proposed project also includes 17,900 square feet of retail

space divided between a freestanding building fronting Suwanee Dam Road and the ground floor of a mixed-use building located along proposed “Main Street A.”

The applicant proposes four access points. The main access point would be a full access intersection that aligns with an existing median break along Suwanee Dam Road. A second curb cut would have right-in/right-out access only onto Suwanee Dam Road. The proposed site plan includes a direct connection to the adjacent Kroger property to the west as well as a stub to the property line of the undeveloped property to the north for a future interparcel connection.

The proposed development includes approximately 3.9 acres of open space, approximately 28% of the subject property. The open space is divided between primarily two tracts. One tract runs along the eastern property line and the other runs along Suwanee Dam Road. Both areas would be very natural as a result of streams.

Parking for the apartments would be distributed throughout the project in surface lots behind or to the side of the apartment buildings. Additionally, on-street parking spaces would be provided in front of the buildings. A total of 491 parking spaces are proposed.

DEVELOPMENT COMMENTS:

If the rezoning request is granted, the development would be subject to the development review process and would need to demonstrate compliance with all applicable regulations. The development will need to comply with all stormwater and stream buffer requirements.

ZONING HISTORY:

Last year, the applicant applied for rezoning of the subject property from M-1 to PMUD to allow for a development similar to the current proposal. The 2030 Comprehensive Plan was the plan in place at the time of this application. The Future Land Use Map in the 2030 Comprehensive plan called for commercial uses on the subject property. At the time, the City was in the process of updating the comprehensive plan. With the knowledge that 1) the comprehensive plan was being updated and 2) future land use of the subject property was likely to be discussed at length, staff recommended “Denial at this time” of the earlier request. The applicant subsequently withdrew the application and waited for the City to move forward with the update of the comprehensive plan.

ANALYSIS:

The subject property consists of approximately 14 acres near the intersection of Suwanee Dam Road and Peachtree Industrial Boulevard. This parcel is currently undeveloped, wooded, and has steep topography. The property slopes away from Suwanee Dam Road down to a tributary of Brushy Creek that runs across the front of the property parallel to Suwanee Dam Road. From the stream, the land rises up to a peak at the center of the parcel approximately 40 feet above the elevation of Suwanee Dam Road.

Development of the property would require some manipulation of this stream in order to 1) provide access to the property and 2) develop commercial buildings in proximity to Suwanee Dam Road, both of which increase the walkability of Suwanee Dam Road. Brushy Creek

defines the eastern property line. Large Georgia Power transmission lines run through the western edge of the property between the proposed buildings and the Kroger property. The applicant proposes to make use of the area under these power lines for parking and an interparcel connection to Kroger, but no buildings would be located under the power lines. The site is burdened with a number of topographical and environmental challenges, but the site should be able to accommodate the proposed development.

The subject property is located near the intersection of Peachtree Industrial Boulevard and has approximately 700 linear feet of road frontage on the north side of Suwanee Dam Road. The property is bound by Suwanee Dam Road to the south, the Kroger property (zoned C-2) to the west, Brushy Creek to the east, and undeveloped property (zoned C-2) to the north. To the east of Brushy Creek is undeveloped property owned by the City of Suwanee (zoned R-100). The parcel is mostly encumbered by stream buffers that preclude any development of the property. Further to the east, is Shadowbrook Church (zoned O-I). Across Suwanee Dam Road are two tracts of undeveloped land totaling approximately 46 acres that flank Stonecypher Road. This land is currently zoned M-1.

The proposed concept plan incorporates new roads suggested in the Comprehensive Plan (both 2030 and 2040) to create desired connectivity. The applicant proposes the main entrance and central street of the development to align with an existing break in the median on Suwanee Dam Road where the plans call for the realignment of Stonecypher Road to intersect with Suwanee Dam Road if the property across the street is developed. The interparcel connections proposed to adjacent properties would enhance the overall connectivity between the parcels along Peachtree Industrial Boulevard and Suwanee Dam Road, allowing pedestrian and vehicular trips between locations without requiring getting on either of the arterials.

The property is currently zoned M-1 (Light Industrial), which allows for light industrial uses. While the subject property and other nearby property are currently zoned M-1, light industrial is not the desired future land use for this area. Other parts of the City are more suitable for light industrial uses where there is less residential development and existing light industrial is thriving.

The applicant requests a rezoning from M-1 (Light Industrial) to PMUD (Planned Mixed-Use Development). The purpose of the PMUD zoning district is to allow for a mix of uses within a single development and to ensure that more intense development is consistent with and adds to the quality of overall development in Suwanee. The proposed uses in the project would be compatible with existing commercial uses near the intersection of Suwanee Dam Road and Peachtree Industrial Boulevard and could serve nearby residential uses including the proposed residential uses within the development. This strategy of locating compatible uses in proximity to one another can help reduce the number and/or length of vehicular trips for residents.

As mentioned before, the applicant previously applied to rezone the property to PMUD last year, but withdrew the application in order to allow the update to the comprehensive plan to progress. With the recent decision to transmit the 2040 Comprehensive Plan to the ARC and DCA, the City is now in the process of transitioning from the 2030 Comprehensive Plan which calls for the subject property to be commercial, to the 2040 Comprehensive Plan, which calls for mixed-use center.

The 2040 Comprehensive Plan update acknowledged some key changes since the 2030 Comprehensive Plan was adopted. The 2030 Plan anticipated a stronger retail market. While the residential market has recovered well from the recession, the ecommerce market has reduced demand for retail uses. The market for retail is limited to services or lifestyle centers that provide an experience beyond shopping. The result is commercial that is more of an amenity to create vibrancy in mixed-use developments, such as the proposed project. In the 2030 Plan, mixed-use centers were intended to be predominately commercial mixed with other uses. The 2040 Plan acknowledged that most future mixed-use development will have less commercial intensity and will be primarily residential. The result of this shift is less parcels designated as commercial or mixed-use center in the future land use plan and more parcels designated as mixed-use village. In the 2040 Plan a mixed-use village may have other uses but may also be solely residential. Mixed-use centers allow higher density development with some amenity commercial. However, the locations of mixed-use centers are more limited in the 2040 Plan and are strategically located where vibrant downtown development is desired including the Town Center Character Area. The subject property is located in the Town Center Character Area.

The 2040 Plan planning process identified the subject property as a potential location for a mixed-use center due to its proximity to the planned expansion of Town Center Park. The subject property is within walking distance of the planned park, which is currently being designed for the property around the library south of Suwanee Dam Road and west of the railroad tracks. At the entrance to Shadowbrook Church, there is an existing signalized intersection with crosswalks. This intersection is planned to be the entrance to the new park. As part of the park project, Main Street will be realigned through the new park and terminate at this existing intersection. It is approximately 1,000 linear feet (less than 2 tenths of a mile) from the entrance of the planned park and realigned Main Street to the proposed development.

The Future Land Use Map in the 2040 Comprehensive Plan calls for mixed-use center (with a density of 16 to 40 units per acre) on the subject property. This property was examined in great detail by the steering committee for the 2040 Plan. Three renderings were presented to the steering committee showing three different potential development scenarios: one assuming light industrial uses as currently zoned, a second showing commercial development similar to what was recommended in the 2030 Comprehensive Plan, and a third that illustrated a mixed-use scenario similar to that which is being proposed. The high density residential mixed-use scenario was selected as the vision for the property.



2040 Comprehensive Plan: Selected mixed-use scenario

Because the subject property is in the Town Center Character Area, if approved, the project should be designed to include “downtown-style” elements, such as buildings in proximity to the street, vertical construction, wide walkways and sidewalks, focus on pedestrian design, and

usable public open spaces. The proposed development includes walkable blocks with sidewalks along the streets, public open spaces along Suwanee Dam Road, and 3-4 story buildings including some ground floor commercial that would create an environment similar to Town Center at a smaller scale. The City has high expectations of architecture within any approved planned mixed-use projects and all architecture should be subject to approval by the Planning Department prior to issuance of a development permit.

If approved, the density of residential development should be limited to lower density levels based on the recommendation of the 2040 Comprehensive Plan to limit high density development to the lower range of high density (16 to 40 units per acre). The density of the proposed project is approximately 20 units per acre, which is consistent with this recommendation. The commercial uses should be similar to those allowed in Town Center. The Old Town Commercial (OTCD) zoning district is the commercial district that is most appropriate based upon this consideration. It allows for commercial uses that are found in C-1 and C-2, while also permitting uses that involve the sale of alcohol but not permitting other auto oriented uses and uses that produce more noise.

Finally, any new development considered for approval should be consistent with one of the policies that came out of the 2040 Comprehensive Plan planning process: “New neighborhoods should be well designed with quality architecture, have unique identities, provide inviting public spaces, and connect to surrounding properties and roads.” The proposed development appears to be attempting to accomplish all of these goals.

The proposed project is consistent with the vision and future land use that is proposed for the subject property in the 2040 Comprehensive Plan. The proposed uses and the design of the project will complement the existing commercial uses and the expansion of Town Center Park that is currently in design. As such, the Planning Department recommends **APPROVAL WITH CONDITIONS** of **RZ-2018-009**.

Recommended Conditions
RZ-2018-009

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

1. Develop in accordance with the concept plan (Exhibit A – Dated November 2, 2018) 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, within 180 days of approval, 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 City Council.
2. Development shall be a unified mixed-use project containing up to 276 residential units, a minimum of 8,800 square feet of leasing and amenity space, and a minimum of 17,900 square feet of commercial/retail space. Commercial uses are limited to those found in the Old Town Commercial District (OTCD). The development may up to 6,500 square feet of live work space that will be limited to those uses found in the Office-Institutional District (O-I) and a maximum of 7 residential units. The commercial/retail space and live work units shall be at street level and facing Suwanee Dam Road, “Main Street A,” and/or a usable open space within the project.
3. Maximum building height shall be 3 stories, but shall allow for 3/4 split where affected by the topography.
4. Prior to issuance of a development permit for any portion of the property, the developer shall prepare a plan book for review and approval by the City. The goal of the plan book will be to convey the architectural style, character, and vision for the development. The plan book will include at least a site plan, building elevations, building materials and colors, proposed street lights and signs, materials of any fences, railings or walls, and conceptual illustrations of any proposed open spaces, but may also include any other information that effectively conveys the vision for the project. The plan book should include illustrations and/or sections that clearly illustrate the relationship of the buildings to the street. Architecture shall be consistent with architecture shown in Exhibit B and be compatible with other architectural styles commonly found in downtown style buildings, in terms of style, materials and features.
5. Residential development shall be subject to the following development standards:
 - a. Up to 5% of the residential units may contain 3 bedrooms.
 - b. Up to 40% of the residential units may contain 2 bedrooms.
 - c. All remaining units shall be one bedroom or studio units.
 - d. The minimum unit size shall be 650 square feet.
 - e. The average size of all the units must fall between 900 and 1,000 square feet.
 - f. All units shall be separately metered to allow for condominium conversion. Power will be metered separately and water may be sub metered.

- g. All units shall have a minimum 9 foot interior ceiling heights, 42” cabinet heights, premium countertop surfaces and premium appliances.
 - h. First class tenant amenities such as a swimming pool and workout center shall be provided.
 - i. Residential buildings shall have controlled access.
 - j. Secondary entrances may be provided to access parking lots behind buildings, but each building shall have a primary entrance located on the front of the building and facing a street that provides access to all units.
 - k. All ground floor residential units shall have a direct exterior entrance accessible via a landing, patio, stoop or step connected to the public sidewalk as much as practical. Areas between individual patios, landings, stoops, or steps shall be landscaped. Steps and stoops must allow for a minimum 5 foot clear zone for all sidewalks.
 - l. Where practicable based on topography, the front door of each ground floor unit shall be within 0-6 feet above the grade of the sidewalk in front of it. No more than 15% of ground floor units shall have a front door that is more than 6 feet above the grade of the sidewalk in front of it.
 - m. In addition to the standards listed above, development shall be subject to all applicable life safety and building codes.
 - n. Parking: Provide 1 parking space per bedroom for residential units
6. Commercial development shall be subject to the following development standards:
 - a. Primarily glass storefronts.
 - b. Exterior façade of commercial and live work uses shall have a minimum height of 20 feet.
 - c. Design shall allow for construction of restaurant uses in a portion of the project via the provision of adequate base infrastructure.
 - d. Parking: Provide 4 spaces per 1,000 square feet of commercial space
 7. At least one building shall have a vertical mix of uses with ground floor commercial space. This building shall create a sense of place and identity for the development.
 8. Development shall have a usable open space as a focal point of the development that creates a sense of place and identity for the development. This open space shall be fronted by buildings on at least three sides. These buildings shall be visible from said open space.
 9. Prior to approval of any development permit for the project, provide a pedestrian circulation plan for the project. The purpose of the plan is to demonstrate the walkability of the project. Pedestrian facilities shall be provided as shown on the concept plan dated November 2, 2018. A pedestrian facilities shall be shown as part of the interparcel access to Kroger. This plan shall include, subject to applicable environmental approvals, a hard surface trail along Brushy Creek along the length of the property that connects to a sidewalk at Suwanee Dam Road. Pedestrian facilities shall be provided to connect residential and commercial uses to and through the open spaces as practical. Pedestrian facilities shown in the plan will need to be included approved development plans for the project.

10. Provide an interparcel connection to the adjacent grocery store property to the west and the property to the north approximately as shown on the concept plan (Exhibit A). Final location of these connections shall be coordinated with adjacent property owners. Whether the adjacent property owner agrees to connect to the improvement or not, the improvements shall be constructed up to the property line in the most logical and practical locations.
11. A maximum of 2 rows of parking may be constructed between the right-of-way along Suwanee Dam Road and the buildings fronting Suwanee Dam Road, as currently depicted in the Concept Plan dated November 2, 2018. Surface parking other than on-street parking shall be located behind or within buildings. Any off-street parking areas shall meet the minimum landscape standards for parking lots as indicated in the City of Suwanee Zoning Ordinance. On street parking along "Main Street A" should be limited to parallel or angled parking.
12. Provide bicycle racks with a minimum of 5 spaces near the entrance of each building.
13. Streets, whether publicly dedicated or private, shall meet the standards of a local street. The final size of right-of-way and road design shall be subject to the approval of the City Engineer. Streets shall comply with City of Suwanee construction standards pertaining to thickness, depth, compaction, construction methods and materials. Said streets shall be two pass streets. The streets identified as "Main Street A" and "Main Street B" shall be contained within a public access easement, if they are not publicly dedicated.
14. A minimum 5 foot wide landscape strip shall be provided on both sides of all streets. Within the landscape strips, minimum 3 inch caliper trees shall be provided on 40 foot centers. Said trees shall 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. Pedestrian lights shall be provided approximately 80 feet apart on both sides of Main Street A and Main Street B or as otherwise approved per the recommendation of the power provider.
15. Any wall facing a street, external or internal, shall be clad in a high quality material. Said walls and the materials used to construct the walls shall be subject to the approval of the Planning Director.
16. Should traffic signalization be determined to be needed, signals shall be mast-arm style signals subject to the review and approval of Gwinnett County Department of Transportation. Any signals installed to serve the development shall be installed at the expense of the developer.
17. All new utilities shall be located underground.
18. Outdoor dumpsters shall be contained in an enclosure constructed of a material consistent with the primary building material of the nearest building. Dumpster enclosure openings shall not face any street and shall be screened from the view of any street or sidewalk.

19. All exterior lighting shall be arranged so that the source of any light is screened from view.
20. Prior to issuance of any certificate of occupancy, a comprehensive signage plan shall be submitted for review and approval by the City.
21. Landscaping shall be approved by the City of Suwanee Planning and Inspections Director.
22. If not specifically addressed, the City's current zoning, sign, development building code and other regulations shall apply and remain in full force and effect. Nothing herein shall grant deviations to building, fire or other life-safety codes or regulations except as normally allowed by said codes.

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 as a planned mixed-use development is suitable in view of adjacent and nearby uses. The proposed mixed-use and commercial along Suwanee Dam Road would be compatible with other commercial near the intersection of Suwanee Dam Road and Peachtree Industrial Boulevard and could serve neighboring residential.

- 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 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 proposed development is consistent with the 2040 Comprehensive 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 transmitted the 10 year update of the Comprehensive Plan to the Atlanta Regional Commission and the Department of Community Affairs. The proposed development is consistent with the future land use and vision proposed for this property in the 2040 Comprehensive Plan.

REZONING APPLICATION

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

<p align="center">APPLICANT INFORMATION*</p> <p>Pollack Shores Real Estate Group c/o Mahaffey NAME: <u>Pickens Tucker, LLP</u></p> <p>ADDRESS: <u>1550 N Brown Rd, Suite 125</u> <u>Lawrenceville, GA 30043</u></p> <p>PHONE: <u>770.232.0000</u></p>	<p align="center">OWNER INFORMATION*</p> <p>NAME: <u>Barrett, Jimmy C.</u></p> <p>ADDRESS: <u>3455 Sexton Woods Drive</u> <u>Chamblee, GA 30341</u></p> <p>PHONE: <u>770.232.0000</u></p>
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CONTACT PERSON: Shane Lanham **CONTACT PHONE:** 770.232.0000

EMAIL ADDRESS: slanham@mptlawfirm.com **FAX NUMBER:** 678.518.6880

PROPERTY INFORMATION

PRESENT ZONING DISTRICT(S): M-1 **REQUESTED ZONING DISTRICT** PMUD

PROPOSED DEVELOPMENT: Mixed-Use

TAX PARCELNUMBER(S): R7236 093

ADDRESS OFPROPERTY: Suwanee Dam Road

TOTAL ACREAGE: +/- 14.08 **PUBLIC ROADWAY ACCESS:** Suwanee Dam Road

<p>FOR RESIDENTIAL DEVELOPMENT:</p> <p>NO. OF LOTS/DWELLING UNITS: <u>276</u></p> <p>DWELLING UNIT SIZE (SQ. FT.): <u>800+ square feet</u></p>	<p>FOR NON-RESIDENTIAL DEVELOPMENT:</p> <p>NO. OF BUILDINGS/UNITS: <u>3</u></p> <p>TOTAL GROSS SQUARE FEET: <u>+/- 17,900</u></p>
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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.

<p><u>Shane M. Lanham</u> <u>11/2/18</u> Signature of Applicant* Date Shane M. Lanham, Attorney for the Applicant</p> <p><u>Regina E. Gavin</u> <u>11/2/18</u> Print Name* Date Signature of Notary</p>	<p><u>Jimmy C. Barrett</u> <u>11/01/18</u> Signature of Owner* Date <u>Jimmy C. Barrett</u> Print Name* Date <u>Wendy Thomason</u> <u>11.2.18</u> Signature of Notary</p>
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* If Additional Applicant or Owner Information is Needed Please Complete Additional Application Form

CITY OF SUWANEЕ USE ONLY

Date Received: _____ Case No.: _____



22-2018-009



Matthew P. Benson
Gerald Davidson, Jr.*
Brian T. Easley
Kelly O. Faber
Christopher D. Holbrook
Nicholas N. Kemper
Shane M. Lanham
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Thomas A. Simpson
Andrew D. Stancil
R. Lee Tucker, Jr.
*Of Counsel

**LETTER OF INTENT FOR REZONING APPLICATION OF
POLLACK SHORES REAL ESTATE GROUP**

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and attached rezoning application (the “Application”) on behalf of Pollack Shores Real Estate Group (the “Applicant”) for the purpose of requesting the rezoning of an approximately 14.08-acre tract located on the northerly side of Suwanee Dam Road east of its intersection with Peachtree Industrial Boulevard (the “Property”).

The Applicant is proposing to rezone the Property from the existing M-1 (Light Industry District) to the PMUD (Planned Mixed-Use Development District) zoning classification of the 1998 Zoning Ordinance of the City of Suwanee, Georgia in order to accommodate the development and construction of a mixed-use development consisting of residential and commercial/retail uses. The proposed development includes approximately 17,900 square feet of non-residential uses in addition to 276 units of high-end, luxury apartment homes. The proposed development would also feature approximately 3.9 acres of proposed open space (roughly 28% of the Property’s total area) which further diversifies the proposed uses of the Property by creating green space and associated recreational opportunities. The proposed development’s commercial/retail space and vertically-mixed buildings are oriented towards a central north/south boulevard and the Property’s frontage on Suwanee Dam Road with the majority of residential buildings located in the Property’s interior.

The proposed “residential over retail” units would enhance the internal walkability and pedestrian connectivity of the Property fostering a sense of place and community. The proposed development would also have convenient pedestrian connections to nearby recreational opportunities such as Suwanee Town Center, Play Town Suwanee, and the Brushy Creek Greenway. The Applicant is also proposing interparcel connections to adjacent commercially-

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zoned property which has frontage on Peachtree Industrial Boulevard. The proposed interparcel connectivity would relieve pressure on existing road systems and make it more convenient for Suwanee residents to reach their destinations and perform daily shopping tasks. With Suwanee's excellent recreational and entertainment options and its growing supply of office space and other employment centers, residents of the proposed development could truly live, work, and play within a very short distance of the Property.

According to the Suwanee 2030 Comprehensive Plan (the "2030 Plan"), the Property is within the PIB Corridor Character Area and the PIB/Suwanee Junction subarea. The 2030 Plan encourages diversification of the heavily commercial PIB corridor "with residential development concentrated on parcels behind those with PIB frontage." The 2030 Plan also encourages "more pedestrian use and connections with adjacent neighborhoods." Moreover, the Suwanee 2040 Plan (the "2040 Plan") designates the Property as within the Town Center Character Area and provides that "Town Center will be the City's economic, social, and cultural hub." The Framework Plan set forth in the 2040 Plan specifically encourages Suwanee's highest residential densities (16-40 units per acre) on the Property. The proposed development would provide a high-quality infill development adjacent to existing commercial uses. To the west and north, the Property is bounded by land zoned C-2. To the east the Property is adjacent to land owned by the City zoned R-100 which contains the stream bed of Brushy Creek. Further east across Brushy Creek is land zoned O-I as well as land zoned M-1 and PMUD near Suwanee Dam Road's intersection with Brogdon Road. To the south across Suwanee Dam Road, is additional land zoned M-1 along Stonecypher Road.

The Applicant has designed the proposed development to integrate with existing infrastructure as well as proposed or recommended roadway improvements as set forth in the 2030 Plan and the 2040 Plan. For example, concept drawings in the 2030 Plan and 2040 Plan depict a rerouted Stonecypher Road which terminates in a roundabout with spurs to the west and northeast. The Applicant has designed the proposed development with this potential connection in mind and has proposed a full-service entrance that lines up with the proposed easterly spur of Stonecypher Road. The proposed development also includes modern stormwater infrastructure and water control features such as pre-treatment water quality structures and underground stormwater detention facilities. Further, as a high-quality infill development, the proposed

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development would provide an important connection between the Suwanee Town Center, the commercial node at the intersection of PIB and Suwanee Dam Road, and the Village Grove mixed-use development on the west side of Peachtree Industrial Boulevard.

In addition to the requirements of the Suwanee Zoning Ordinance and the items set forth above, the Applicant is proposing to abide by certain additional requirements as set forth in the proposed zoning conditions attached hereto as Exhibit "A" (the "Applicant Proposed Conditions"). The Applicant Proposed Conditions would, if approved, further enhance development on the Property by implementing additional design standards including requirements relative to architecture, open space, residential unit mix and finishes, and a requirement for at least one vertically-mixed building.

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

This 2nd day of November, 2018.

Respectfully Submitted,

MAHAFFEY PICKENS TUCKER, LLP



Shane M. Lanham

P2-2018-009

EXHIBIT "A"
APPLICANT PROPOSED CONDITIONS

Conditions for Rezoning to PMUD

1. Develop in accordance with the concept plan submitted with the Application (the "Site Plan") 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, planting, sidewalks, multi-use paths, approved variances, or other proposed features shown on the submitted plan. If needed due to conditions of zoning that require substantial changes to the concept plan, within 180 days of approval, 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 City Council.
2. Development shall be a unified mixed-use project containing up to 276 residential units and a minimum of 8,800 square feet of leasing and amenity space. The development shall have a minimum of 20,400 square feet of commercial/retail space and 6,500 square feet of additional space, which shall consist of at least 7 live work units. The commercial/retail space shall be at street level and directly facing Suwanee Dam Road and/or a usable open space within the project. Commercial uses shall be limited to those permitted in the Old Town Commercial District.
3. Maximum building height is 3 stories, with an additional basement level when reasonable or practical due to topography or other site characteristics.
4. Prior to issuance of a development permit for any portion of the property, the developer shall prepare a plan book for review and approval by the City. The goal of the plan book will be to convey the architectural style, character, and vision for the development. The plan book will include a site plan, building elevations, building materials and colors, proposed street lights and signs, and materials of any fences, railings or walls, and conceptual illustrations of any proposed open spaces. The plan book should include illustrations and/or sections that clearly illustrate the relationship of the buildings to the street. Architecture shall be consistent with architecture shown in the Rezoning Application and be compatible with other downtown style buildings in Town Center, in terms of style, materials and features.
5. Residential development shall be subject to the following development standards:
 - a. Up to 5% of the residential units may contain 3 bedrooms
 - b. Up to 40% of the residential units may contain 2 bedrooms.
 - c. All remaining units shall be one bedroom or studio units.
 - d. The minimum unit size shall be 650 square feet.
 - e. The average size of all the units must fall between 900 and 1,000 square feet.

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- f. All units shall be metered to allow for condominium conversion. Power will be metered separately and water may be sub metered.
 - g. All units shall have a minimum 9 foot interior ceiling heights, 42” cabinet heights, premium countertop surfaces and premium appliances.
 - h. First class tenant amenities such as a swimming pool and workout center shall be provided.
 - i. Residential buildings shall have controlled access.
 - j. Secondary entrances may be provided to access parking lots behind buildings, but each building shall have a primary entrance located on the front of the building and facing a street that provides access to all units.
 - k. All ground floor residential units shall have a direct exterior entrance accessible via a landing, patio, stoop or step connected to the public sidewalk as much as practical. Areas between individual patios, landings, stoops, or steps shall be landscaped.
 - l. Where practicable based on topography, the front door of each ground floor unit shall be within 0-6 feet of the grade of the sidewalk in front of it. No more than 15% of ground floor units shall have a front door that is more than 6 feet above the grade of the sidewalk in front of it.
 - m. In addition to the standards listed above, development shall be subject to all applicable life safety and building codes.
6. Commercial development shall be subject to the following development standards:
 - a. Primarily glass storefronts.
 - b. Exterior façade of commercial units shall have a minimum height of 20 feet
 - c. Design shall allow for construction of restaurant uses in a portion of the project via the provision of adequate base infrastructure.
 7. At least one building shall have a vertical mix of uses with ground floor commercial space. This building shall create a sense of place and identity for the development.
 8. Development shall have a usable open space as a focal point of the development that creates a sense of place and identity for the development. This open space shall be fronted by buildings on at least three sides. These buildings shall be visible from said open space.
 9. Subject to applicable approvals, developer shall construct a hard surface trail along Brushy Creek along the length of the property that connects to a sidewalk at Suwanee Dam Road.
 10. Subject to approval from adjacent property owners and any other required approvals, developer shall provide an interparcel connection to the adjacent grocery store shopping center property to the west and the commercially-zoned property to the north approximately as shown on the Site Plan.
 11. A maximum of 1 row of parking may be between the right-of-way along Suwanee Dam Road and the buildings fronting Suwanee Dam Road. All other surface parking other than

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on-street parking shall be located behind or within buildings. Any off-street parking areas shall meet the minimum landscape standards for parking lots as indicated in the City of Suwanee Zoning Ordinance.

12. Provide bicycle racks with a minimum of 5 spaces near the entrance of each building.
13. The main north-south avenue (depicted as "Main Street A" on the site plan) shall meet the following street design standards, but may include on-street parking spaces as depicted on the Site Plan. The final size of right-of-way and road design shall be subject to the approval of the City Engineer.
 - a. Pavement width (exclusive of parking stall areas) shall be a minimum of 18 feet
 - b. The base course shall consist of at least 6 inches of graded aggregate base. After being thoroughly compacted and brought to proper section, an intermediate course of 2 inches of 19 mm Superpave shall be applied
 - c. The final asphaltic surface course shall consist of 1.25 inches of 9.5 mm Superpave Type II
14. A minimum 5 foot wide landscape strip shall be provided on both sides of Street A and Street B directly adjacent to the back of the curb. A minimum 5 foot wide sidewalk shall be provided on both sides of Street A and Street B adjacent to the landscape strips. A minimum 5 foot wide landscape strip shall be provided between the sidewalks and ground floor residential units.
 - a. Within said landscape strips, street trees and pedestrian street lights shall be provided on 40 foot centers. Said street trees shall 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. Maple trees shall not be permitted as street trees.
15. Developer shall use reasonable efforts to ensure that walls facing a street do not exceed 6 feet in height. In such case as is required by the topography of the property, walls may exceed 6 feet in height. Locations of potential walls that could be more than 6 feet in height include areas when the building steps down to meet the change in grade. Potential locations include, but are not limited to: the west side of Buildings 300 and 500, and the east and west sides of Building 200. The developer will use best efforts to mitigate the impact of any such walls.
16. Prior to the issuance of a building permit, developer shall conduct a signal warrant study. Should traffic signalization be determined to be needed in said study, 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.
17. All new utilities shall be located underground.
18. Outdoor dumpsters shall be contained in an enclosure constructed of a material consistent with the primary building material for the building or within the building itself. Dumpster enclosure openings shall not face any street and shall be screened from the view of any street or sidewalk.

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19. Developer shall incorporate Acorn style street lights into the development.
20. Prior to issuance of any certificate of occupancy, a comprehensive signage plan shall be submitted for review and approval by the City.
21. Landscaping shall be approved by the City of Suwanee Planning and Inspections Director.
22. If not specifically addressed, the City's current zoning, sign, development building code and other regulations shall apply and remain in full force and effect. Nothing herein shall grant deviations to building, fire or other life-safety codes or regulations except as normally allowed by said codes.
23. Developer shall provide minimum parking for residential uses at rate of 1 parking space per bedroom.

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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:
Please see attached.

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

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

(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:
Please see attached.

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

(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:
Please see attached.

CITY OF SUWANEE USE ONLY

Date Received: _____ Case No.: _____ Accepted By: _____

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

- (A) Yes, the proposed development will permit a use that is suitable in view of the use and development of adjacent and nearby property. The property is adjacent to existing commercial uses and is located in close proximity to land zoned M-1, O-I, and PMUD located along Suwanee Dam Road, Brogdon Road, and Stonecypher Road.
- (B) No, the proposed development will not adversely affect the existing use or usability of any of the nearby properties. The proposed development is complementary to existing land uses and development.
- (C) In light of the size, location, and layout of the Property and the character of surrounding uses, the Applicant submits that the property does not have reasonable economic use as currently zoned.
- (D) No, the proposed development will not result in an excessive or burdensome use of the infrastructure systems. The subject Property is located on Suwanee Dam Road in close proximity to Peachtree Industrial Boulevard and Buford Highway with access to utilities.
- (E) Yes, the proposed development is in conformity with the policy and intent of the Suwanee Comprehensive Plan. The Comprehensive Plan encourages mixed-use developments in activity centers. Moreover, the proposed development would provide an important connection between the Suwanee Town Center the commercial node at the intersection of Peachtree Industrial Boulevard Suwanee Buford Dam Road. Residents and commercial patrons of the proposed mixed-use development would also have convenient access to the Brushy Creek Greenway.
- (F) The Applicant submits that the mixed-use nature of adjoining and surrounding properties and the industrial zoning classification of the Property provide additional support for approval of the Application.

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Summit
Engineering Consultants, Inc.
1800 Peachtree Dunwoody Road, NE
Atlanta, GA 30328
404-435-1478

Pollock Shores Real Estate Group
5605 Glenridge Drive
Atlanta, GA 30328
404-435-1478

Revision Schedule	

Project No. 22-015
Date: 08/20/24
Checked By: [Signature]
Designed By: [Signature]

ZONING SITE PLAN
POLLOCK SHORES SUWANEE VILLAGE
PARCEL ID: 7236 093
LAND LOTS 252 & 236 - 7th DISTRICT
CITY OF SUWANEE GWINNETT COUNTY, GEORGIA

Drawing No
1 of 1
17-015



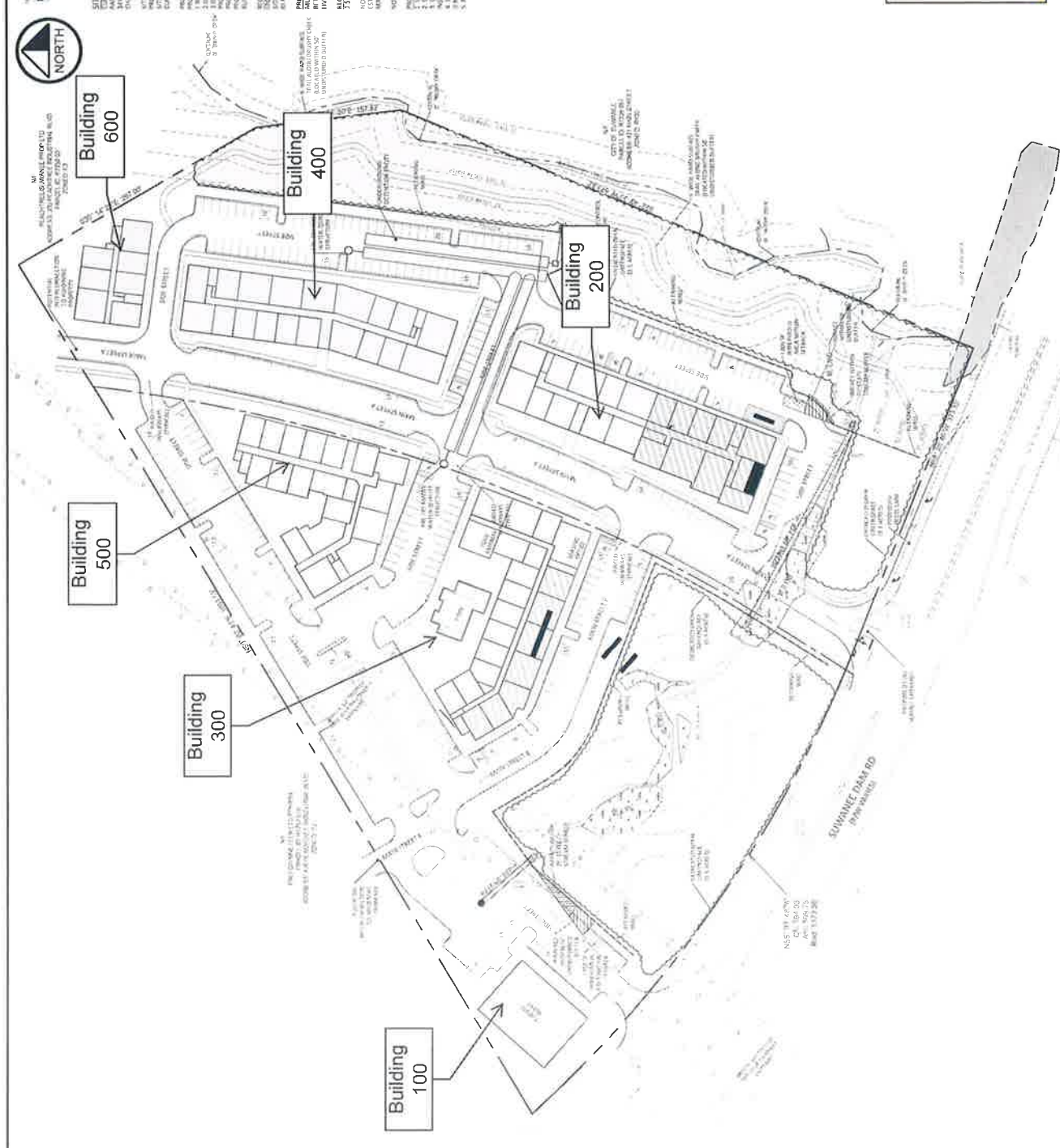
SITE DEVELOPMENT DATA
 1. SITE AREA: 10.0 ACRES
 2. TOTAL DEVELOPABLE AREA: 10.0 ACRES
 3. TOTAL DEVELOPABLE AREA: 10.0 ACRES
 4. TOTAL DEVELOPABLE AREA: 10.0 ACRES
 5. TOTAL DEVELOPABLE AREA: 10.0 ACRES
 6. TOTAL DEVELOPABLE AREA: 10.0 ACRES
 7. TOTAL DEVELOPABLE AREA: 10.0 ACRES
 8. TOTAL DEVELOPABLE AREA: 10.0 ACRES
 9. TOTAL DEVELOPABLE AREA: 10.0 ACRES
 10. TOTAL DEVELOPABLE AREA: 10.0 ACRES

PROPOSED BUILDING
 1. BUILDING 100: 412,000 SF
 2. BUILDING 200: 412,000 SF
 3. BUILDING 300: 412,000 SF
 4. BUILDING 400: 412,000 SF
 5. BUILDING 500: 412,000 SF
 6. BUILDING 600: 412,000 SF

PROPOSED PARKING
 1. TOTAL PARKING SPACES: 1,000
 2. TOTAL PARKING SPACES: 1,000
 3. TOTAL PARKING SPACES: 1,000
 4. TOTAL PARKING SPACES: 1,000
 5. TOTAL PARKING SPACES: 1,000
 6. TOTAL PARKING SPACES: 1,000

PROPOSED UTILITIES
 1. WATER MAINS: 12" DIAMETER
 2. SEWER MAINS: 12" DIAMETER
 3. GAS MAINS: 12" DIAMETER
 4. TELEPHONE MAINS: 12" DIAMETER
 5. CABLE MAINS: 12" DIAMETER
 6. FIBER OPTIC MAINS: 12" DIAMETER

PROPOSED LANDSCAPE
 1. TOTAL TREES: 100
 2. TOTAL TREES: 100
 3. TOTAL TREES: 100
 4. TOTAL TREES: 100
 5. TOTAL TREES: 100
 6. TOTAL TREES: 100



Perspective

Southeast Entry from Suwannee Dam Rd NW



Perspective

Entry from Suwanee Dam Rd NW



22-2018-009 Exhibit B (2 of 4)

Perspective
Amenity/Clubhouse Building



Perspective

North Entry from Future Road

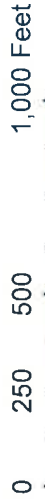




Location Map RZ-2018-009



Legend



1:6,000



Zoning Map RZ-2018-009

Legend



ZONING

- C-1
- C-2
- C-2A
- C-3
- GCA
- IRD
- M-1
- OI
- OTCD
- PMUD
- R-100
- R-140
- R-75
- R-85
- RM6
- RM8

- roads
- streams

