

REZONING:

RZ-2019-005 & AN-2019-001

**CITY OF SUWANEE
ANNEXATION & ZONING ANALYSIS**

CASE NUMBERS: RZ-2019-005
AN-2019-001

REQUEST: R-100 (GWINNETT COUNTY SINGLE-FAMILY RESIDENCE DISTRICT) and R-100 (CITY OF SUWANEE RESIDENTIAL SINGLE FAMILY DISTRICT) to O-I (CITY OF SUWANEE OFFICE-INSTITUTIONAL DISTRICT)

LOCATION: NORTHWEST CORNER OF THE INTERSECTION OF MCGINNIS FERRY ROAD AND NORTHOLT PARKWAY

TAX ID NUMBER: 7-168-002

ACREAGE: APPROXIMATELY 4.4 ACRES

PROPOSED DEVELOPMENT: ASSISTED LIVING FACILITY

APPLICANT: MAHAFFEY PICKENS TUCKER, LLP
1550 NORTH BROWN ROAD, SUITE 125
LAWRENCEVILLE, GA 30043

OWNER: HJK 1, LLC
1550 NORTH BROWN ROAD, SUITE 125
LAWRENCEVILLE, GA 30043

CONTACT: SHANE LANHAM
PHONE NUMBER: 770-232-0000

RECOMMENDATION: APPROVAL WITH CONDITIONS

The subject property is located at the northwest corner of the intersection of McGinnis Ferry Road and Northolt Parkway. Since 2.7 acres of this 4.4 acre parcel are outside the City limits, the applicant requests annexation of the Gwinnett County portion (2.7 acres) into the City of Suwanee simultaneously with the request for rezoning of the entire property to O-I (Office-Institutional District) to allow for a two story assisted living facility with up to 90 beds/units. The site plan envisions an underground detention facility and a parking lot with 57 parking spaces and access onto Northolt Parkway.

When land is annexed into the City, the land must be zoned to a City of Suwanee zoning district. In this case, the request is from Gwinnett County's R-100 (Single-Family Residence District) to the City of Suwanee's O-I (Office-Institutional District).

Georgia has annexation statutes that regulate the annexation and de-annexation of land within the state. There are several types of annexations delineated by these regulations. In this case, the proposed annexation is regulated by the *annexation by the 100% method* (O.C.G.A 36-36-20 through 23). The “100% method” means that all of the property owners of the parcels subject to annexation (in this case 1 owner and 1 property) have requested annexation. This method allows municipal governing bodies the authority to annex unincorporated parcels contiguous to their municipal limits. Annexation may occur simply from an act of the municipality. Once a resolution to annex the subject property is adopted by the municipality, notice must be served to the Georgia Department of Community Affairs and Gwinnett County. The City Council makes the decision to annex or not. The Planning Commission will only be voting to recommend the appropriate zoning district if the property is annexed.

ANALYSIS:

The subject property consists of approximately 4.4 acres of vacant wooded land located at the northwest corner of the intersection of McGinnis Ferry Road and Northolt Parkway. The property is bound by Northolt Parkway to the southeast and a stream to the west. The adjacent land across the stream is vacant wooded land in unincorporated Gwinnett County (zoned R-100 - Unincorporated Gwinnett). The parcel is able to accommodate the proposed development. The proposed site plan does not show any encroachment into the required buffer along the stream. Any encroachment into this stream buffer would require a variance.

The subject property is surrounded by institutional and residential uses. The adjacent property to the north is occupied by Burnette Elementary School (zoned RZT - Unincorporated Gwinnett) and Salude rehabilitation facility (zoned PMUD – City of Suwanee). Across McGinnis Ferry Road, in unincorporated Gwinnett County, there is a church (zoned R-100 - Unincorporated Gwinnett) and an industrial building (zoned M-1 - Unincorporated Gwinnett). Across Northolt Parkway, there is an undevelopable sliver of land that is a remnant from the construction of Northolt Parkway that is adjacent to property containing a single family home. Both of these properties are zoned R-100 – City of Suwanee. The proposed use is consistent with the uses in the surrounding area.

The applicant proposes to develop the site with an assisted living facility with 90 units. Access to the site would be from Northolt Parkway. The proposed building would sit close to the existing sidewalk along Northolt Parkway at the north end of the property, and a surface parking lot would be located to the side of the building at the south end of the property. Placing the building close to the sidewalk and minimizing the presence of parking along the pedestrian realm are good practices that can create an environment conducive to walking. This walkability is consistent with the adjacent Terraces at Suwanee Gateway Planned Mixed-Use Development District (PMUD) and would continue this development pattern to the end of Northolt Parkway; which was constructed to serve the adjacent mixed-use project.

It should be noted that the requested O-I zoning district requires a minimum 50 foot front yard for lot fronting a public street and a minimum 50 foot buffer where a lot is abutting or across

from a residential zoning district. The subject property fronts Northolt Parkway; therefore, a 50 foot front setback would be required. A variance from this regulation would be required prior to an issuance of a development permit in order for the subject property to be developed per the proposed site plan.

The subject property meets the minimum standards for the O-I zoning district. There is no minimum lot size or lot width requirement for the district, and the subject property exceeds the minimum 40 feet of road frontage.

A portion of the subject property is not in the City and is not shown on the City's Future Land Use Map. The Gwinnett County Future Development Map shows this property as part of a Workplace Center. According to the Gwinnett 2040 Unified Plan, Workplace Centers are areas designated to be employment focused. Suwanee's O-I zoning district (Office-Institutional District) allows for office, institutions and related limited retail business and service activities. Therefore, the proposed zoning district is generally consistent with the County's Future Development Map.

The City's Future Land Use Plan shows the portion of the subject property that is within the City as commercial/retail. The proposed use as an assisted living facility is institutional. While not directly consistent with the City's Future Land Use Plan, an institutional use would be consistent with adjacent institutional uses including an elementary school and a physical rehabilitation facility. The subject property is located within the Suwanee Gateway character area. The vision for the Gateway character area is an employment center. While the proposed institutional use is not entirely consistent with the designation for commercial/retail, it is consistent with the vision of the area as an employment center. An institutional use would also be compatible with any potential future commercial developed in the area.

In 2011, Gwinnett County completed an extension of 4 lane McGinnis Ferry Road from Satellite Boulevard across I-85 to Lawrenceville-Suwanee Road. Formerly, the area was served by 2 lane Burnette Road. As a result, what was formerly a quiet residential area is now transitioning to more intensive land uses. Additionally, the County will be connecting McGinnis Ferry Road to I-85 nearby via a half diamond creating direct access to I-85 South from McGinnis Ferry Road and direct access from I-85 North onto McGinnis Ferry Road. This impending improvement is likely to accelerate the transition away from residential uses. The proposed use of the property as an institutional use would be more consistent with the surrounding uses and ultimately more consistent with the vision for the Suwanee Gateway character area even if the proposed use is not entirely consistent with the future land use map.

The proposed annexation would allow for the development of the property under one jurisdiction. The requested O-I (Office-Institutional District) zoning is compatible to the use that is called for in the County's Future Development Map, and it is compatible with the City's future plans for the subject property. The County has been notified of the proposed annexation and rezoning. As such, if the City Council chooses to annex the subject property, approval as O-I would be the most suitable category. The Planning Department recommends **APPROVAL WITH CONDITIONS** of the request.

Recommended Conditions
RZ-2019-005

The Planning Department recommends rezoning the subject property to O-I subject to the following enumerated conditions:

1. Use shall be limited to a senior living facility. The total number of all units shall not exceed 90 units. All units shall be assisted living and/or memory care units and comply with all federal and state regulations. Amenities and services such as social and recreational activities, meal service providing residents 14 to 21 meals per week, housekeeping services, shuttle/transportation services, assistance with activities of daily living, and 24 hour emergency response shall be required components of the use.
2. Architecture should be residential in nature, have a pitched roof and be generally consistent with Exhibit B. Exterior materials should be limited to two primary materials and one accent material. All windows that have grilles should be simulated divided lite windows. The City of Suwanee Planning and Inspections Director shall have final approval for all architecture prior to the issuance of a development permit.
3. All utilities shall be located underground.
4. All parking shall be screened with an adequate hedgerow from any public street. Any off-street parking areas shall meet the minimum landscape standards for parking lots as indicated in the City of Suwanee Zoning Ordinance.
5. Landscaping shall be approved by the City of Suwanee Planning and Inspections Director.
6. The height and material of any site walls that are highly visible or facing a public street shall be subject to the approval of the Planning and Inspections Department.

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 zoning would be suitable in view of adjacent and nearby property.

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

The proposal would not adversely affect the existing use or usability of adjacent or nearby property.

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

The 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;

The proposal would not result in a use that would cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

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

A portion of the subject property is not in the City and is not shown on the City's Future Land Use Map. The Gwinnett County Future Development Map shows this property as part of a Workplace Center. According to the Gwinnett 2040 Unified Plan, Workplace Centers are areas designated to be employment focused. Suwanee's O-I zoning district (Office-Institutional District) allows for office, institutions and related limited retail business and service activities. Therefore, the proposed zoning district is generally consistent with the County's Future Development Map.

The City's Future Land Use Plan shows the portion of the subject property that is within the City as commercial/retail. The proposed use as an assisted living facility is institutional. While not directly consistent with the City's Future Land Use Plan, an institutional use would be consistent with adjacent institutional uses including an elementary school and a physical rehabilitation facility. An institutional use would also be compatible with any potential future commercial developed in the area.

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

When land is annexed into the City, the land must be zoned to a City of Suwanee zoning district. The applicant is proposing to annex a portion of the subject property that is currently in unincorporated Gwinnett County into the City and zone the entire property to the O-I zoning district in the City of Suwanee. The O-I zoning district is the City's zoning district that is most consistent with the County's Workplace Center designation.

In 2011, Gwinnett County completed this extension of 4 lane McGinnis Ferry Road from Satellite Boulevard across I-85 to Lawrenceville-Suwanee Road. Formerly, the area was served by 2 lane Burnette Road. As a result, what was formerly a quiet residential area is now transitioning to more intensive land uses. Additionally, the County will be connecting McGinnis Ferry Road to I-85 just down the road via a half diamond creating direct access to I-85 South from McGinnis Ferry Road and direct access from and I-85 North onto McGinnis Ferry Road. This impending improvement is likely to accelerate the transition away from residential uses. The proposed use of the property as an institutional use would be more consistent with the surrounding uses and ultimately more consistent with the vision for the Suwanee Gateway character area even if the proposed use is not entirely consistent with the future land use map.

REZONING APPLICATION

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

APPLICANT INFORMATION*	OWNER INFORMATION*
NAME: <u>Owner c/o Mahaffey Pickens Tucker, LLP</u>	NAME: <u>HJK 1, LLC</u>
ADDRESS: <u>1550 N Brown Rd, Ste 125</u> <u>Lawrenceville, Georgia 30043</u>	ADDRESS: <u>1550 North Brown Road, Suite 125</u> <u>Lawrenceville, Georgia 30043</u>
PHONE: <u>770 232 0000</u>	PHONE: <u>770 232 0000</u>

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): R-100 REQUESTED ZONING DISTRICT O-I
 PROPOSED DEVELOPMENT: Assisted Living Facility
 TAX PARCELNUMBER(S): 7168 092, 7168 025, 7168 002, 7168 026
 ADDRESS OF PROPERTY: McGinnis Ferry Road @ Northolt Parkway
 TOTAL ACREAGE: 4.1625 PUBLIC ROADWAY ACCESS: Northolt Parkway

FOR RESIDENTIAL DEVELOPMENT:	FOR NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: <u>1/90</u>	NO. OF BUILDINGS/UNITS: <u>N/A</u>
DWELLING UNIT SIZE (SQ. FT.): <u>varies</u>	TOTAL GROSS SQUARE FEET: _____

CERTIFICATIONS

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

Signature of Applicant* <u>Shane Lanham, Attorney</u> Print Name* <u>Shane Lanham</u> Signature of Notary <u>Amanda Masley</u>	<u>7/1/19</u>  Date <u>7/1/19</u>	Signature of Owner* <u>Hanson J. Kim, Manager</u> Print Name* Signature of Notary Date
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* If Additional Applicant or Owner Information is Needed Please Complete Additional Application Form(s)

SUWANEE USE ONLY

Date Received: 10-28-19 Case No.: RZ-2019-005 Accepted By: AD

REZONING APPLICATION

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

APPLICANT INFORMATION*	OWNER INFORMATION*
NAME: <u>Owner c/o Mahaffey Pickens Tucker, LLP</u>	NAME: <u>HJK 1, LLC</u>
ADDRESS: <u>1550 N Brown Rd, Ste 125</u> <u>Lawrenceville, Georgia 30043</u>	ADDRESS: <u>1550 North Brown Road, Suite 125</u> <u>Lawrenceville, Georgia 30043</u>
PHONE: <u>770 232 0000</u>	PHONE: <u>770 232 0000</u>

CONTACT PERSON: Shane Lanham CONTACT PHONE: 770 232 0000
 EMAIL ADDRESS: slanham@mptlawfirm.com FAX NUMBER: 678 518 6880


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 PROPOSED DEVELOPMENT: Assisted Living Facility
 TAX PARCELNUMBER(S): 7168 092, 7168 025, 7168 002, 7168 026
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FOR RESIDENTIAL DEVELOPMENT:	FOR NON-RESIDENTIAL DEVELOPMENT:
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DWELLING UNIT SIZE (SQ. FT.): <u>varies</u>	TOTAL GROSS SQUARE FEET: _____

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_____ Signature of Applicant* <u>Shane Lanham, Attorney</u> Print Name*	_____ Date	_____ Signature of Owner* <u>Hanson J. Kim, Manager</u> Print Name*	_____ Date <u>July 30, 2019</u>
_____ Signature of Notary	_____ Date	_____ Signature of Notary 	_____ Date <u>July 30, 2019</u>

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

CITY OF SUWANEE USE ONLY

Date Received: 10-28-19 Case No.: RZ-2019-005 Accepted By: AP

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: 10-28-19 Case No.: PZ-2019-005 Accepted By: AD

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 an existing PMUD development and is located in close proximity to land zoned M-1, C-2, O-I, and R-ZT in the City of Suwanee and Gwinnett County.
- (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 Northolt Parkway in close proximity to McGinnis Ferry Road and Lawrenceville-Suwanee Road 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 is also compatible with the policies of the Gwinnett County 2040 Plan which encourages office/institutional zonings and mixed-use developments in its Workplace Center Character Area.
- (F) The Applicant submits that the office-institutional and mixed-use nature of adjoining and surrounding properties and the specific housing needs of an aging population provide additional supporting grounds for approval of the Application.

RZ-2019-005



Matthew P. Benson
Gerald Davidson, Jr.*
Brian T. Easley
Kelly O. Faber
Christopher D. Holbrook
Nicholas N. Kemper
Shane M. Lanham
Austen T. Mabe

Jeffrey R. Mahaffey
Steven A. Pickens
Catherine V. Schutz
Thomas A. Simpson
Andrew D. Stancil
R. Lee Tucker, Jr.

*Of Counsel

**COMBINED LETTER OF INTENT FOR REZONING APPLICATION AND
ANNEXATION PETITION**

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and attached Rezoning Application and Annexation Petition (together, the “Applications”) on behalf HJK 1, LLC (the “Applicant”) relating to an approximately 4.1625-acre tract of land located at the intersection of McGinnis Ferry Road and Northolt Parkway (the “Property”). The Property is partially within the municipal boundary of the City of Suwanee, Georgia (the “Suwanee Portion”) and partially in unincorporated Gwinnett County (the “Gwinnett Portion”). The Suwanee Portion and the Gwinnett Portion are each zoned R-100 pursuant to the zoning ordinances of the City of Suwanee and Gwinnett County, respectively. The Applicant is requesting to annex the Gwinnett Portion into the City of Suwanee and rezone the entire Property O-I for use as an Assisted Living Facility.

The Applicant is proposing to construct and operate a 90-unit Assisted Living Facility on the Property. Expanding housing options is encouraged by both the City’s and Gwinnett County’s long-range planning documents which identify the need to provide housing for growing communities. The proposed use is also compatible with surrounding zoning classifications and land uses along Northolt Parkway. Specifically, the Property is adjacent to the Salude facility in the City of Suwanee which provides, according to its website, several types of recovery and rehabilitation care including Stroke Rehabilitation, Orthopedic and Musculoskeletal Care and Recovery, and Pulmonary Care and Recovery. Like Salude, the proposed use would provide a quasi-residential, quasi-medical use for residents based on their particular needs. The proposed use is also compatible with other Office/Institutional uses in the area including Gateway Church at Suwanee on McGinnis Ferry Road and multi-family and office uses along Northolt Parkway and Sutton Gate Drive. Additionally, to the south across McGinnis Ferry Road are several industrial uses along Suwanee Industrial Way. To the west along McGinnis Ferry Road is additional land owned by the Applicant, which is not the subject of the Applications, and Burnette Elementary School.

The Applicant is proposing to annex the Gwinnett Portion into the City and rezone the entire Property O-I to continue the existing development trend along Northolt Parkway.

Sugarloaf Office || 1550 North Brown Road, Suite 125, Lawrenceville, Georgia 30043

NorthPoint Office || 11175 Cicero Drive, Suite 100, Alpharetta, Georgia 30022

TELEPHONE 770 232 0000

FACSIMILE 678 518 6880

www.mptlawfirm.com

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Approval of the Applications would expand previously-approved office, medical, and/or institutional uses with additional compatible uses while also diversifying land uses in the community. Expanding housing options for seniors is a major long-range planning goal because it enhances the quality of life for current and future residents. Current residents would have increased options for quality assisted living facilities for themselves as well as family. For example, such uses allow current residents to stay in their communities as they move through different life stages.

We respectfully request your approval of the Applications and would welcome the opportunity to meet with the staff of the City of Suwanee Planning and Development Department to answer any questions related to this Letter of Intent of the Applications attached hereto.

Respectfully submitted this 25th day of October, 2019.

MAHAFFEY PICKENS TUCKER, LLP



Shane M. Lanham
Attorneys for Applicant

RZ-2019-005

JUSTIFICATION FOR REZONING & ANNEXATION

The portions of the Zoning Ordinance (the “Ordinance”) of the City of Suwanee, Georgia (the “City”) which classify or may classify the property which is the subject of this Application (the “Property”) into any less intensive zoning classification other than as requested by the Applicant, are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the ordinance as applied to the subject Property, which restricts its use to the present zoning classification, is unconstitutional, illegal, null and void, constituting a taking of the Applicant's and the Owners’ property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

The Property is presently suitable for development under the O-I classification as requested by the Applicant, and is not economically suitable for development under the present R-100 zoning classification and GC-A zoning classification of the City. A denial of this Application would constitute an arbitrary and capricious act by the Mayor and City Council without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the Mayor and City Council to rezone the Property to the O-I classification with

RZ-2019-005

such conditions as agreed to by the Applicant, so as to permit the only feasible economic use of the Property, would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the subject Property to the O-I classification, subject to conditions which are different from the conditions by which the Applicant may amend its application, to the extent such different conditions would have the effect of further restricting the Applicant's and the Owners' utilization of the subject Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

Accordingly, the Applicant respectfully requests that the rezoning application submitted by the Applicant relative to the Property be granted and that the Property be rezoned to the zoning classification as shown on the respective application.

This 25th day of October, 2019

Respectfully submitted,

MAHAFFEY PICKENS TUCKER, LLP



Shane M. Lanham
Attorneys for Applicant

1550 North Brown Road
Suite 125
Lawrenceville, Georgia 30043
(770) 232-0000

RZ-2019-005

PLAN & BOOK NO. 2019
PRECISION PLANNING INC.
14815 115th St
P.O. Box 1000
Plymouth, MN 55441

LEGEND

--- 1/4" = 1' PLANNING DEPARTMENT APPROVAL CERTIFICATE
--- 1/4" = 1' EXEMPTION PLAT APPROVAL
--- 1/4" = 1' SURVEYOR'S CERTIFICATION
--- 1/4" = 1' CURVE TABLE
--- 1/4" = 1' LINE TABLE

--- 1/4" = 1' LOT 1
--- 1/4" = 1' LOT 2

--- 1/4" = 1' PLANNING DEPARTMENT APPROVAL CERTIFICATE
--- 1/4" = 1' EXEMPTION PLAT APPROVAL
--- 1/4" = 1' SURVEYOR'S CERTIFICATION
--- 1/4" = 1' CURVE TABLE
--- 1/4" = 1' LINE TABLE

SURVEYOR'S CERTIFICATION

I, the undersigned, being duly sworn, do hereby certify that the foregoing is a true and correct copy of the original plat as recorded in the office of the County Auditor of Ramsey County, Minnesota, and that the same is a true and correct copy of the original plat as recorded in the office of the County Auditor of Ramsey County, Minnesota.

DATE: 10/11/17
SURVEYOR: [Signature]

STORMWATER NOTES

1. THERE IS NO DISCHARGE ON THE PROPERTY FROM PANEL 1 THROUGH 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

GENERAL NOTES

1. ALL LOTS TO BE EXEMPT FROM PLANNING DEPARTMENT APPROVAL CERTIFICATE REQUIREMENTS.
2. CONFORMANCE WITH THE CITY OF MINNEAPOLIS ZONING ORDINANCE, CHAPTER 15.05, IS REQUIRED.
3. THE CITY OF MINNEAPOLIS ZONING ORDINANCE, CHAPTER 15.05, IS REQUIRED.
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9. THE CITY OF MINNEAPOLIS ZONING ORDINANCE, CHAPTER 15.05, IS REQUIRED.
10. THE CITY OF MINNEAPOLIS ZONING ORDINANCE, CHAPTER 15.05, IS REQUIRED.

PLANNING DEPARTMENT APPROVAL CERTIFICATE

THIS PLAT IS APPROVED BY THE PLANNING DEPARTMENT OF THE CITY OF MINNEAPOLIS, MINNESOTA, ON THE DATE OF RECORDATION, SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE PLAT MUST BE RECORDED IN THE OFFICE OF THE COUNTY AUDITOR OF RAMSEY COUNTY, MINNESOTA, WITHIN 90 DAYS OF THE DATE OF RECORDATION.

2. THE PLAT MUST BE RECORDED IN THE OFFICE OF THE COUNTY AUDITOR OF RAMSEY COUNTY, MINNESOTA, WITHIN 90 DAYS OF THE DATE OF RECORDATION.

PRECISION PLANNING INC.
PLANNERS • ENGINEERS • ARCHITECTS • SURVEYORS

LAND LOT 168 7TH DISTRICT,
PARTIALLY IN THE CITY OF MINNEAPOLIS,
RAMSEY COUNTY, MINNESOTA

EXEMPTION PLAT
XF12019-00044

1 OF 1

PROPERTY INFORMATION

OWNER: HANSON KIM
ADDRESS: 168 7TH DISTRICT, PARTIALLY IN THE CITY OF MINNEAPOLIS, RAMSEY COUNTY, MINNESOTA

AREA SUMMARY
LOT ONE = 4.487 ACRES
LOT TWO = 4.438 ACRES
TOTAL ACRES = 8.923 ACRES

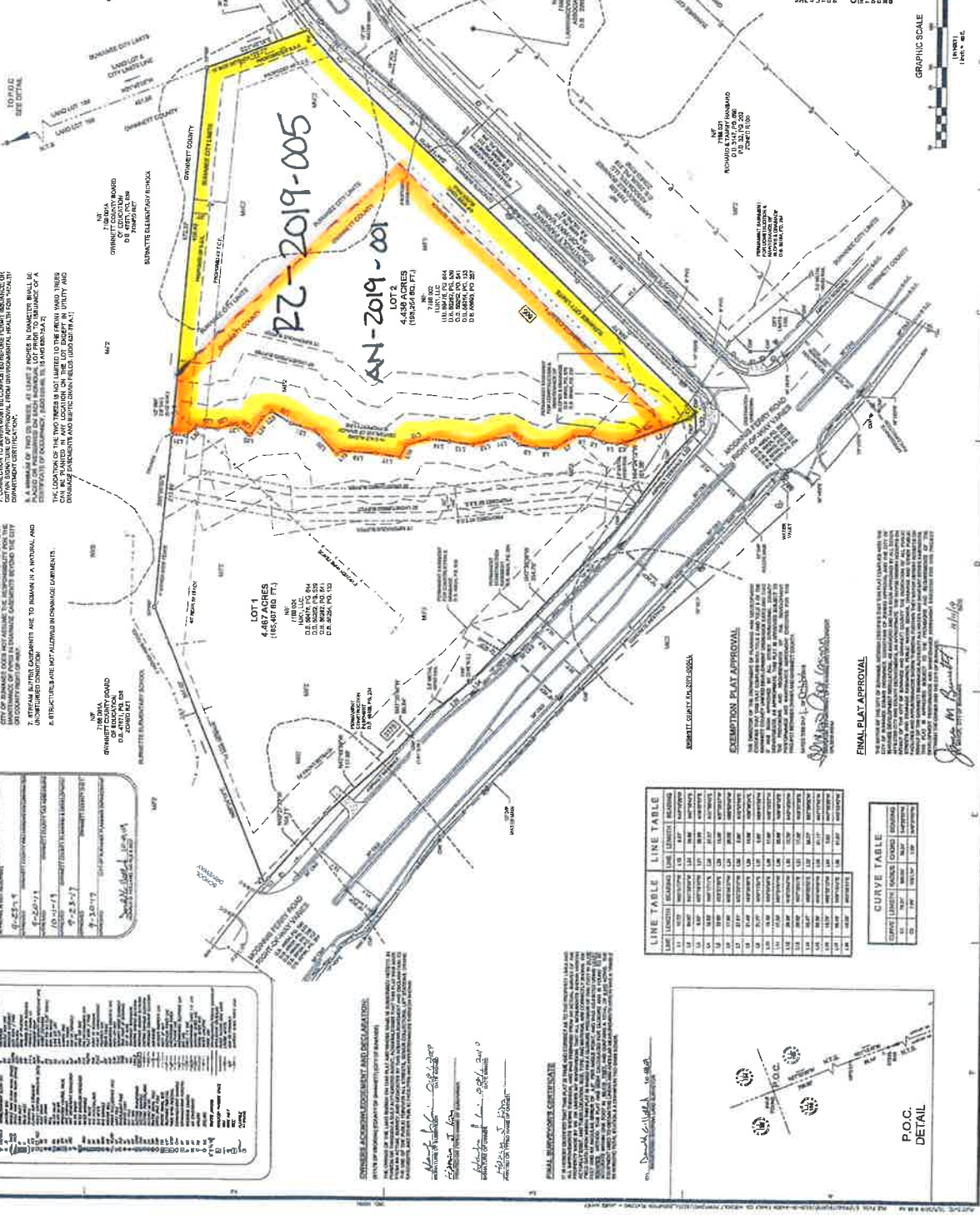
EXEMPTION PLAT DATA

NO.	DESCRIPTION	DATE
1	EXEMPTION PLAT	10/11/17

PLAT CLOSURE STATEMENT:
THIS PLAT IS A CLOSURE OF THE PLAT OF THE CITY OF MINNEAPOLIS, MINNESOTA, AND IS SUBJECT TO THE FOLLOWING CONDITIONS:

VERTICAL DATUM:
NAD 83

FLOOD NOTE:
THIS PLAT IS SUBJECT TO THE FLOOD HAZARD ZONING MAP OF THE CITY OF MINNEAPOLIS, MINNESOTA.

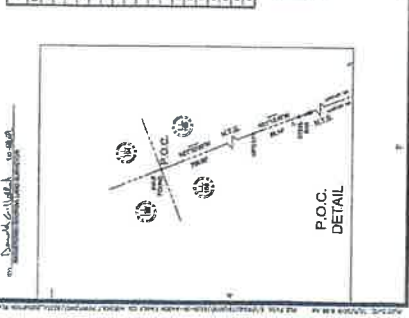


LINE TABLE

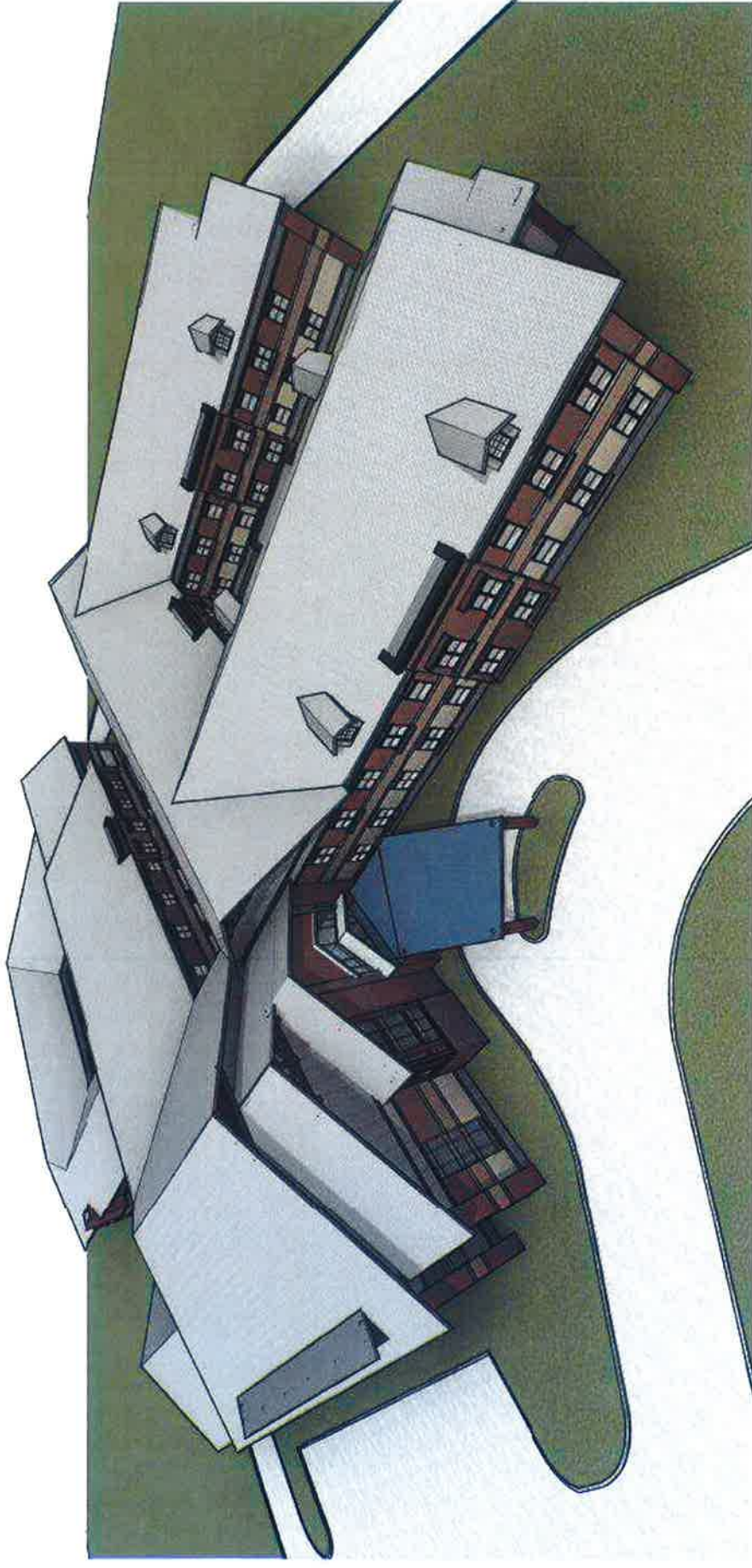
LINE	LENGTH	BEARING
1	100.00	N 00° 00' 00\"
2	100.00	E 00° 00' 00\"
3	100.00	S 00° 00' 00\"
4	100.00	W 00° 00' 00\"

CURVE TABLE

CHORD	LENGTH	CHORD BEARING	ANGLE
1	100.00	N 00° 00' 00\"	90.00
2	100.00	E 00° 00' 00\"	90.00
3	100.00	S 00° 00' 00\"	90.00
4	100.00	W 00° 00' 00\"	90.00



RZ-2019-005 & AN-2019-001



SENIOR LIVING
3D Perspective Bird-eye View

Exhibit B (2 of 7)



SENIOR LIVING

Exhibit B (3 of 7)

3D Perspective @ Entrance



SENIOR LIVING

Exhibit B (4 of 7)

3D Perspective Bird-eye View



SENIOR LIVING
3D Perspective Bird-eye View

Exhibit B (5 of 7)



Exhibit B (6 of 7)

SENIOR LIVING
3D Perspective Bird-eye View



SENIOR LIVING
3D Perspective Bird-eye View

Exhibit B (7 of 7)



Location Map

RZ-2019-005

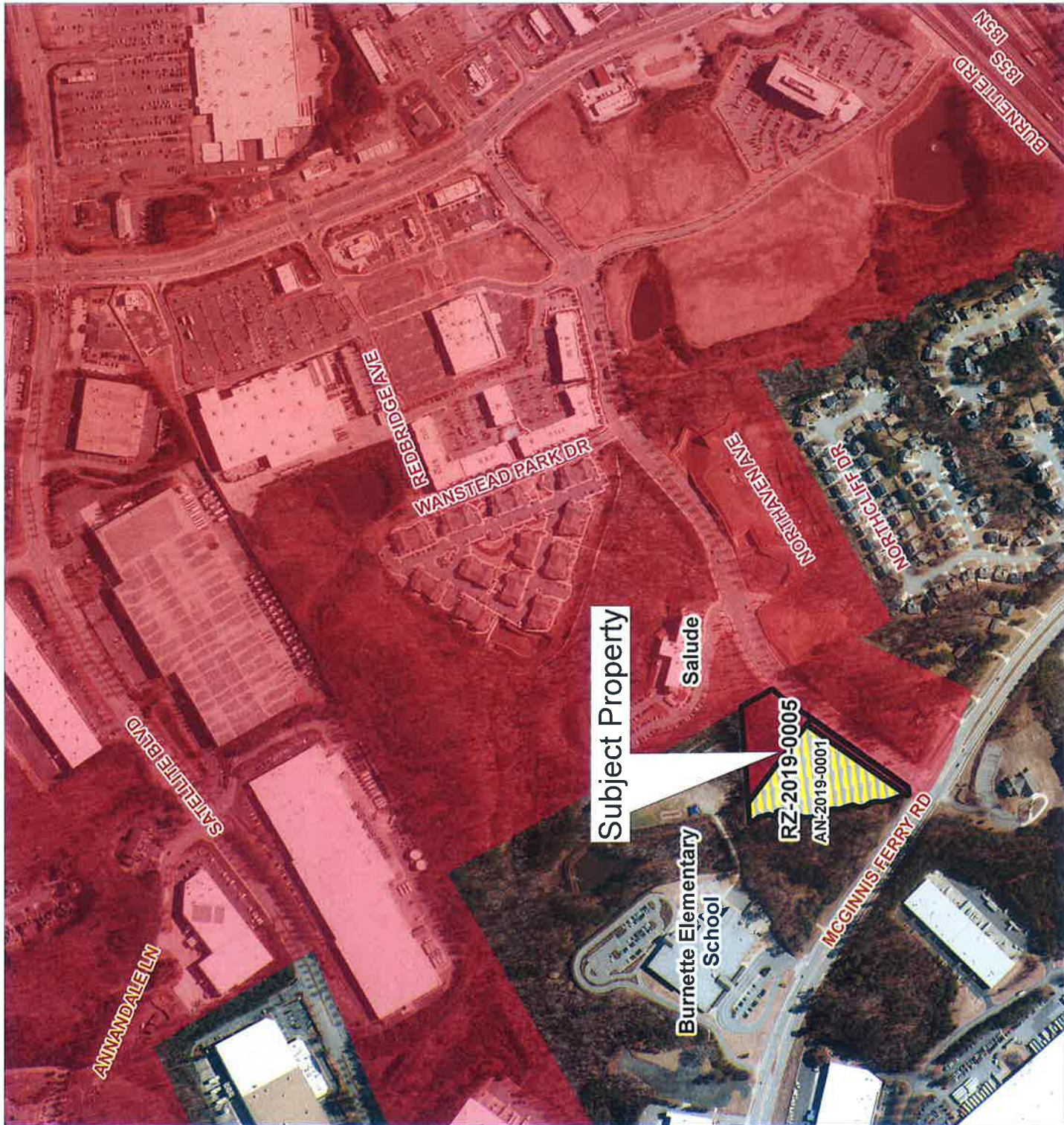
AN-2019-001

Legend

- AN-2019-001
- RZ-2019-005
- City Limits



This is a representation of the Official Zoning Map for the City of Suwanee. Do not rely solely on this map for parcel or zoning information. It is provided for general information purposes only. Please contact the City of Suwanee and refer to official documents to verify any data contained herein. Printed May 2019

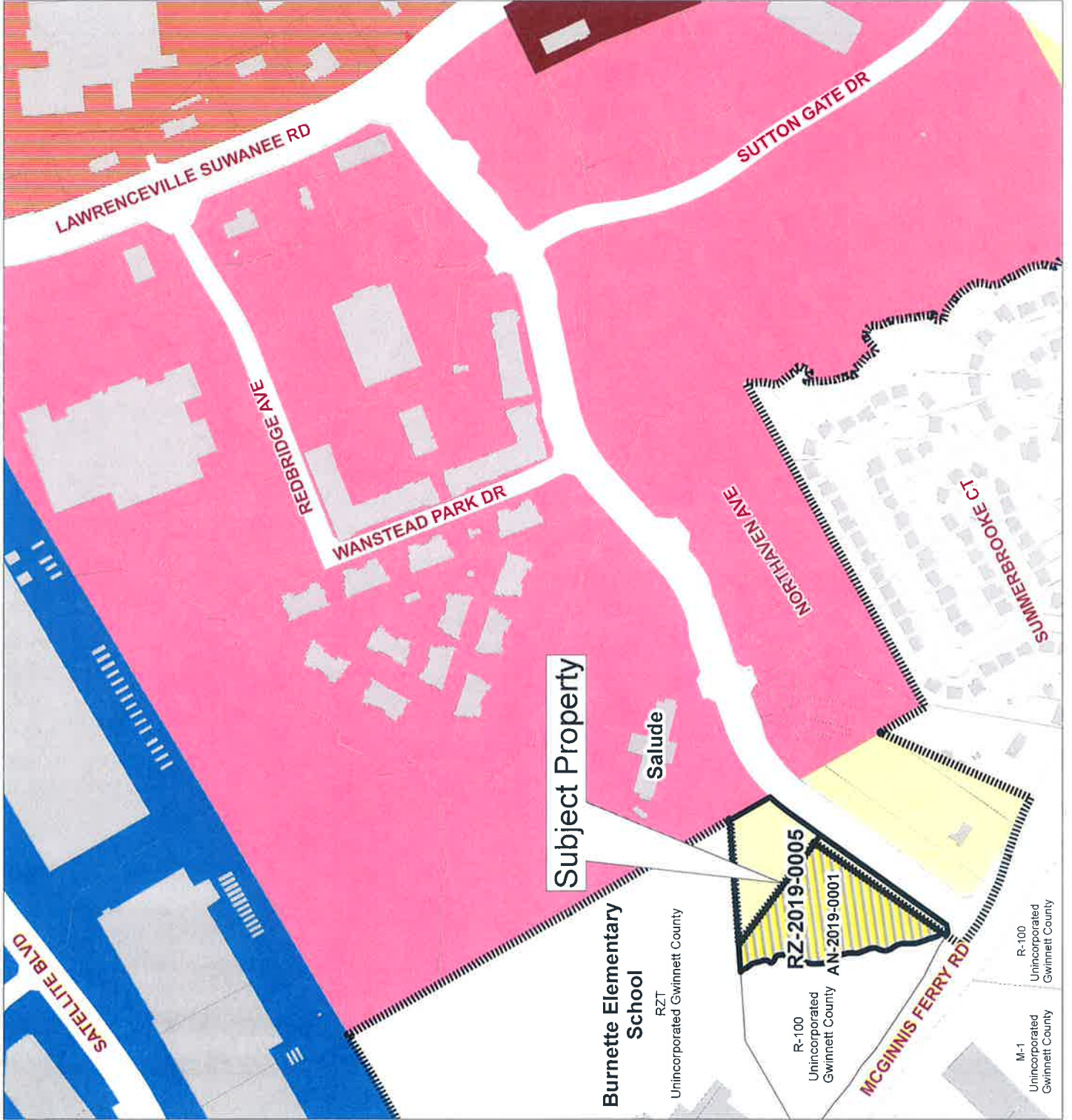


Location Map

RZ-2019-005

AN-2019-001

Legend	
Boundaries	
	AN-2019-001
	RZ-2019-005
	City Limits
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



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