

**REZONING:  
RZ-2020-002  
Addendum**

**RZ-2020-002 Addendum:**

The applicant for RZ-2020-002 amended the proposed concept plan in an attempt to address staff's recommended condition that courtyards be a minimum of 80 feet wide to provide more usable green space. The revised plan dated October 21, 2020 has one larger courtyard that is approximately 80 feet wide by 160 feet long instead of two smaller courtyards. This courtyard would be fronted by 12 of the townhomes. The size of the amenity area was also increased, and townhomes were rearranged to front the amenity area on both sides.

The proposed neighborhood would still include 75 townhomes. The revised plan has one more rear loaded unit than originally proposed resulting in a total of 65 rear loaded units and 10 front loaded units. The project would still include 39 guest parking spaces in addition to 22 foot deep driveways and two-car garages for each unit.

If the Planning Commission chooses to approve the rezoning request with the revised concept plan, the conditions of zoning should be amended as follows. These include changes requested by the applicant to condition #4 and condition #9 for clarification.

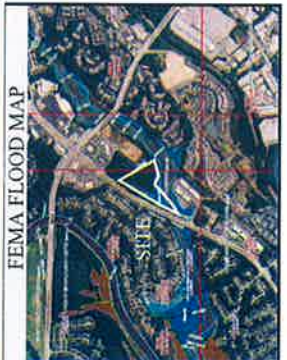
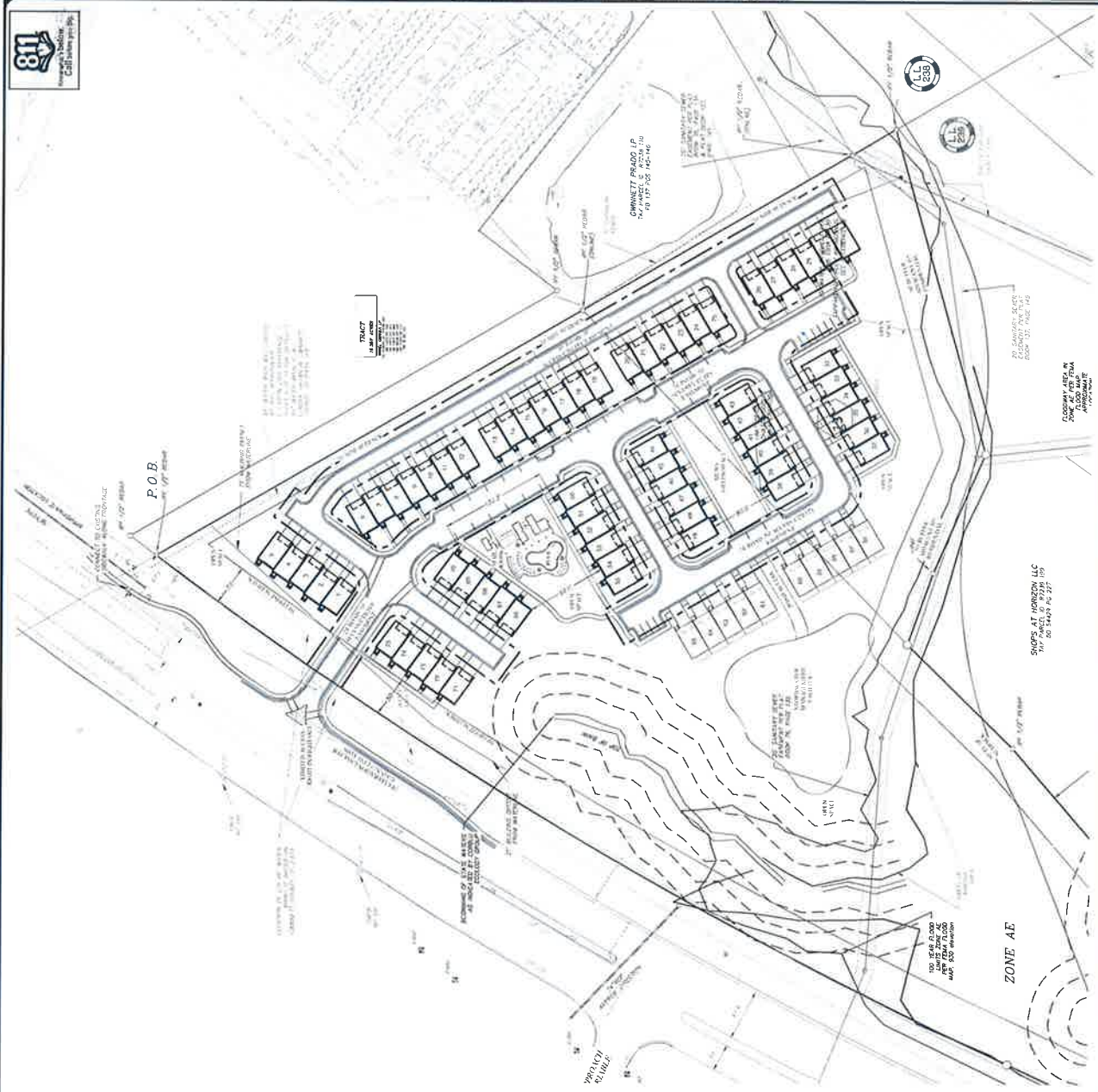
**RZ-2020-002**

Recommended Conditions:

10-22-20

1. Develop in accordance with the concept plan (dated ~~August 31~~ **October 21**, 2020) 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, 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. Uses shall be limited to single family attached homes, single family detached homes, and other traditional ancillary residential uses. A maximum of 75 homes may be constructed.
3. Development standards for single family attached homes:
  - a) Minimum lot width shall be 22 feet.
  - b) Minimum unit size shall be 1,900 square feet.
  - c) Maximum building height shall be 3 stories.
  - d) Minimum yard abutting a street shall be a minimum of 5 feet behind the sidewalk.
  - e) Minimum side yard setback shall be 0 feet.
  - f) Minimum rear yard setback shall be 0 feet.
  - g) Minimum distance between buildings shall be 10 feet.
4. Development shall include an amenity area including a swimming pool, cabana, mail kiosk, and fire pit connected by a continuous pedestrian network to residential units. Said improvements shall be completed ~~prior to approval of a final plat~~ **six months after recording or the final plat.**
5. Site design shall include ~~two~~ **one** open space courtyards that ~~are~~ **is** a minimum of 80 feet wide. ~~The~~ **€**courtyards shall be designed as usable open spaces that serves as **a** focal points for the development. ~~These~~ **This** should create a sense of place and identity for the development. ~~The~~ **€**courtyards should be fronted by buildings as depicted in the approved concept plan.
6. The design of any open space on the property shall be reviewed by the Planning and Inspections Director. No development permit shall be issued until the design of the open space and pedestrian network is approved. The final landscape plan shall be approved by the City of Suwanee Planning and Inspections Director.
7. All units have a two-car garage. A maximum of ~~44~~ **10** units may be front-loaded and are only permitted in the area identified on the concept plan. Remaining units shall be rear-loaded units accessed via rear alleys.

8. Sidewalks shall be a minimum of 5-feet-wide and shall connect every unit with the exception of front-loaded units to all open spaces, amenity areas, and Peachtree Industrial Boulevard.
9. Overstory street trees (selected from the list of approved street trees) shall be provided on 40-foot centers within a minimum 5-foot-wide planting strip located adjacent to the sidewalk along both sides of all streets within the neighborhood. Except where on-street parallel parking is provided **or roads are used as alleys**, said planting strip shall be between the curb and the sidewalk. Trees shall be a minimum 3 inch caliper. A root barrier shall be planted with all trees adjacent to a sidewalk.
10. Provide a minimum 5-foot-wide sidewalk along the road frontage for Peachtree Industrial Boulevard from the southwestern property line to connect with the existing sidewalk to the north. Said sidewalk shall be complete prior to the approval of the first final plat for the project.
11. Prior to the issuance of a development permit, architecture shall be subject to the review and approval of the City of Suwanee Planning and Inspections Department. The architecture and location of the mail kiosk and cabana will be a part of this review. Excluding windows and railings, materials shall be limited to brick, wood, and fiber cement siding or trim. Single family attached homes shall be three-sided brick and use windows and doors with simulated divided lites on front elevations and side elevations facing streets. Single family attached homes fronting the amenity area, ~~or~~ courtyards, **or open space** shall be four-sided brick. Wood or fiber cement materials may be used as trim on brick elevations.
12. On-street parking shall be provided as approximately shown on the approved concept plan.
13. All new utilities shall be located underground.



**SITE DATA:**

TOTAL SITE AREA	16.51 ACRES
NET SITE AREA	13.14 ACRES
ZONING	RESIDENTIAL
PARKING ZONING	RESIDENTIAL
PLANNING JURISDICTION	CITY OF ATLANTA
DEVELOPMENT SUMMARY	RESIDENTIAL
PROPOSED HOMES	24 UNITS
TOTAL SITE AREA	16.51 ACRES
PLANNING AREA	16.51 ACRES
PROPOSED NET DENSITY	1.45 UNITS/ACRE
MAX. DENSITY ALLOWED	1.45 UNITS/ACRE
DEVELOPMENT STANDARDS	
MIN. YARD	5 FEET
MIN. FRONT SETBACK	5 FEET
MIN. SIDE/REAR SETBACK	5 FEET
MIN. DRIVEWAY WIDTH	10 FEET
MIN. DRIVEWAY SPACING	10 FEET
MIN. DRIVEWAY WIDTH (FOR SIDEWALK)	10 FEET
MIN. DRIVEWAY SPACING (FOR SIDEWALK)	10 FEET
PARKING REQUIREMENTS	225 SPACES
MINIMUM PARKING SPACES	225 SPACES
MINIMUM PARKING SPACES PER UNIT	9 SPACES
MINIMUM PARKING SPACES PER 1,000 SQ. FT.	9 SPACES

- PROJECT NOTES:**
1. SUBMITTER'S MANAGEMENT PLAN FOR THIS CONCEPT TO BE A FLOOD MITIGATION MEASURE.
  2. ALL LOTS SHALL BE FULLY DEVELOPED AND CONFORM TO ALL APPLICABLE REGULATIONS AND ORDINANCES.
  3. REQUIREMENTS OF THE CITY'S PLANNING DEPARTMENT SHALL BE FULLY COMPLIED WITH.
  4. DEVELOPMENT SHALL BE FULLY COMPLIED WITH ALL CITY ORDINANCES.
  5. DEVELOPMENT SHALL BE FULLY COMPLIED WITH ALL CITY ORDINANCES.
  6. DEVELOPMENT SHALL BE FULLY COMPLIED WITH ALL CITY ORDINANCES.
  7. DEVELOPMENT SHALL BE FULLY COMPLIED WITH ALL CITY ORDINANCES.

**PIB @ MCGINNIS FERRY ROAD**  
A MASTER PLANNED RESIDENTIAL DEVELOPMENT  
TAYLOR MORRISON HOMES GEORGIA

**PLANNERS AND ENGINEERS COLLABORATIVE**  
WE PROVIDE SOLUTIONS  
SITE PLANNING • LANDSCAPE ARCHITECTURE • CIVIL ENGINEERING • LAND SURVEYING  
150 RESEARCH COURT • PEACHTREE CORNERS, GEORGIA 30093 • (770) 435-2241 • FAX (770) 435-2915

**REVISIONS:**

NO.	DATE	BY	DESCRIPTION
1	10/21/20	LL	ISSUE FOR PERMIT
2	10/21/20	LL	ISSUE FOR PERMIT

**REZONING MASTER PLAN**

SCALE: 1" = 60'  
DATE: AUGUST 31, 2020  
PROJECT: 1813.00C

78 SHEETS

**Proposed Concept Plan 10-21-20**  
RZ-2020-002

**REZONING:**  
**RZ-2020-002**

**CITY OF SUWANEE  
REZONING ANALYSIS**

**CASE NUMBERS:** **RZ-2020-002**  
**REQUEST:** C-2 (GENERAL COMMERCIAL DISTRICT)  
AND M-1 (LIGHT INDUSTRY DISTRICT) TO  
RM-6 (RESIDENTIAL MULTI-FAMILY  
DUPLEX DISTRICT)

**LOCATION:** PEACHTREE INDUSTRIAL BOULEVARD  
SOUTH OF MCGINNIS FERRY ROAD

**TAX ID NUMBER:** 7-239-201

**ACREAGE:** 16.3 ACRES

**PROPOSED DEVELOPMENT:** TOWNHOMES

**APPLICANT:** TED TURNER  
4400 NORTH POINT PARKWAY, SUITE 295  
ALPHARETTA, GEORGIA 30022

**OWNER:** NOBLE CORNER, LP  
4300 PACES FERRY ROAD, SUITE 363  
ATLANTA, GEORGIA 30339

**CONTACT:** KEN WOOD  
PHONE: 770-451-2741

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

**PROJECT DATA:**

The applicant requests a rezoning from C-2 (General Commercial District) and M-1 (Light Industrial District) to RM-6 (Residential Multi-Family Duplex District) to allow for construction of 75 townhomes.

The subject property is approximately 16.3 acres and located along the eastern side of Peachtree Industrial Boulevard just south of McGinnis Ferry Road between two existing commercial shopping centers, the Shoppes at Suwanee and the Plaza at Suwanee Station.

The proposed neighborhood would have right-in / right-out access from Peachtree Industrial Boulevard. The 10 rear-loaded units that would flank the neighborhood entrance and face Peachtree Industrial Boulevard at the northern tip of the site would be the only visible portion of the development from Peachtree Industrial Boulevard. These units would be set back more than 100 feet from the road. The remainder of the Peachtree Industrial Boulevard frontage would

remain undisturbed because it is part of the Metropolitan River Protection Corridor (MRPC) and also contains streams and wetlands.

The proposed neighborhood would include 75 single family attached units. The proposed townhomes would be a minimum of 1,900 square feet and have front and side facades of primarily brick. 64 of the units would have two-car garages accessed from a rear alley and 11 would have front loaded two-car garages. 39 additional guest parking spaces would be provided throughout the neighborhood. The project would also include an amenity area with a swimming pool, cabana, mail kiosk and fire pit. The amenity area would be fronted with the cabana building and 6 of the townhomes. Additional open space includes two separate landscaped courtyards approximately 50 feet wide and 160 feet long that would be fronted by 24 of the homes and approximately 5 acres of preserved natural area. A stormwater management pond would be provided as well to the rear of the 11 front loaded townhomes.

#### **DEVELOPMENT COMMENTS:**

The subject property is approximately 16.3 acres, much of which is encumbered by environmental challenges. A large portion of the subject property is within the Metropolitan River Protection Corridor (MRPC). The MRPC is a 2,000-foot-wide corridor adjacent to the Chattahoochee River. The MRPC was created by the Metropolitan River Protection Act to protect the Chattahoochee River from pollution mainly due to sedimentation and erosion. Within the MRPC disturbance of land and the addition of impervious surfaces are minimized. The applicant plans to minimize impervious surface as much as possible and minimize land disturbance within the subject property. If approved, the project will have to go through the Atlanta Regional Commission's review process for the Metropolitan River Protection Corridor prior to issuance of a development permit from the City.

The proposed architecture for the development is not consistent with the quality of design expected by the City of Suwanee. The details of the final architecture would be subject to review and approval of the City of Suwanee Planning and Inspections Department during the permitting process.

#### **ANALYSIS:**

The applicant requests a rezoning from C-2 (General Commercial District) and M-1 (Light Industrial District) to RM-6 (Residential Multi-family Duplex District) for the development of 75 townhomes on property that fronts Peachtree Industrial Boulevard just south of McGinnis Ferry Road.

The subject property is currently undeveloped and wooded. A large portion of the subject property contains wetlands, floodplain and a stream making most of the road frontage undevelopable. Additionally, a large portion of the subject property is within the Metropolitan River Protection Corridor (MRPC). The MRPC is a 2,000 foot wide corridor adjacent to the Chattahoochee River. The MRPC was created by the Metropolitan River Protection Act to protect the Chattahoochee River from pollution mainly due to sedimentation and erosion. Impervious surfaces within developments are limited within the MRPC. A residential use would



have less impervious surface and impact on the nearby wetlands than a surface parking lot that would be required by any new commercial. With almost two-thirds of the property in open space, the property should be able to accommodate the proposed development. While the project does include significant open space, the applicant is proposing to disturb a significant portion of the property. The requirements of the River Protection Corridor may impact the amount of land disturbance.

The subject property is located along the highly commercialized Peachtree Industrial Boulevard corridor. Directly north of the subject property along Peachtree Industrial Boulevard is an undeveloped tract of land that belongs to the City of Suwanee that is preserved as undisturbed open space as a result of a requirement of the Metropolitan River Protection Act. Just north of the city land is a shopping center, the Shoppes at Suwanee, zoned C-3 (Special Commercial District) located at the intersection of Peachtree Industrial Boulevard and McGinnis Ferry Road. The Suwanee Walk PMUD (Planned Mixed Use Development) townhome neighborhood is located north of the subject property behind the shopping center. To the south of the subject property is another shopping center, the Plaza at Suwanee Station, which is zoned C-2A (Special Commercial District). The property to the southeast of the subject property is zoned C-2A, but it is mostly covered by floodplain and a powerline easement. To the east of the subject property on the other side of the floodplain and powerlines are apartments zoned RM-8 (Residential Multi-Family). The Chattahoochee Run single family neighborhood, which is zoned a combination of R-75 and R-100, is located across Peachtree Industrial Boulevard, to the west of the subject property.

The proposed townhomes would be less intense than nearby apartments and commercial shopping centers, but the use would be complimentary to adjacent townhomes and commercial. The applicant proposes to build a new sidewalk along the frontage of their property that would connect to the existing sidewalk to the north and the shopping center just north of the proposed development. Vehicular interparcel connectivity is not feasible because of the environmental constraints on the property and limitations of the adjacent townhome neighborhood.

The Comprehensive Plan supports a residential use on the subject property, which is currently zoned for commercial and industrial uses. The 2040 Comprehensive Plan states one of the goals of the Peachtree Industrial Boulevard Corridor character area should be to “convert vacant or underutilized commercial property along the corridor or behind existing commercial to medium density residential and/or mixed-use with neighborhood retail and direct more intensive commercial uses into the nodal areas surrounding the intersections at McGinnis Ferry and Suwanee Dam Road” (2040 Comprehensive Plan, p. 12).

The 2040 Future Land Use Plan calls for a Mixed-Use Village on the subject property. Mixed-Use Village is defined as a residential development that includes a variety of medium density housing types. Medium density is defined as approximately 7 units per acre. Mixed-Use Villages may also include non-residential uses or be entirely residential but located within walking distance of existing commercial development. (2040 Comprehensive Plan, p. 26-27).

The concept plan proposes to concentrate development on buildable land, preserve existing wetlands, and minimize overall impervious surfaces due to site constraints. The proposed development includes 75 townhomes on approximately 11 acres of the 16.3 acre property. The gross density would be 5 units per acre, which would be less than the 6 units per acre allowed by

the requested RM-6 zoning and the 7 units per acre recommended by the 2040 Comprehensive Plan.

The proposed development meets the criteria of a Mixed-Use Village, except that there is only one proposed housing type as opposed to a variety. However, the plan states that new residential development in the Peachtree Industrial Boulevard Corridor character area “should take into account adjacent development” (2040 Comprehensive Plan, p. 12). The subject property is adjacent to the Suwanee Walk neighborhood, which a townhome neighborhood similar to what is proposed.

The 2040 Comprehensive Plan defines a policy for the creation of new neighborhoods to ensure new neighborhoods will offer a similar quality of life and quality of design that Suwanee’s established neighborhoods do. The policy states that “new neighborhoods should be well designed with quality architecture, have unique identities, provide inviting public spaces, and connect to surrounding properties and roads. (2040 Comprehensive Plan, p. 33).

The concept plan for the proposed development includes an amenity area and two courtyard open spaces. These courtyards should be designed to create a sense of place and unique character for the neighborhood as is prescribed by the Comprehensive Plan. A survey of existing quality residential courtyards in other Suwanee neighborhoods suggests that the proposed 50 foot wide courtyards would feel too tight. Existing spaces that are more comfortable and provide more usable green spaces are 80 to 200 feet wide; therefore, it is recommended that each of the two courtyards be widened to a minimum of 80 feet wide.

The proposed townhomes would be primarily rear loaded with only 11 of the 75 homes served by driveways not off rear alleys. The City prefers rear loaded units as they allow for more functional sidewalks making neighborhoods more walkable. However, the 11 front loaded units would be at the rear of the neighborhood; therefore, they should not negatively impact the pedestrian environment.

Sidewalks and trees are proposed along the neighborhood’s main road and through neighborhood courtyards connecting most homes to the proposed open spaces and amenity area as well as Peachtree Industrial Boulevard. If approved, the proposed development should seek to directly connect homes to the larger pedestrian network.

In conclusion, the proposed residential development is appropriate for this location and consistent with the land use recommendation in the 2040 Comprehensive Plan. Townhomes would be compatible and complementary to surrounding townhomes, multifamily and commercial development and would positively contribute to the vitality of nearby shopping centers. Furthermore, the proposed compact development and preservation of wetlands on the subject property is consistent with the goal of the Metropolitan River Protection Act to reduce environmental impacts in sensitive areas. However, townhomes should have quality architecture and inviting open spaces with unique identities as the 2040 Comprehensive Plan prescribes for new neighborhoods. As such, the Planning Department recommends **APPROVAL WITH CONDITIONS** of **RZ-2020-002**.

## **RZ-2020-002**

### Recommended Conditions:

1. Develop in accordance with the concept plan (dated August 31, 2020) 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, 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. Uses shall be limited to single family attached homes, single family detached homes, and other traditional ancillary residential uses. A maximum of 75 homes may be constructed.
3. Development standards for single family attached homes:
  - a) Minimum lot width shall be 22 feet.
  - b) Minimum unit size shall be 1,900 square feet.
  - c) Maximum building height shall be 3 stories.
  - d) Minimum yard abutting a street shall be a minimum of 5 feet behind the sidewalk.
  - e) Minimum side yard setback shall be 0 feet.
  - f) Minimum rear yard setback shall be 0 feet.
  - g) Minimum distance between buildings shall be 10 feet.
4. Development shall include an amenity area including a swimming pool, cabana, mail kiosk, and fire pit connected by a continuous pedestrian network to residential units. Said improvements shall be completed prior to approval of a final plat.
5. Site design shall include two open space courtyards that are a minimum of 80 feet wide. Courtyards shall be designed as usable open spaces that serve as focal points for the development. These should create a sense of place and identity for the development. Courtyards should be fronted by buildings as depicted in the approved concept plan.
6. The design of any open space on the property shall be reviewed by the Planning and Inspections Director. No development permit shall be issued until the design of the open space and pedestrian network is approved. The final landscape plan shall be approved by the City of Suwanee Planning and Inspections Director.
7. All units have a two-car garage. A maximum of 11 units may be front-loaded and are only permitted in the area identified on the concept plan. Remaining units shall be rear-loaded units accessed via rear alleys.
8. Sidewalks shall be a minimum of 5-feet-wide and shall connect every unit with the exception of front-loaded units to all open spaces, amenity areas, and Peachtree Industrial Boulevard.

9. Overstory street trees (selected from the list of approved street trees) shall be provided on 40-foot centers within a minimum 5-foot-wide planting strip located adjacent to the sidewalk along both sides of all streets within the neighborhood. Except where on-street parallel parking is provided, said planting strip shall be between the curb and the sidewalk. Trees shall be a minimum 3 inch caliper. A root barrier shall be planted with all trees adjacent to a sidewalk.
10. Provide a minimum 5-foot-wide sidewalk along the road frontage for Peachtree Industrial Boulevard from the southwestern property line to connect with the existing sidewalk to the north. Said sidewalk shall be complete prior to the approval of the first final plat for the project.
11. Prior to the issuance of a development permit, architecture shall be subject to the review and approval of the City of Suwanee Planning and Inspections Department. The architecture and location of the mail kiosk and cabana will be a part of this review. Excluding windows and railings, materials shall be limited to brick, wood, and fiber cement siding or trim. Single family attached homes shall be three-sided brick and use windows and doors with simulated divided lites on front elevations and side elevations facing streets. Single family attached homes fronting the amenity area or courtyards shall be four-sided brick. Wood or fiber cement materials may be used as trim on brick elevations.
12. On-street parking shall be provided as approximately shown on the approved concept plan.
13. All new utilities shall be located underground.

## Standards Governing Exercise of Zoning Power

Pursuant to Section 2006 of the City of Suwanee Zoning Ordinance, the City finds the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the unrestricted use of property and shall govern the exercise of the zoning power therewith.

- A. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

The proposed rezoning for the construction of townhomes would permit a use that is suitable in view of the surrounding commercial, residential, and open space uses on adjacent and nearby property.

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

Approval of the request would not adversely affect the existing uses or usability of nearby property.

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

The subject property has a reasonable economic use as currently zoned.

- D. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools;

Approval of the request likely would not result in excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

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

The proposed development is compatible with the City's Future Land Use Plan, which recommends Mixed-Use Village for the subject property.

- 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 property is encumbered by significant environmental impacts including the requirements of the Metropolitan River Protection Corridor. The requirements to minimize land disturbance may require the developer to reduce the amount of land disturbance.

## REZONING APPLICATION

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

APPLICANT INFORMATION*	OWNER INFORMATION*
NAME: <u>TED TURNER</u>	NAME: <u>NOBLE CORNER LP</u>
ADDRESS: <u>4400 NORTH POINT PKWY STE 295</u> <u>ALPHARETTA, GA 30022</u>	ADDRESS: <u>4300 PACES FERRY ROAD STE 363</u> <u>ATLANTA, GA 30339</u>
PHONE: <u>770-741-0255</u>	PHONE: <u>404-316-7218</u>

CONTACT PERSON: KEN WOOD CONTACT PHONE: (770) 451-2741

EMAIL ADDRESS: KWOOD@PECATL.COM / HTODD@PECATL.COM FAX NUMBER: \_\_\_\_\_

**PROPERTY INFORMATION**

PRESENT ZONING DISTRICT(S): C-2/M-1 REQUESTED ZONING DISTRICT: RM-6

PROPOSED DEVELOPMENT: 75 single-family attached townhomes

TAX PARCELNUMBER(S): R7239 201

ADDRESS OF PROPERTY: PEACHTREE INDUSTRIAL BLVD @ MGINNIS FERRY ROAD


TOTAL ACREAGE: 16.357 AC PUBLIC ROADWAY ACCESS: 1,747 FEET ALONG PIB

**FOR RESIDENTIAL DEVELOPMENT:** NO. OF LOTS/DWELLING UNITS: 75 TOWNHOMES  
 DWELLING UNIT SIZE (SQ. FT.): 1900 SQ FT

**FOR NON-RESIDENTIAL DEVELOPMENT:** NO. OF BUILDINGS/UNITS: N/A  
 TOTAL GROSS SQUARE FEET: N/A

### 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><i>Ted Turner</i></u> Signature of Applicant* <small>TED TURNER - TAYLOR MORRISON</small></p> <p><u><i>Joe Lee Peltz</i></u> Print Name* Signature of Notary</p>		<p>_____ Signature of Owner* <small>SKIP PETTERS (ON BEHALF OF NOBLE CORNER LP)</small></p> <p>_____ Print Name*</p> <p>_____ Signature of Notary</p>	<p>_____ Date</p> <p>_____ Date</p> <p>_____ Date</p>
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\* If Additional Applicant or Owner Information is needed Please Complete Additional Application Form(s)

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CITY OF SUWANEE USE ONLY

Date Received: 9/4/20 Case No.: RZ-2020-001 Accepted By: AD

## REZONING APPLICATION

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

APPLICANT INFORMATION*	OWNER INFORMATION*
NAME: <u>TED TURNER</u>	NAME: <u>NOBLE CORNER LP</u>
ADDRESS: <u>4400 NORTH POINT PKWY STE 295</u> <u>ALPHARETTA, GA 30022</u>	ADDRESS: <u>4300 PACES FERRY ROAD STE 363</u> <u>ATLANTA, GA 30339</u>
PHONE: <u>770-741-0255</u>	PHONE: <u>404-316-7218</u>

CONTACT PERSON: KEN WOOD CONTACT PHONE: (770) 451-2741

EMAIL ADDRESS: KWOOD@PECATL.COM / HTOOD@PECATL.COM FAX NUMBER: \_\_\_\_\_

**PROPERTY INFORMATION**

PRESENT ZONING DISTRICT(S): C-2/M-1 REQUESTED ZONING DISTRICT' RM-6

PROPOSED DEVELOPMENT: 75 single-family attached townhomes

TAX PARCELNUMBER(S): R7239 201

ADDRESS OF PROPERTY: PEACHTREE INDUSTRIAL BLVD @ MCGINNIS FERRY ROAD

TOTAL ACREAGE: 16.357 AC PUBLIC ROADWAY ACCESS: 1,747 FEET ALONG PIB

**FOR RESIDENTIAL DEVELOPMENT:** NO. OF LOTS/DWELLING UNITS: 75 TOWNHOMES  
 DWELLING UNIT SIZE (SQ. FT.): 1900 SQ FT

**FOR NON-RESIDENTIAL DEVELOPMENT:** NO. OF BUILDINGS/UNITS: N/A  
 TOTAL GROSS SQUARE FEET: N/A

**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*	Date	Signature of Owner*	Date
<u>TED TURNER - TAYLOR MORRISON</u>		<u>George A. Petters</u>	<u>9/2/2020</u>
Print Name*	Date	Print Name*	Date
		<u>WILLIAMS</u>	<u>9/2/2020</u>
Signature of Notary	Date	Signature of Notary	Date
		<u>Public - State of Georgia</u>	
		<u>Fulton County</u>	

\* If Additional Applicant or Owner Information is Needed Please Complete Additional Submission Form Nov 2, 2020

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CITY OF SUWANEE USE ONLY

Date Received: 9/4/20 Case No.: RZ-2020-002 Accepted By: AD

**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:  
SEE ATTACHMENT FOR RESPONSES TO QUESTIONS A-F  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(B) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:  
SEE ATTACHMENT FOR RESPONSES TO QUESTIONS A-F  
\_\_\_\_\_  
\_\_\_\_\_

(C) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:  
SEE ATTACHMENT FOR RESPONSES TO QUESTIONS A-F  
\_\_\_\_\_  
\_\_\_\_\_

(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:  
SEE ATTACHMENT FOR RESPONSES TO QUESTIONS A-F  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(E) Whether the zoning proposal is in conformity with the policy and intent of the land use plan:  
SEE ATTACHMENT FOR RESPONSES TO QUESTIONS A-F  
\_\_\_\_\_  
\_\_\_\_\_

(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:  
SEE ATTACHMENT FOR RESPONSES TO QUESTIONS A-F  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\*\*\*\*\*

CITY OF SUWANEE USE ONLY

Date Received: 9/4/20 Case No.: RZ-2020-001 Accepted By: AD



9/4/2020

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

Re: **Applicant responses to Standards Governing Exercise of the Zoning Power**  
**Peachtree Industrial Blvd @ McGinnis Ferry Road ± 16.357 Acres**  
Planners and Engineers Collaborative, Inc. Project No. 16313.00C

Dear Planning and Zoning officials,

Please see below the responses to the standards governing exercise of the zoning power, found on page 8 of the City of Suwanee Rezoning Application.

**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 proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property. The area surrounding the site is developed with a variety of uses, including townhomes, multi-family apartments, single-family homes on small lots, and local commercial businesses. The Residential Multi-Family Duplex (RM-6) designation allows a single-family attached homes, duplexes, triplexes, and quadruplexes. The zoning proposal includes 75 single-family townhomes, which adds to the mixture of uses in this area, and would complement the existing uses rather than detract from their value.

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

Given the information provided as a response to standard (a), it is reasonable to conclude that the existing use or usability of adjacent or nearby property will not be affected as a result of this proposal. To the southwest of the site is a variety of commercial uses that are fully built out. These businesses are within walking distance from the proposed development, which would ostensibly contribute to their success. Additionally, the zoning proposal bridges the space between this existing commercial and the multi-family development to the east, and the townhomes under construction to the north of the site. Since this proposal fits well into the context of the already built-out uses or the underway projects, it is a reasonable assertion that the proposed development will not affect the use or usability of said uses.

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

The property to be affected by the zoning proposal does not have a reasonable economic use as currently zoned. Presently, the site is split between two zoning designations: C-2 and M-1. Both of these districts permit uses that require vast amounts of space for commercial or industrial floorplates. Additionally, commercial uses generally benefit from a large roadway frontage, for visibility and navigability. These districts are infeasible and economically detrimental at this location, because approximately 5 acres of this site are consumed by unusable floodplain area. There is not a substantial street frontage suitable for commercial uses of the 11 remaining acres. As a result, this site is better suited for uses that require smaller floorplates, and would benefit from the vast amount of conservation area that is covered by floodplain. This zoning proposal would facilitate the development of a townhome community, which would benefit from the substantial existing plantings in the floodplain, the privacy allowed by the shorter street frontage, and the significantly smaller building footprints.



**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 zoning proposal will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The City of Suwanee Comprehensive Plan has slated this area as one of key development and redevelopment with a mixture of uses, and in particular, more dense housing. This area is also envisioned to become more walkable. This proposal would enable more walkability by developing an infill parcel with residential uses in a compact design. The residences would have access to both the shops to the southwest and the larger commercial/retail uses to the north at the PIB/McGinnis Ferry intersection. This would reduce the number of automobile trips coming from this area. Additionally, the proposal will introduce improved stormwater management techniques on the site, which will improve the conditions for surrounding parcels after events with significant rainfall. Finally, since the proposal would include upscale townhomes, it is anticipated that the residents would be diverse and include older, married couples looking to down-size, empty-nester couples, and young professionals. These demographic groups are not anticipated to generate many children that would significantly overburden the schools.

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

The zoning proposal is in conformity with the policy and intent of the land use plan. The City of Suwanee 2040 Comprehensive Plan includes the subject property in the "Peachtree Industrial Boulevard Corridor" character area. A goal of this character area is to convert underutilized commercial property into medium density residential and mixed-use developments while directing more intense commercial uses towards major intersections. This zoning proposal is a direct response to that goal, by rezoning the subject property from unsuitable commercial uses in between major nodes into a residential neighborhood that will support the commercial nodes. The zoning proposal is also a direct response to the comprehensive plan's vision for creating residential developments with a diversity of housing types along this corridor. The zoning proposal would contribute to the diverse array of housing types in this immediate area, which also include multi-family housing, and townhomes. Finally, the subject site is specifically called out in the comprehensive plan development framework as suitable for medium density residential development (7-15 units per acre). The zoning proposal would facilitate a development that is directly consistent with the framework—at approx. 5 units per acre (which is the density the site may achieve in view of the floodplain).

**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:**

As alluded to previously, the site is extremely constrained due to factors outside of the applicant's control. Of the 16-acres comprising the site, only 11 acres are usable. In addition to being entirely consistent with the comprehensive plan, the zoning proposal makes far more economical, and good land use practice sense.

The developer and their representatives welcome the opportunity to meet with all interested parties and representatives.

Sincerely,  
**Planners and Engineers Collaborative, Inc.**

Kenneth J. Wood, P.E., LEED AP  
President

For the Firm  
kjw/ht/dp

9/4/2020

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

Re: **Letter of Intent**  
**Peachtree Industrial Blvd @ McGinnis Ferry Rd ± 16.357 Acres**  
Planners and Engineers Collaborative, Inc. Project No. 16313.00C

Dear Planning and Zoning officials,

This rezoning application is being submitted on behalf of the developer. This application proposes to rezone the 16.537-acre property located just south of the southeastern intersection of Peachtree Industrial Boulevard (PIB) and McGinnis Ferry Road in Suwanee from Commercial and Industrial (C-2 and M-1) to Residential Multi-family Duplex (RM-6). This rezoning would facilitate the development of a new 75-unit single-family attached residential community.

**Existing Conditions:**

The uses surrounding the property include:

- North: Shoppes at Suwanee commercial node and Suwanee Walk Townhomes
- East: Grand Oasis Apartments and Suwanee Station residential development
- South: small office and commercial uses
- West: Peachtree Industrial Boulevard and single-family homes on small lots

As it currently exists, the property is completely undeveloped. A substantial portion of the subject property is consumed by floodplain (approx. 5 of 16 acres) due to the proximity to the Chattahoochee River. There is a 100-foot wide Georgia Power easement just beyond the eastern property line.

**Proposed Development**

The proposed development consists of 75 single-family attached townhomes. The proposed overall site density for the 16.357-acre tract is approximately 5 units per acre.

The proposed townhomes are both front-loaded and rear-loaded. The majority of the proposed homes are rear-loaded so that they look out over shared courtyards and common spaces, and are accessed from alleyways. The proposed project would have an abundance of conservation area due to the presence of the floodplain and a stream along the southern road frontage. The master amenity area and clubhouse would be located at the front of the proposed development toward PIB, but would be oriented toward the community. Each home would have four parking spaces—two in the driveway and two in the garage. There are also numerous guest parking spaces dispersed throughout the development.

There is a master stormwater facility proposed for the southwestern property line of the development that would collect runoff from the site, and would likely collect runoff from adjacent parcels as well.

**Zoning Rationale**

The proposed development is in very much in conformity with the policy and intent of the City of Suwanee 2040 Comprehensive Plan. The Plan includes the subject property in the “Peachtree Industrial Boulevard Corridor” character area.

A goal of this character area is to convert underutilized commercial property into medium density residential and mixed-use developments while directing more intense commercial uses towards major intersections. This zoning



proposal is a direct response to that goal, by rezoning the subject property from unsuitable commercial uses in between major nodes into a residential neighborhood that will support the commercial nodes. Additionally, the current zoning designations, C-2 and M-1, require vast amounts of space for commercial or industrial floorplates. As a result, this site is better suited for uses that require smaller floorplates, such as those proposed for the subject site. Furthermore, commercial uses generally benefit from a large roadway frontage, for visibility and navigability. There is not a substantial street frontage suitable for commercial uses, since a significant length of the PIB frontage is consumed by floodplain and streams. In contrast, the proposed townhome community, would benefit from the substantial existing plantings in the floodplain, the privacy allowed by the shorter street frontage, and would not be impaired by the reduced buildable area.

The zoning proposal is also a direct response to the comprehensive plan's vision for creating residential developments with a diversity of housing types along this corridor. The development would contribute to the diverse array of housing types in this immediate area, which also include multi-family housing, single-family detached homes, and townhomes. Finally, the subject site is specifically called out in the comprehensive plan development framework as suitable for medium density residential development (7-15 units per acre). The zoning proposal would facilitate a development that is directly consistent with the framework—at approx. 5 units per acre (which is the density the site may achieve in view of the floodplain).

**Conclusion**

The applicant and owner respectfully request that the City of Suwanee Mayor and Council, Planning Commission and Planning Staff approve and support the Applicant's request to allow for the rezoning of this property from C-2 and M-1 to RM-6. This would facilitate the development of a new, single-family attached residential community that would contribute to the advancement of the purpose and intent of the City of Suwanee comprehensive plan.

The developer and their representatives welcome the opportunity to meet with all interested parties and representatives.

Sincerely,  
**Planners and Engineers Collaborative, Inc.**

Kenneth J. Wood, P.E., LEED AP  
President

For the Firm

kjw/ht/dp





SCALE: 1" = 100'  
0' 100' 200' 300'

**PIB @ MCGINNIS FERRY ROAD**  
City of Suwanee, GA



200-0202-22



AMENITY AREA ENLARGEMENT 30 SCALE



MEWS GREEN ENLARGEMENT 30 SCALE



**DEVELOPMENT VISIONING BOARD**  
CITY OF SUWANEE, GEORGIA



*DESIGN PRECEDENTS:*  
**REAR-LOADED TOWNHOME CHARACTER**

PZ-2020-002



# DEVELOPMENT VISIONING BOARD

CITY OF SUWANEE, GEORGIA

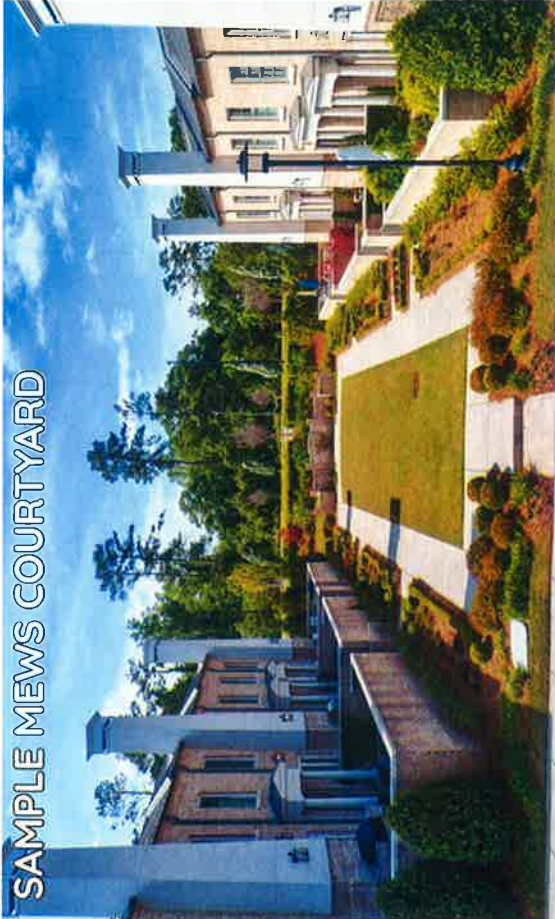


DESIGN PRECEDENT S:

## FRONT-LOADED TOWNHOME ELEVATIONS

200-0202-27

**DEVELOPMENT VISIONING BOARD**  
CITY OF SUWANEE, GEORGIA



**SAMPLE MEWS COURTYARD**



**SAMPLE COMMON GREEN**

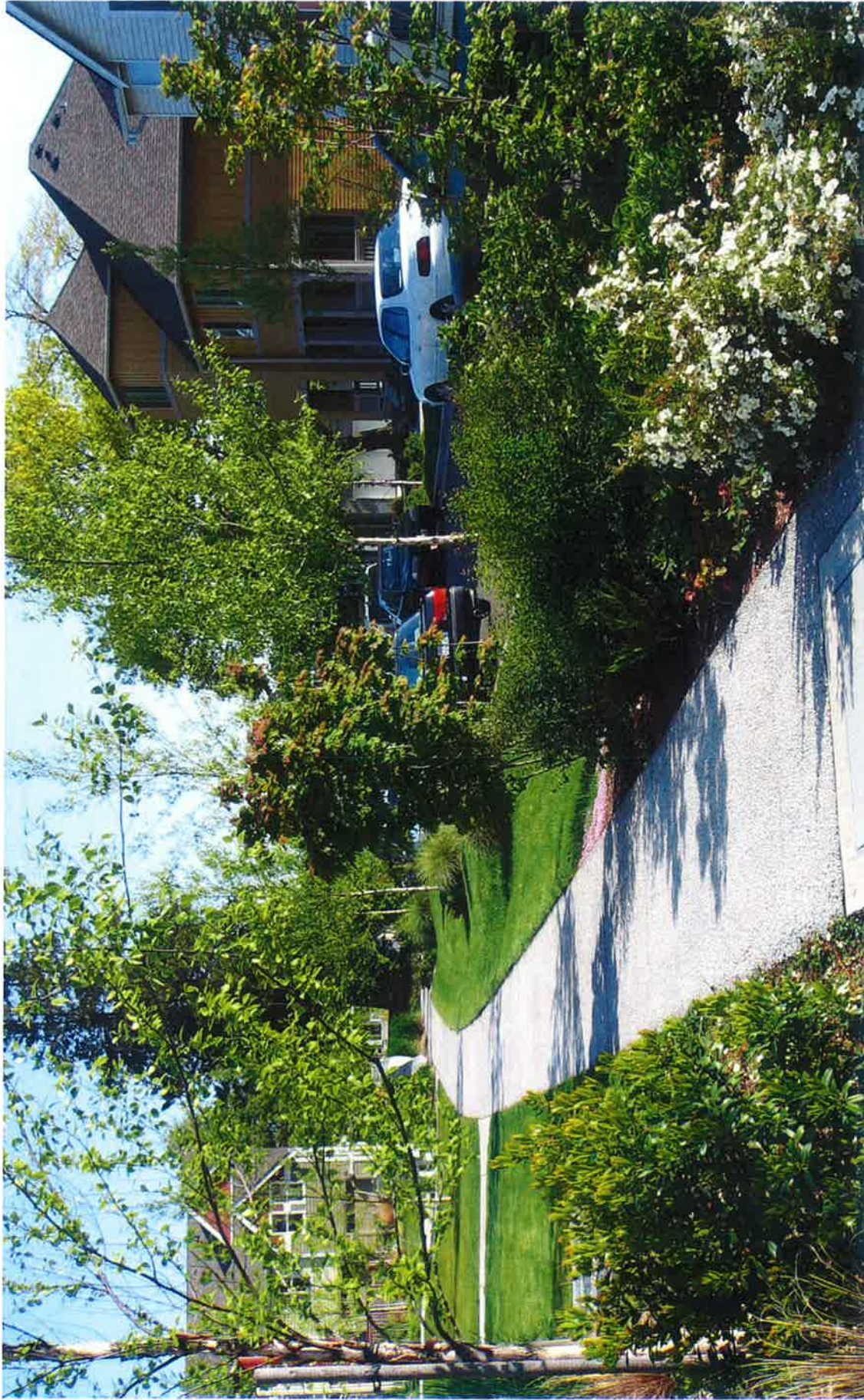


**SAMPLE MEWS COURTYARD**

**DESIGN PRECEDENTS:**  
**COMMUNITY OUTDOOR SPACE**

# DEVELOPMENT VISIONING BOARD

CITY OF SUWANEE, GEORGIA



DESIGN PRECEDENTS

## PLANTINGS AND STREETSCAPING

200-0202-28



**DESIGN PRECEDENTS:**  
**MASTER AMENITY**



FEMA MAP (NTS)



LEGAL DESCRIPTION

ALL THAT TRACT OF PARCEL OF LAND... District, Gwinnett County, City of Suwanee, Georgia and being more particularly described as follows:

BEING OR 1/2 acre more or less found of the intersection of the westerly right of way of... LEGAL DESCRIPTION... CONTAINING 10,307 SQR.

REFERENCES

- 1. CONDOMINIUM PLAN FOR PLAZA AT SUWANEE STATION, A CONDOMINIUM UNIT 1... 2. CONDOMINIUM UNIT 1, BLOCKS 2000 & 2001... 3. FINAL PLAN FOR PLAZA AT SUWANEE STATION...



LEGEND table with symbols for various features like roads, utilities, and flood zones.

NOTES: 1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY... 2. THE SURVEYOR HAS NOT INVESTIGATED THE DEPTHS OF ANY UTILITIES...

TITLE EXCEPTIONS: 1. Rights and easements contained in Right of Way Deed from Mrs. Louisa... 2. Right of Way Easement from S. Donald Nelson, Jr., dated August 12, 1988...

The field data upon which this map or plan is based has a closure precision of one foot in 100,000 feet... EQUIPMENT USED: ANIMALE TOPCON TOTAL STATION, LINEAL, JAPAN TOTAL STATION.



FEMA MAP (NTS)



LEGAL DESCRIPTION

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To Taylor Morrison of Ga. LLC... This is to certify that this map or plan is based on which a... Date of Map or Plan September 1, 2020

Professional seal and title block for Taylor Morrison of GA, LLC. Includes title 'PLANNERS AND ENGINEERS COLLABORATIVE', project name 'ATA VISTA LAND TITLE SURVEY', and various registration details.

200-0202-22



# Location Map

## RZ-2020-002

### Legend













Streams



**Legend**

 RZ-2020-002

**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

