

**Rezoning:
RZ-2022-004**

**CITY OF SUWANEE
REZONING ANALYSIS**

CASE NUMBERS: **RZ-2022-004**
REQUEST: R-100 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO RM-8 (RESIDENTIAL MULTI-FAMILY DUPLEX DISTRICT)

LOCATION: SOUTHEAST CORNER OF THE INTERSECTION OF LAWRENCEVILLE-SUWANEE ROAD AND SUWANEE AVENUE

TAX ID NUMBER: 7-212-039, 040, AND 041

ACREAGE: APPROXIMATELY 3.06 ACRES

PROPOSED DEVELOPMENT: 20 SINGLE FAMILY ATTACHED TOWNHOMES

APPLICANT: WALKER ANDERSON HOMES
390 BROGDON ROAD
SUWANEE, GA 30024

OWNER(S): 3805 317 LLC
117 TIMBERLOST TRAIL
SUWANEE, GA 30024

FRANKLIN PROPERTY GROUP, LLC
3182 DAVENPORT PARK LANE
DULUTH, GA 30096

CONTACT: CORBITT WOODS
PHONE: 770-316-0628

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

PROJECT DATA:

The applicant requests a rezoning from R-100 (Single Family Residential District) to RM-8 (Residential Multi-family Duplex District) to allow for development of 20 townhomes on 3.06 acres, over three parcels, located on the southeast corner of the intersection of Lawrenceville-Suwanee Road and Suwanee Avenue.

The applicant proposes to construct five 22-foot wide rear-loaded townhomes that face a proposed park along Lawrenceville-Suwanee Road. An underground stormwater management facility would be located beneath the park. The remaining 15 townhomes would be 24-foot wide front-loaded townhomes. As the proposed concept plan shows, these would be internal to the property and face a new 24-foot wide private street accessed off of Suwanee Avenue. Access to

garages of the rear-loaded units would also be off of this private street. The rear-loaded units and the front-loaded units would be separated by a second small internal park that would contain a mail kiosk and 8 guest parking spaces. All units would have two-car garages, minimum 22-foot long driveways, 3-sided brick exteriors, and a minimum of 2,000 square feet of heated floor space.

There are a number of mature trees dispersed throughout the property. The applicant indicates that they will attempt to preserve two large trees at the northeast corner of the site.

The applicant proposes to build a new sidewalk along the frontage of the property along both Lawrenceville-Suwanee Road and Suwanee Avenue, as well as a 4-foot sidewalk along both sides of the internal private street.

Finally, the concept plan indicates a 5-foot setback in the yard abutting Suwanee Avenue, and a 20-foot-wide graded and replanted setback along the length of the southern property line. The western portion of this setback that is adjacent to parcel 7-212-038 includes a drainage easement that would prevent the planting of trees in the setback area. The applicant has proposed a privacy fence along the property line in these locations to provide screening for the adjacent residential property.

ZONING HISTORY:

The property was the subject of RZ-2022-001. This request was for a rezoning to RM-8 for the construction of 24 townhomes. The case was postponed by the Planning Commission and City Council in January 2022 at the applicant's request. The Planning Commission heard the case on February 1st, 2022 and recommended approval of the request with a modified version of the conditions recommended by the Planning Department. The applicant withdrew the request before it was heard by City Council. The current request is for the same property, but the applicant is not the same.

The property across Suwanee Avenue, to the north, was rezoned to Old Town Commercial District in 2006 per RZ-2006-018. That land was developed with a bank. The proposed concept at the time of the rezoning indicated a second building to be constructed closer to Suwanee Avenue. This building has not been constructed.

DEVELOPMENT COMMENTS:

The following comments are provided to make the applicant aware of certain pertinent issues. This is not intended to serve as an all-inclusive list of comments: If the requested rezoning is approved, the City will formally review the project for compliance with applicable regulations during the development review process.

The application indicates that the subject property totals approximately 3.06 acres. The survey for the property indicates there is a powerline easement approximately 50 feet wide and 400 feet long. If this is the case then only 50 percent of this acreage may be counted as part of the overall acreage for the density calculation.

The RM-8 Zoning District requires a 50 undisturbed buffer where adjacent to existing residential development or where residential uses are across the street. The subject property has residential uses to the south and east and across Lawrenceville-Suwanee Road, to the west.

ANALYSIS:

The applicant requests a rezoning of the subject property from R-100 to RM-8. The RM-8 zoning district is intended for residential development at a maximum density of 8 units per acre. RM-8 allows for single family attached, duplexes, triplexes, quadruplexes, and multifamily dwelling units. In this case, the purpose of the applicant's request is to build townhomes; therefore, the request is for RM-8 zoning that would limit the use of the property to a maximum of 20 single family attached townhomes.

There are currently 2 single family homes and 5 accessory structures on the property. There does not appear to be any notable environmental encumbrances on the property. However there do appear to be a number of significant trees. It may be worth exploring the practicality of preserving at least some of these more mature trees.

The site slopes significantly towards Lawrenceville-Suwanee Road dropping approximately 20 feet from the power line easement at the rear of the site to Lawrenceville Suwanee Road. The design of the site should be thoughtfully developed to terrace the property to prevent tall walls or buildings from being higher than four feet above any adjacent sidewalk or open space.

The property contains a 50-foot-wide powerline easement along the eastern property line. The Zoning Ordinance only allows 50 percent of the acreage contained within a powerline easement to go towards the density calculation for the property. The proposed density would be 7.06 units per acre with the deduction of 50 percent of the acreage in the powerline easement. As such, the proposed development could be accommodated on the subject property within the proposed RM-8 zoning district.

The subject property is located on Lawrenceville-Suwanee Road near Buford Highway and is surrounded by a mixture of commercial and residential uses. To the east and south of the subject property are single family homes (zoned R-100) that were developed as part of the Suwanee Lake Estates neighborhood. To the north, across Suwanee Avenue, is a commercially zoned property (OTCD) property with a bank. Also, to the north, there are a couple of residentially zoned homes (Zoned R-100) within the Suwanee Lake Estates neighborhood. To the west of the subject property, across Lawrenceville-Suwanee Road, is a mixture of townhomes, single family detached homes, and commercial uses that were developed as part of the Shadowbrook planned mixed-use development. In light of the fact that Lawrenceville-Suwanee Road is now a major arterial road, the proposed zoning district is consistent with the surrounding uses and offers a good transition from Lawrenceville-Suwanee Road and the single family residential on the interior of the Suwanee Lake Estates neighborhood.

The City's Future Land Use Plan recommends mixed-use village for the subject property. The 2040 Comprehensive Plan defines mixed-use village as, "residential developments that include a variety of medium density housing types, both single-family and/or multi-family, and/or limited, small-scale nonresidential uses such as a church, corner market or other neighborhood-oriented service uses. Residential developments may contain live-work units with an office or store on

the ground level and residential on the upper floors or entirely residential but located within walking distance of existing commercial development.” (2040 Comprehensive Plan, p. 26-27). A small townhome development would be consistent with this designation.

The framework plan in the 2040 Comprehensive Plan indicates that this area should be developed with medium density residential. The mixed-use village designation includes a recommended density of 7 to 15 units per acre. During the Comprehensive Planning Process multiple scenarios were envisioned, including development at the upper end of the recommended densities and development at the lower end of the recommended densities. After reviewing the different scenarios, the City decided the lower density scenario was more consistent with the vision for the City. The proposed 7.06 units per acre is consistent with this vision.

The 2040 Comprehensive Plan also 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 proposed neighborhood concept plan shows a usable green space at the front of the neighborhood at the corner of Suwanee Avenue and Lawrenceville-Suwanee Road. This open space should be well designed and create a sense of place and identity for the neighborhood similar to the green spaces found in the Shadowbrook neighborhood across the street.

The subject property is located within the Town Center character area. The Comprehensive Plan states that, “Town Center is characterized by high quality multi-story mixed-use buildings fronting public spaces with neighborhoods of medium density, small lot single family homes and townhomes.” The proposed use is consistent with this element of the Comprehensive Plan including buildings fronting a public space. “High quality” is a key component of development in the City in general, and in Town Center in particular. The proposed architecture appears to be consistent with the quality of architecture elsewhere in Town Center.

Furthermore townhomes would be consistent with the townhomes located across Lawrenceville-Suwanee Road in the Shadowbrook neighborhood and serve as a transition from Lawrenceville-Suwanee Road, an arterial road, and the detached single family homes located to the east of the proposed development.

In conclusion, the requested rezoning of RM-8 with uses limited to townhomes is appropriate with a maximum density of 7 units per acre. The importance of the quality of the design of open spaces increases as the intensity of development increases, and so open space design should be subject to the review of the Planning Department to ensure that these spaces are usable and attractive additions to the area. As such, the Planning Department recommends **APPROVAL WITH CONDITIONS** of **RZ-2022-004**.

RZ-2022-004

Planning Department Recommendation:

Approval of the request for RM-8 subject to the following conditions:

1. Develop in accordance with the concept plan (Exhibit A – Dated May 26, 2022) and incorporated herein by reference, with changes as necessary to meet conditions of zoning or other development requirements. 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 project containing up to 20 single family attached or detached residential units and minimum of 0.5 acres of open space. A minimum of 5 units shall be rear loaded units facing Lawrenceville-Suwanee Road fronting an open space. The remaining units may be front loaded units. On the first floor of the 5 rear loaded units facing Lawrenceville-Suwanee Road uses found in the OTCD should be permitted. Said spaces shall also be eligible to apply for Special Use Permits as listed in the OTCD.
3. Development standards for single family attached homes:
 - a) Minimum unit width shall be 22 feet.
 - b) Minimum unit size shall be 2,000 square feet.
 - c) Maximum building height shall be 3 stories or 35 feet.
 - d) Minimum yard abutting a street: 5 feet
 - e) Minimum side yard setback shall be 20 feet.
 - f) Minimum rear yard setback shall be 40 feet.
 - g) Minimum distance between buildings shall be 10 feet.
4. A usable open space that serves as a focal point of the development and creates a sense of place and identity for the neighborhood shall be located at the corner of Suwanee Avenue and Lawrenceville-Suwanee Road. This open space shall be fronted by a minimum of 5 residential units as depicted in the approved concept plan and should be a minimum of 110 feet wide and 110 feet deep in both directions. Steps should be provided from said open space to Suwanee Avenue either at the corner of Suwanee Avenue and Lawrenceville Suwanee Road or elsewhere along Suwanee Avenue. A sidewalk shall be designed around the open space to connect each unit facing the open space with the steps to Suwanee Avenue. Prior to issuance of a development permit, the grading plan, landscape plan, and detailed hardscape plan for said open space must be reviewed and approved by the City of Suwanee Planning and Inspections Director. Said plans shall be stamped by a Professional Engineer (P.E.) and Registered Landscape Architect (RLA). Plans should minimize slopes, mounds and visible drainage structures within the open space. Plans should terrace said open space to avoid any exposed walls greater than 4 feet in height.
5. A second open space shall be provided between the rear loaded units and front loaded units. This space should be designed to maximize screening of the rear loaded units and maximize usable open space by minimizing slopes, mounds and visible drainage

structures within the open space. Said open space should include the neighborhood mail kiosk and guest parking. Prior to issuance of a development permit, the grading plan, landscape plan, and detailed hardscape plan for said open space must be reviewed and approved by the City of Suwanee Planning and Inspections Director. Said plans shall be stamped by a Professional Engineer (P.E.) and Registered Landscape Architect (RLA).

6. Provide a 20-foot-wide replanted buffer along the eastern and southern exterior property lines. Intrusion into the buffer shall be limited to disturbance needed for grading, construction, perpendicular utility crossings and storm water facilities. Where sparsely vegetated, said buffer shall be replanted with trees and landscaping intended to provide screening as much as possible. Where screening with adequate landscaping is not possible, a fence shall be installed to screen the development from adjacent homes. The design of the fence shall be subject to approval of the Planning Department. No buffer shall be required along Lawrenceville-Suwanee Road or along Suwanee Avenue.
7. All residential units shall have 2-car garages that are accessed via an internal private street. Driveways shall be a minimum of 22 feet long. Back porches constructed on the driveways shall be constructed in such a manner as to minimize risk of vehicles impacting porch supports.
8. Along Suwanee Avenue, on street parking spaces shall be provided if practical. Explore relocating overhead utilities underground if practical, excluding existing utilities located in the power line easement. Curbing on Suwanee Avenue shall be provided along the length of project. Behind the curb a minimum 6-foot-wide landscape strip shall be provided. Said landscape strip shall be planted with 3-inch caliper overstory trees on 40-foot centers. Behind the landscape strip a minimum 5-foot wide sidewalk shall be provided. Improvements listed above shall be located within the right of way. If additional right-of-way is necessary to accommodate said improvements this shall be provided with the approval of the final plat. The City's consulting engineer shall approve the final design of said improvements.
9. Along Lawrenceville-Suwanee Road any improvements within the right-of-way are subject to the final of approval of the Georgia Department of Transportation (GDOT). Provide a minimum 5-foot-wide sidewalk along Lawrenceville-Suwanee Road. Provide 3-inch caliper trees planted on 40-foot centers. Said trees may be located either within the right-of-way or on private property depending upon the final approval of GDOT.
10. Provide landscaping to screen driveways from view of public streets. Plants used for this shall be anticipated to grow to a minimum of 4 to 6 feet in height. Landscaping shall be approved by the City of Suwanee Planning and Inspections Director.
11. Architecture shall be consistent with "Exhibit B". Buildings shall use brick on front and side facades. Rear loaded units shall have a brick exterior on the rear elevation. Wood or fiber cement materials may be used as trim. Windows on front elevations and side elevations visible from the road shall have simulated divided lites.

12. 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 and Inspections Director.
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 adjacent commercial and residential uses.

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

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

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

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

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

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

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

The proposed townhomes conform with the City's Future Land Use Plan, which recommends Mixed-Use Village, medium density residential, 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;

There are no other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposals.

REZONING APPLICATION

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

APPLICANT INFORMATION*	OWNER INFORMATION*
NAME: <u>WALTER ANDERSON HOMES</u>	NAME: <u>3805317 LLC</u>
ADDRESS: <u>350 Brogdon Road</u> <u>Suwanee GA 30024</u>	ADDRESS: <u>117 Timberlost Trl</u> <u>Suwanee GA 30024</u>
PHONE: <u>404 210 9925</u>	PHONE: <u>770 316 0628</u>

CONTACT PERSON: Corbett Woods CONTACT PHONE: 404 210 9925
 EMAIL ADDRESS: cwoods@abthcompany.com FAX NUMBER: _____

PROPERTY INFORMATION

PRESENT ZONING DISTRICT(S): R100 REQUESTED ZONING DISTRICT RM 8
 PROPOSED DEVELOPMENT: TOWNHOME COMMUNITY
 TAX PARCELNUMBER(S): 7-212-039 ; 7-212-040 ; 7-212-091
 ADDRESS OF PROPERTY: 212 AND 220 SUWANEE AVE ; CORNER OF L'VILLE SUWANEE ^W SUWANEE AVE.
 TOTAL ACREAGE: 3.06 PUBLIC ROADWAY ACCESS: YES - FROM SUWANEE AVE.

FOR RESIDENTIAL DEVELOPMENT: NO. OF LOTS/DWELLING UNITS: 20
 DWELLING UNIT SIZE (SQ. FT.): 2000

FOR NON-RESIDENTIAL DEVELOPMENT: NO. OF BUILDINGS/UNITS: _____
 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.

Corbett Woods
 Signature of Applicant _____ Date 6/3/22
Corbett Woods
 Print Name* _____ Date 6/3/22
[Signature]
 Signature of Notary _____ Date 6/3/22

Jeanise Whites Thompson
 Signature of Owner* _____ Date 6/11/2022
Jeanise Whites Thompson
 Print Name* _____ Date 6/11/2022
[Signature]
 Signature of Notary _____ Date 6/11/2022

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

CITY OF SUWANEE USE ONLY

Date Received: 6/3/22 Case No.: PZ-2022-004 Accepted By: AD

REZONING APPLICATION

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

APPLICANT INFORMATION*	OWNER INFORMATION*
NAME: <u>WALKER ANDERSON HOMES</u>	NAME: <u>Franklin Property Group, LLC</u>
ADDRESS: <u>390 Brogdon Road</u> <u>Suwanee GA 30024</u>	ADDRESS: <u>3182 Davenport Park Ln</u> <u>Duluth Ga</u>
PHONE: <u>404 210 9925</u>	PHONE: <u>404-399-5922</u>

CONTACT PERSON: Corbett Woods CONTACT PHONE: 404 210 9925
 EMAIL ADDRESS: cwoods@kthcompany.com FAX NUMBER: _____

PROPERTY INFORMATION

PRESENT ZONING DISTRICT(S): R100 REQUESTED ZONING DISTRICT RM8

PROPOSED DEVELOPMENT: TOWNHOME COMMUNITY

TAX PARCELNUMBER(S): 7-212-039 ; 7-212-040 ; 7-212-041

ADDRESS OF PROPERTY: 212 AND 220 SUWANEE AVE ; CORNER OF L'VILLE SUWANEE AND SUWANEE AVE.

TOTAL ACREAGE: 3.06 PUBLIC ROADWAY ACCESS: YES - FROM SUWANEE AVE.

FOR RESIDENTIAL DEVELOPMENT:

FOR NON-RESIDENTIAL DEVELOPMENT:

NO. OF LOTS/DWELLING UNITS: _____

NO. OF BUILDINGS/UNITS: _____

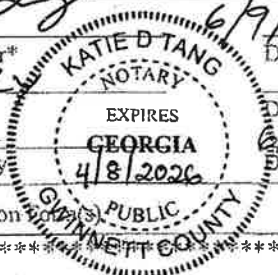
DWELLING UNIT SIZE (SQ. FT.): _____

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*	Date	Signature of Owner* <u>[Signature]</u>	Date <u>6/9/22</u>
Print Name*	Date	Print Name* <u>TONI L...</u>	Date
Signature of Notary	Date	Signature of Notary <u>[Signature]</u>	Date <u>6/9/22</u>



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

CITY OF SUWANEE USE ONLY

Date Received: _____ Case No.: 22-2022-001 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:
The proposal is suitable use and complements the surrounding properties.

(B) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:
The proposed project will not adversely affect the existing use or usability of adjacent or nearby property since the surrounding property is residential.

(C) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:
The property has limited economic use as currently zoned, but it has not been viable with its current zoning.

(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:
Since the project is limited to 20 lots, it will not 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:
The zoning proposal is in conformity with the policy and intent of the land use plan and is appropriate in the Town Center Character 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:
There is a need for quality housing in the area and this project will complement the Town Center area.

CITY OF SUWANEE USE ONLY

Date Received: 6/3/22 Case No.: RZ-2022-004 Accepted By: AD

Walker Anderson Homes
390 Brogdon Road
Suwanee, GA 30024

Letter of Intent

Alyssa Durden
City of Suwanee
Division Director, Planning Department
330 Town Center Avenue
Suwanee, Georgia 30024

RE: Suwanee Avenue and Lawrenceville Suwanee Road

Dear Ms. Durden:

Please let this letter serve as our letter of intent to accompany our Rezoning Application for the proposed project located in the City of Suwanee at the corner of Suwanee Avenue and Lawrenceville-Suwanee Road on parcels 7-212-039, 7-212-040, and 7-212-041. The proposed use for the 3.06 +/- acre property is a townhome project consisting of 20 single family residential homes, with architectural design to complement the surrounding area. We are requesting the subject property be rezoned from the existing R-100 zoning to RM-8.

Walker Anderson Homes requests to have the following amended Development Standards for the proposed project. These variances and buffer reduction are shown on the site plan submitted with this application.

Proposed Development Standards

Sidewalks	<ul style="list-style-type: none">• 5-foot sidewalk across Suwanee Avenue frontage and 4-feet internal to project
Landscape Setback	<ul style="list-style-type: none">• Allow twenty foot graded and replanted landscaped setback, with drainage easement within setback as needed
Setbacks	<ul style="list-style-type: none">• 5' front setback along Public Street• 20' rear setback• 5' side setback
House Square Footage	<ul style="list-style-type: none">• 2,000 Square Feet Minimum
Architecture	<ul style="list-style-type: none">• Units to be 3-sided brick with a combination of brick, stone, and/or concrete siding on the rear, excluding cantilevers• SDL (Simulated Divided Light) windows• Consistent with submitted architectural elevations

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Landscaping	<ul style="list-style-type: none">• Front, Side, and Rear Yards shall be sodded• Landscaped Park areas will be designed by a Landscape Architect or Arborist• Landscape Setback designed by a Landscape Architect or Arborist
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According to the City of Suwanee comprehensive plan, this property is in the Town Center Character Area. The project we have proposed is consistent with the Land Use Plan and will accomplish the intent of the Comprehensive Plan by providing housing that is architecturally consistent within the Town Center Character Area. As the developer and builder of Shawdowbrook at Suwanee Town Center in 2005, Shops at Moore Road, and several other projects in the city, we are committed to providing another quality project that will be an asset to the City of Suwanee.

We appreciate your consideration of this rezoning request and please let us know if we can provide additional information relating to this request.

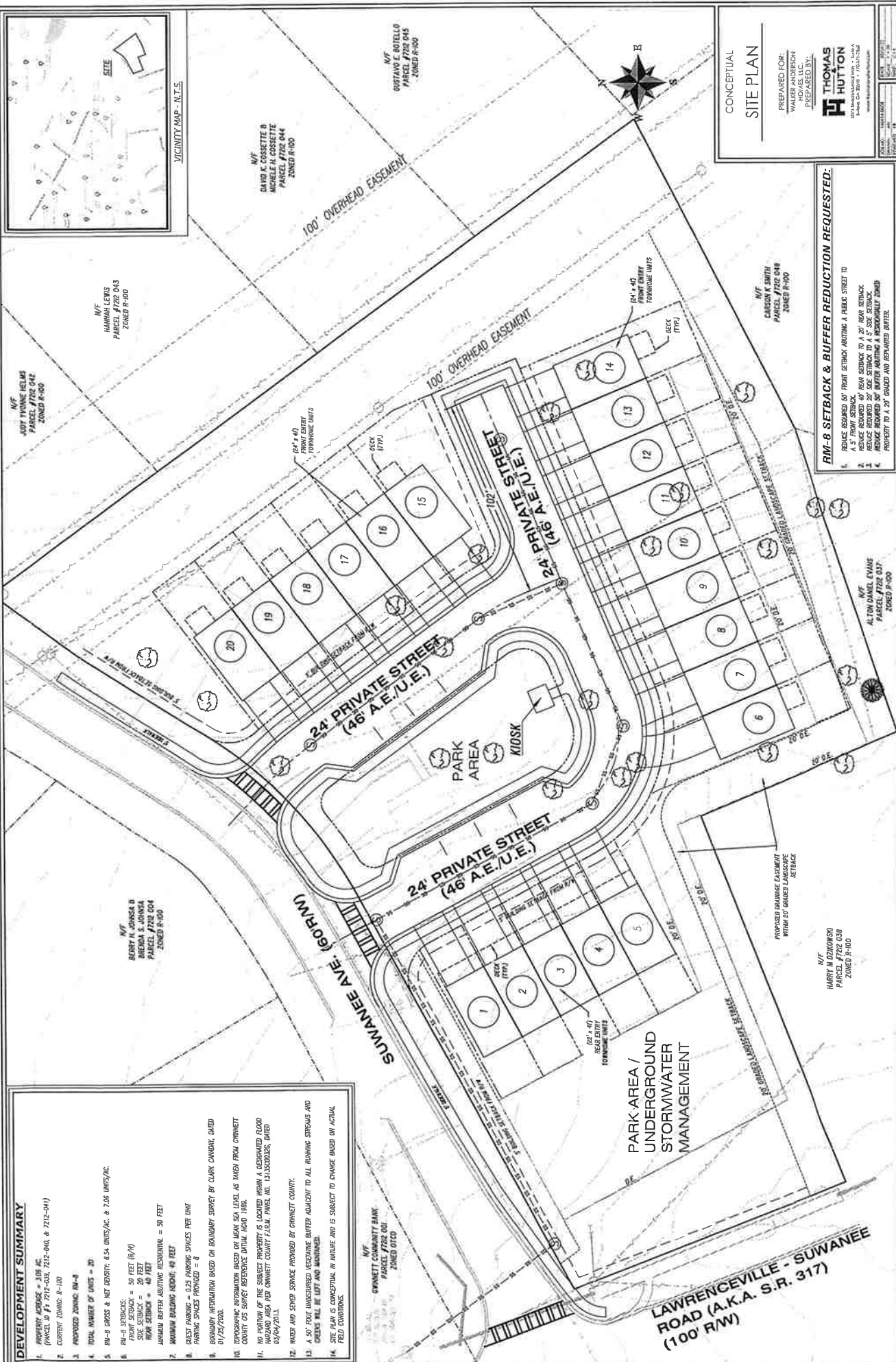
Sincerely,



Corbitt Woods
Walker Anderson Homes

RZ-2022-004

RZ-2022-004 Site Plan - Exhibit A



DEVELOPMENT SUMMARY

- PROPERTY ADDRESS = 318 AC (Parcel ID # 7212-039, 7212-040, & 7212-041)
- CURRENT ZONING: R-100
- PROPOSED ZONING: RM-4
- TOTAL NUMBER OF UNITS = 24
- RM-4 GROSS & NET DENSITY: 6.54 UNITS/AC & 2.08 UNITS/AC
- RM-4 STRUCKS:
 - MINIMUM STRUCK = 50 FEET (R/W)
 - MINIMUM STRUCK = 50 FEET
 - MINIMUM STRUCK = 40 FEET
 - MINIMUM STRUCK = 40 FEET
 - MINIMUM STRUCK = 40 FEET
- MINIMUM BUFFER ADJUTING RESIDENTIAL = 50 FEET
- MINIMUM BUFFER ADJUTING RESIDENTIAL = 40 FEET
- GUEST PARKING = 0.25 PARKING SPACES PER UNIT
- PARKING SPACES PROVIDED = 6
- BOUNDARY INFORMATION BASED ON BOUNDARY SURVEY BY CLARK CANNON, DATED 01/25/2020.
- TOPOGRAPHIC INFORMATION BASED ON MEAN SEA LEVEL AS TAKEN FROM OHNNETT COUNTY CS SURVEY REFERENCE DATUM, NOV 1989.
- NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN A DESIGNATED FLOOD HAZARDOUS AREA PER OHNNETT COUNTY F.L.G.M. PANEL NO. 1313300230, DATED 03/04/2011.
- WATER AND SEWER SERVICE PROVIDED BY OHNNETT COUNTY.
- A 50' FOOT UNDESIGNED VEGEATIME BUFFER ADJUTING TO ALL RUNNING STREAMS AND CREEKS WILL BE LEFT AND MAINTAINED.
- SITE PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE BASED ON ACTUAL FIELD CONDITIONS.

CONCEPTUAL SITE PLAN

PREPARED FOR:
WALKER ANDERSON
PREPARED BY:
THOMAS HUTTON
2022 Independence Ave., Suite A
Buckeye, OH 43086
Phone: 614.291.1234
Fax: 614.291.1234
www.thomashutton.com

RM-8 SETBACK & BUFFER REDUCTION REQUESTED:

- REDUCE FRONT SETBACK ADJUTING A PUBLIC STREET TO A 3' FRONT SETBACK.
- REDUCE REAR SETBACK TO A 20' REAR SETBACK.
- REDUCE SIDE SETBACK TO A 5' SIDE SETBACK.
- REDUCE ADJUTING SETBACK TO A 5' ADJUTING SETBACK.

PROPERTY TO BE GRADED AND REPAVEMENT REQUIRED.

LAWRENCEVILLE - SUWANEE ROAD (A.K.A. S.R. 317)
(100' R/W)

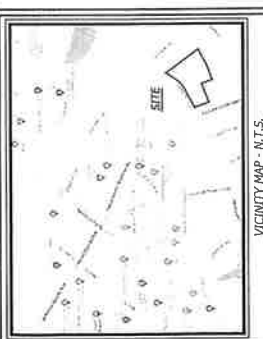




Exhibit B (1 of 4)

D 7-2022-004

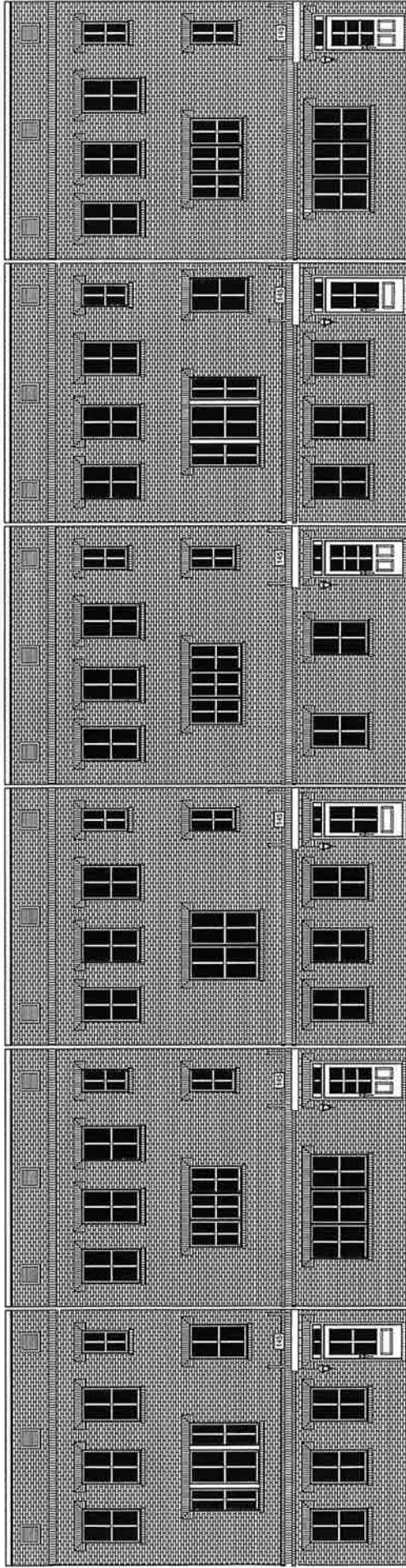
Proposed Architecture



Exhibit B - Proposed Architecture
RZ-2022-004 (2 of 4)

The Amberwood & Oakwood Plans

(22'x41' Rear Entry Product - Basement Entry)



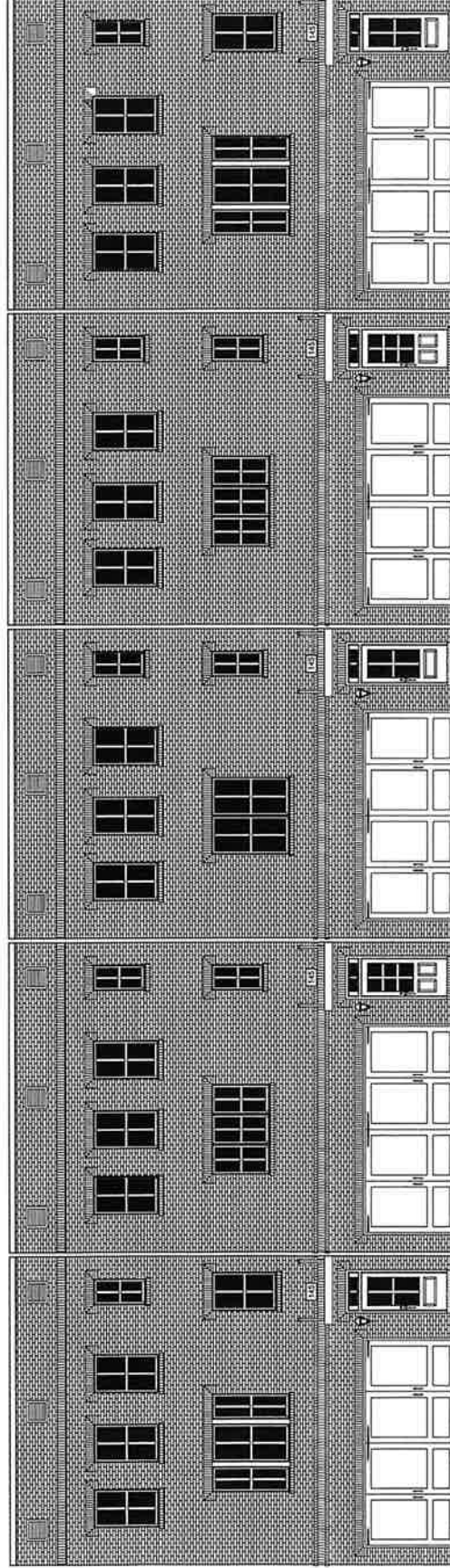
6 UNITS BUILDING

Exhibit B (3 of 4)

RZ-2022-004

The Amberfield & Oakfield Plans

(24'x41' Front Entry Product - Basement Entry)



5 UNITS BUILDING

Exhibit B (4 of 4)

RZ-2022-004





Sample of Interiors PZ 2022-004



Location Map RZ-2022-004

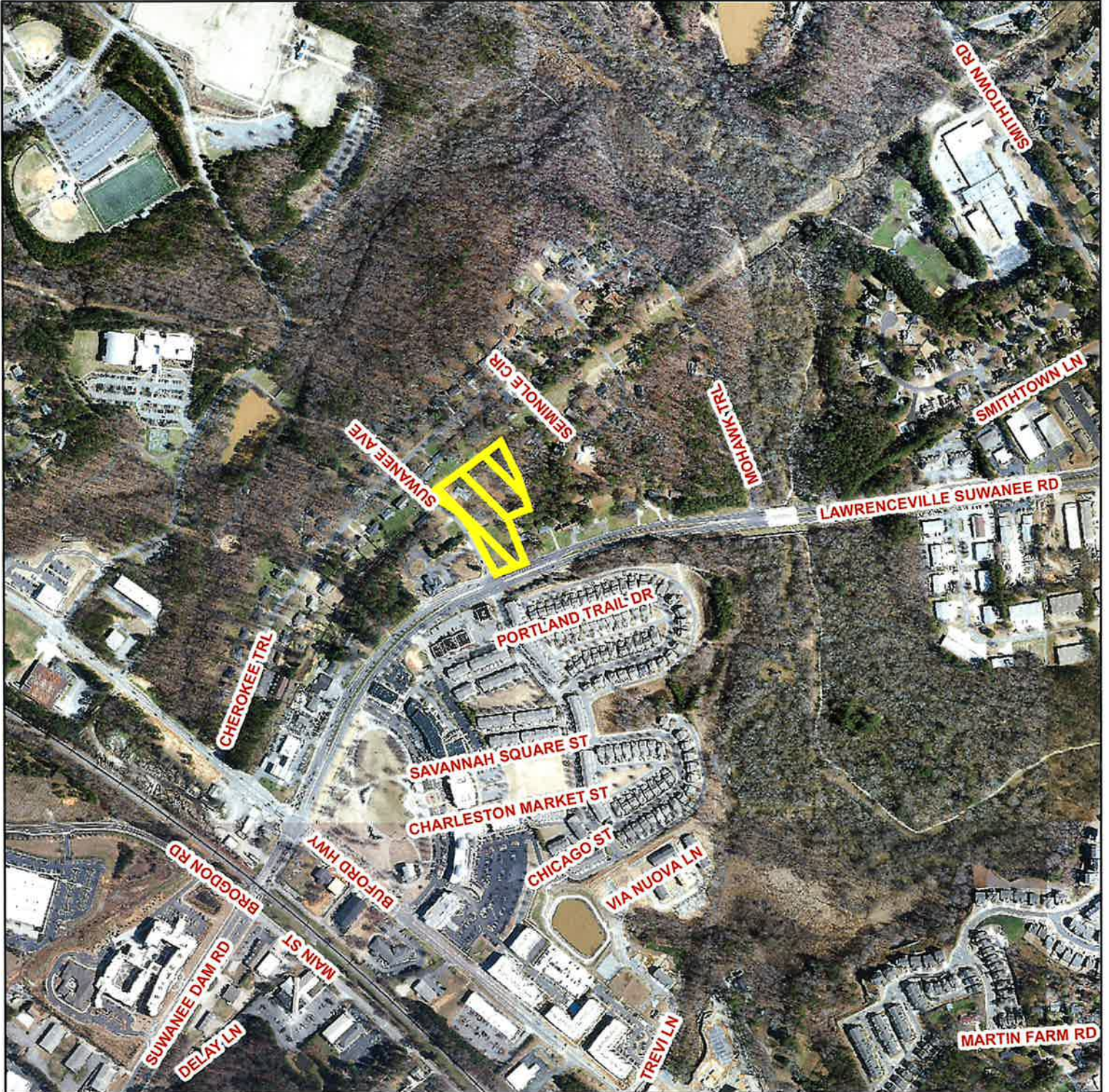
Legend



RZ-2022-004



0 350 700 1,400 Feet



Legend

Site ZONING	Color/Pattern
C-1	Red
C-2	Orange
C-2A	Red and white vertical stripes
C-3	Brown
GCA	Green and white diagonal stripes
IRD	Yellow
M-1	Blue
OI	Grey
OTCD	Light pink
PMUD	Pink
R-100	Light yellow
R-140	Light green
R-75	Yellow
R-85	Light green
RM6	Brown
RM8	Dark brown

