

MINUTES
CITY OF SUWANEE, GEORGIA
PLANNING AND ZONING COMMISSION
July 5, 2016

PLANNING AND ZONING MEMBERS: Present: Pete Charpentier, Michelle Budd, Anthony Manners and Glenn Weyant. Staff members present: Josh Campbell, Alyssa Durden, and MaryAnn Jackson. Absent: Lila Adams

CALL TO ORDER

Pete Charpentier called the meeting to order at 6:31 pm

ADOPTION OF THE AGENDA

Glenn Weyant moved to approve the agenda as presented, second by Pete Charpentier. Motion carried 4-0.

ADOPTION OF THE MINUTES: June 7, 2016

Michelle Budd moved to approve the June 7, 2016 meeting minutes, second by Glenn Weyant. Motion carried 4-0.

NEW BUSINESS

OLD BUSINESS

RZ-2016-002 – Owner: Gwinnett Prado, LP. Applicant: Lennar Georgia, Inc. The applicant requests a rezoning from C-3 (Special Commercial District) to PMUD (Planned Mixed Use Development) to allow for development of townhomes. The site is located in Land Lot 238 of the 7th District on McGinnis Ferry Road east of the intersection with Peachtree Industrial Boulevard and contains approximately 12.52 acres.

Alyssa Durden presented the staff report as follows: The applicant requests a rezoning from C-3 (Special Commercial District) to PMUD (Planned Mixed Use Development) to allow for construction of 97 townhomes.

The subject property is located along the southern side of McGinnis Ferry Road at the back of the “Shoppes at Suwanee” shopping center. The subject property consists of approximately 12.52 acres of graded but undeveloped land currently zoned C-3. The land was cleared and graded in preparation for a bowling alley, which was never built. A private road was also built on the property, Ten Pin Alley Lane, which serves both the subject property and the adjacent commercial shopping center and connects both properties to McGinnis Ferry Road and Peachtree Industrial Boulevard.

The applicant proposes to construct a total of 97 attached single family townhomes per the concept plan, ‘Exhibit A’. The project would have an overall density of approximately 7.7 units per acre. Proposed townhomes would have front and side facades of primarily brick with cement siding accents. These units would be a minimum

of 24 feet wide and 2,000 square feet. All units would have a front stoop lining the sidewalk, and corner units throughout the development would have wrap around porches.

The development would have two vehicular access points from Ten Pin Alley Lane, an existing private street, onto McGinnis Ferry Road and Peachtree Industrial Boulevard. One access point would be off the existing roundabout and a second close to the intersection of Ten Pin Alley Lane and McGinnis Ferry Road. These two new private entrance roads would tie into a new private street that would be lined with townhomes and provide access to multiple private alleys serving the townhomes. All proposed new roads would be 24 feet wide with parallel parking and sidewalks. The proposed development would have multiple pedestrian access through 3 proposed pocket parks within the development with sidewalks connecting to the sidewalk along Ten Pin Alley Lane.

The proposed development includes 2 linear green parks lined with rear loaded townhomes that front the green spaces. These pocket parks terminate into a City-owned preserved natural area. The land is preserved as undisturbed open space as a result of a requirement of the Metropolitan River Protection Act. A sidewalk is proposed parallel to the natural area from the proposed neighborhood amenity area at the main entrance at the roundabout. The applicant proposes to create a piece of public art in the existing roundabout. The proposed amenity area would include a pool, mail kiosk and cabana building. Townhomes would face the amenity area on all 3 sides. A wider pocket park towards the north end of the site would line up closely with the existing pedestrian passageway through the multi-tenant retail building across the existing street, Ten Pin Alley Lane, creating both a visual and physical connection between the existing shopping center and the townhome development. This park would be fronted with rear loaded townhomes. Rear loaded townhomes face McGinnis Ferry Road where the subject property fronts the road. 16 out of 97 units would have garages and driveways on the front of the units. These would be located at the back of the development where an existing retaining wall and topography make it impractical to create an alley.

In addition to providing a two car garage for each unit, the proposed development would include approximately 66 parallel on-street parking spaces and 10 additional 90 degree spaces near the mail kiosk for a total of approximately 270 parking spaces within the development.

The subject property was rezoned in 1990 from M-1 (Light Industry District) and R-100 (Single Family Residential) to C-3 (Special Commercial District). This was part of a larger rezoning of the 39 acres at the corner of Peachtree Industrial Boulevard and McGinnis Ferry Road. The 39 acres were to be master planned and developed under the name McGinnis Crossing. Over time, the rezoned parcels were developed with Walgreens in 2003, Bank of America in 2005, and the large multi-tenant shopping center in 2008.

In 2007, development plans for a bowling alley were submitted to the City and the parcels were graded at that time. The bowling alley project never advanced further than grading and naming of the private drive entering the site, Ten Pin Alley Lane.

A portion of the 39-acre McGinnis Crossing 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.

In 1995, the Atlanta Regional Commission reviewed the McGinnis Crossing plans and determined that a certain amount of the total property could not be developed or graded in order to comply with the MRPC. The 6.3 acre property adjacent to the subject parcel between the property and Peachtree Industrial Boulevard is the land that was set aside as to be preserved in its natural state based on the Atlanta Regional Commission's determination. This parcel could not be developed, so it was donated to the City to be held as open space.

The following comments are provided to inform the owner/developer of certain issues that may need to be addressed:

If approved, the City will formally review the project during the normal development process.

When the subject property is developed it may use the existing detention pond located on the subject property, but the project will need to demonstrate compliance with all of the current storm water requirements for the City. A portion of the project is within the 2,000 foot Metropolitan River Protection Corridor (MRPC). This portion of the site shall remain undisturbed and in its current condition. The remainder of the proposed development is outside of the river corridor; therefore, the project does not need to go through the MRPC review process again.

There are no environmental issues, creeks, floodplain or wetlands that should inhibit development of the subject property. The applicant indicates that any portion of the project within the river protection corridor will remain undisturbed. The property can support the proposed development.

The Shoppes at Suwanee shopping center, which is zoned C-3 (Special Commercial District), is at the corner of McGinnis Ferry Road and Peachtree Industrial Boulevard and located directly west of the subject property. The shopping center and the proposed development share common driveways, open spaces, and detention facilities. The subject property is bound by McGinnis Ferry Road to the north and a power line easement to the east. The undeveloped property across McGinnis Ferry Road is also zoned C-3, and the Landmark at Grand Oasis Apartments, which are zoned RM-8 (Residential Multi-Family), are located on the other side of the power line easement. The property to the

south is also undeveloped and zoned C-2A (Special Commercial District) and M-1 (Light Industry District).

The proposed townhomes would be less intense than nearby apartments and commercial shopping centers, but the use will be complimentary to adjacent commercial, including medical office, allowing those that live in the proposed development to walk to shops and services. The project is compatible with the quality of the multi-tenant retail building across Ten Pin Alley Lane and would create a visual and physical connection with the retail and restaurants by creating a small park in line with the pedestrian passageway through the commercial building. This would enhance the sense of place within the shopping center. The two projects are well integrated.

The existing Shoppes at Suwanee shopping center is anchored by Walgreens and Bank of America on the outparcels along Peachtree Industrial Boulevard. The rear portion of the center closest to the subject property has several medical offices, one pizza restaurant, and a hair salon within the multi-tenant commercial building. This building currently has several vacant retail and restaurant spaces. The proposed townhomes will transform the existing shopping center into a mixed-use development where residents will be within walking distance of existing and future shops and restaurants. The two properties share a private road, so the end result will appear as one seamless development much like many of Suwanee's more recently developed PMUD districts that have commercial adjacent to residential with walkable streets connecting the two uses. Building townhomes on the subject property will make existing and future shops and restaurants more viable and add 24 hour vitality to the existing shopping center.

The Future Land Use Plan calls for commercial and retail land uses on the subject property to support the overall vision of Peachtree Industrial Boulevard as Suwanee's retail spine. However, the intent on the Comprehensive Plan is for property fronting Peachtree Industrial Boulevard to be commercial. The subject property was included in this land use category as part of the larger tract of land that does front Peachtree Industrial Boulevard. The existing Shoppes at Suwanee shopping center already has a large amount of commercial development with some unleased spaces. Allowing a mix of uses by rezoning this currently C-3 property to PMUD will add needed vitality to the center. The Comprehensive Plan states that the Peachtree Industrial Boulevard corridor "should diversify to some degree in the future with additional office and residential uses, with residential development concentrated on parcels behind those with PIB frontage in the manner of Village Grove." This connectivity and mixing of land uses within walking distance to one another supports the broader goals of the Comprehensive Plan.

In conclusion, the requested rezoning is appropriate for this location. The addition of 97 townhome units is complementary to surrounding multifamily and commercial development and will positively contribute to the vitality of the existing shopping center and pedestrian environment by making the center mixed-use and creating a pleasant pedestrian environment along the east side of existing Ten Pin Alley. This is consistent with the goal of the Comprehensive Plan to create new residential areas behind commercial frontage along Peachtree Industrial Boulevard. Furthermore, the

construction of housing units in walking distance to the shopping center will support the attraction of new retail to fill existing vacancies and make the shopping center for vibrant. As such, the Planning Department recommends approval with conditions of RZ-2016-002.

Pete Charpentier asked about on-street parking. Josh Campbell explained that there are 74 on street parking spaces.

Pete Charpentier asked if there would be a traffic light at the intersection on McGinnis Ferry Road. Josh Campbell said there would not be a light at either entrance because they are too close to the intersection of Peachtree Industrial Boulevard and McGinnis Ferry Road.

Anthony Manners called upon the applicant.

Applicant representative, Matt Reeves, Anderson, Tate & Carr, 1960 Satellite Boulevard, Duluth, GA. Mr. Reeves stated that he is in agreement with staff conditions. The sidewalks will facilitate the porches and pocket parks. The square footage will exceed the minimum required.

Michelle Budd moved to approve RZ-2016-002 with July 1, 2016 conditions, second by Pete Charpentier. Motion carried 4-0 (Additions = bold, Deletions = strikethrough)

1. Develop in accordance with the concept plan (dated ~~May 4~~ **July 1, 2016**) 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. Site design shall be substantially similar to Exhibit 'A' **dated July 1, 2016** including 3 pocket parks and an amenity area with a pool, each fronted by rear loaded townhomes, **except for minor changes and modifications subject to planning staff approval.** ~~Frame the interior edge of the pocket park along Ten Pin Alley Lane with a hedge row or decorative fence to make a clear distinction between private property close to the townhomes and the public pocket park.~~ The design of any pocket park on the property shall be reviewed by the Planning and Inspections Director. No development permit shall be issued until the design of the parks is approved.
3. A maximum 97 townhomes shall be allowed.

4. New private streets shall **seek to** have two, 12 foot travel lanes and 8 foot wide parallel on-street parking, **which includes curb and gutter**, as shown in the concept plan **dated July 1, 2016**. All new streets shall have a minimum **54** foot wide sidewalk on both sides of the street. Plant street trees at 40 feet on center within a 5 foot wide minimum planting strip **located either in front of or behind the sidewalk**. Trees shall have a minimum caliper of **32** inches. A root barrier shall be planted with all trees adjacent to a sidewalk.
5. Provide a minimum 5 foot wide sidewalk in front of the subject property along McGinnis Ferry Road from the intersection of Ten Pin Alley Lane to the eastern edge of the property.
6. Architecture shall be substantially similar to “Exhibit ‘D’ including covered stoops for each townhome and wraparound porches on corner units. Buildings shall use high quality building materials, such as brick and/or stone and windows with simulated divided lites. The City of Suwanee Planning and Inspections Director shall review and approve all architecture prior to the issuance of a development permit. The architecture and location of the mail kiosk will be a part of this review.
7. District Development Standards:
 - a) Minimum unit size shall be 2,000 square feet.
 - b) Townhomes shall be located on fee simple lots with a minimum width of 24 feet.
 - c) Minimum distance between buildings shall be ~~20 feet~~ **16 feet between heated areas and 10 feet from exterior covered porches**.
 - d) Maximum building height shall be 3 stories.
 - e) Driveways **for rear loaded units** shall be a minimum of 22 feet deep.
 - f) **Driveways for front loaded units shall be a minimum of 20 feet from the back of the sidewalk to the front of the garage.**
8. Provide landscaping to screen driveways and alleys from view of Ten Pin Alley Lane. Plants used for this shall be anticipated to grow to a minimum of 4 to 6 feet in height.
9. ~~Provide 20 tree density units per acre throughout the site. Landscaping shall be approved by the City of Suwanee Planning and Inspections Director.~~ **Based on the existing tree density units approved for the existing master development, developer shall maintain existing landscaping along exterior property lines. Interior landscaping and street trees shall be a minimum of 2 inch caliper, and landscaping shall be approved by the City of Suwanee Planning and Inspections Director prior to the issuance of a development permit. Landscape plan will include street trees along private drives, trees within the landscape strip along McGinnis Ferry Road per the requirement of the zoning ordinance, and trees within all pocket parks.**

10. Developer shall have the responsibility to maintain all private stormwater systems and repairs, except where noted in separate agreements with the City, and no public easements are needed or associated with the stormwater system located on the subject property.

OTHER BUSINESS

ANNOUNCEMENTS

ADJOURNMENT

Glenn Weyant moved to adjourn at 7:01 pm.