

MINUTES
CITY OF SUWANEE, GEORGIA
PLANNING AND ZONING COMMISSION
November 1, 2016

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

CALL TO ORDER

Anthony Manners called the meeting to order at 6:37 pm.

ADOPTION OF THE AGENDA

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

ADOPTION OF THE MINUTES: October 4, 2016

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

OLD BUSINESS

RZ-2016-004 – Owner: Donald Johnsa. Applicant: Lynwood Development. The applicant requests a rezoning from M-1 (Light Industry District) and R-140 (Residential Single Family District) to PMUD (Planned Mixed-Use Development) to allow for a mixed-use development. The site is located in Land Lot 236 of the 7th District at 450 Buford Highway and contains approximately 18.0 acres.

Josh Campbell presented the staff report as follows: The subject property consists of 2 tracts of land totaling approximately 18 acres on Buford Highway. Tract 1 is zoned M-1 (Light Industrial District) and is currently occupied by the Suwanee Lumber Company. Tract 2 is zoned R-140 (Residential Single Family District) and is predominantly undeveloped and wooded with the exception of a portion of the property that was rezoned to M-1 in 1988 for an expansion to Suwanee Lumber Company. Tract 2 is bisected by a stream and floodplain.

The applicant requests a rezoning from M-1 (Light Industrial District) and R-140 (Residential Single Family District) to PMUD (Planned Mixed-Use Development District) for a mixed-use project that would include 70 townhomes along an extension of Suwanee Avenue and 2 four story apartment buildings along Buford Highway, which would be an expansion of the planned mixed-use project on the adjacent parcel at the corner of Buford Highway and Chicago Street.

The City of Suwanee's Downtown Development Authority (DDA) currently owns the adjacent parcel at the corner of Buford Highway and Chicago Street. DDA is an independent authority that serves as the development arm of a city. This property was recently rezoned to PMUD for development of a mixed-use project including up to 240

apartment units, up to 30,000 of commercial, and a multi-level parking deck that will serve both the project and Town Center. The DDA is currently working with private developer, Terwilliger Pappas, to develop the property in a manner that is consistent with and compliments Town Center.

Since the rezoning of the DDA property, the preliminary design phase started, and it is apparent, due to topographical constraints, that the subject property is needed in order to accommodate the full intended mixed-use project. The DDA property includes a detention facility that serves Town Center at the back of the site. This area is burdened with steep topography and presents development challenges.

This extension of the previously zoned project onto the subject property is labeled as Phase I in the Phasing Plan, "Exhibit E," which includes 2 four story apartment buildings along Buford Highway. The reconfiguration of the 240 units into multiple buildings will not add any more units than were previously approved for the DDA property. This 240 will be spread out into 3 buildings extending the project further down Buford Highway. Phase I is planned to have 12,000 square feet of commercial/retail.

In addition to this extension of the previously approved project, the applicant proposes to build 71 townhomes at the rear of the subject property with 7 of the units being front loaded. 4.8 acres of the site would be left as natural open space within the floodplain.

The proposed townhomes would be a minimum of 1,800 square feet and built with materials compatible with existing Town Center development.

The remaining 4.5 acres of the property on the west side of the stream and flood plain would be reserved for future development. If the current rezoning proposal is approved, then the area identified as future redevelopment would need to be rezoned prior to development and should include commercial uses.

When the subject property is developed it may use the master detention facility located on the adjacent property owned by the Downtown Development Authority, but the project will need to demonstrate compliance with all of the storm water requirements for City.

The subject property includes approximately 18 acres adjacent to Buford Highway. The applicant proposes to extend the planned mixed-use project at the corner of Buford Highway and Chicago Street and distribute the approved multi-family units and commercial development down Buford Highway along the front of the property and build 71 new townhomes at the back of the property.

The subject property includes streams, floodplain, and wetlands. The property also has some severe slopes including 60 feet of elevation changes. These challenges make the land along Buford Highway the most appropriate land for more intensive development. The area towards the rear of the property will require more environmentally sensitive development. Impacts to streams, floodplain and wetlands should be minimized. The

proposed zoning proposal appears to address these issues. Ultimately, compliance with applicable stream buffer, floodplain management and wetland ordinances will be addressed within the development process should the proposal be approved.

The subject property is surrounded by a mixture of uses and zoning districts. To the north, across Buford Highway, is a mixture of commercial uses including a credit union (zoned C-2), multi-tenant shopping center (zoned Old Town Commercial District – OTCD) and an auto repair shop (zoned OTCD). The Old Town Commercial District is only allowed within the Old Town Overlay District. It allows for many commercial uses that are found in C-1 and C-2, but also allows for uses that involve the sale of alcohol. OTCD also requires reduced setbacks. To the east of the subject property is the adjacent property recently rezoned to PMUD for the planned mixed-use project and Town Center, which is also zoned PMUD and contains a mixture of uses including residential, commercial, institutional recreational, and office uses. To the west is undeveloped property zoned R-140 residential that also fronts Buford Highway. To the south is property zoned R-140 residential with single family homes on very large tracts of land. The land directly south of the proposed townhomes is covered extensively by floodplain and is not developed.

The proposed townhomes are compatible with surrounding uses. Townhomes would be directly adjacent and connected to existing townhome and small-lot single family development in the Shadowbrook neighborhood behind Town Center. Other land adjacent to the proposed townhomes is undevelopable due to floodplain or planned for more intense development. The City’s Comprehensive Plan recommends a mixture of residential and non-residential uses for the property. As envisioned in the Comprehensive Plan, townhomes serve as a transitional use between high intensity mixed-use along Buford Highway and detached single family.

The City developed the 2030 Comprehensive Plan to guide the City. The Comprehensive Plan allows for and encourages mixed-use development in specific areas. The subject property falls into the Town Center Character Area. This Character Area is identified as an appropriate location for mixed-use developments, specifically mixed-use center, similar to Town Center in function and style. The Plan also called for Town Center to expand onto the subject property. “Particular attention should be paid to expanding Town Center to the south...continuing development down Buford Highway to support the Old Town gateway at Russell Street...” The Downtown Suwanee Master Plan adopted in 2009 anticipates 3-5 story mid-rise mixed-use development on the subject property. The latest update of the Downtown Suwanee Master Plan update also calls for Town Center-style development to extend down Buford Highway toward Russell Street.

The proposed plan adheres closely to the land use recommendations of the 2015 Downtown Suwanee Master Plan with townhomes at the rear of the site and higher density residential along Buford Highway.

The proposed townhomes and extension of mixed-use development down Buford Highway closely adheres to the recommendation of the 2015 Downtown Suwanee Master

Plan and the intended land use and intensity prescribed by the 2030 Comprehensive Plan. As such, the Planning Department recommends approval with conditions of RZ-2016-004.

Michelle Budd asked Josh Campbell about bicycle/pedestrian connection. Josh Campbell stated that the newest plan for this project only has a bicycle/pedestrian connection.

Lila Adams asked about retail and residential parking. Josh Campbell explained that developer will provide enough parking to cover the 12,000 square feet of retail. The City of Suwanee is still exploring the acquisition of up to 150 parking spaces for park overflow.

Anthony Manners how will the parking lot be lit. Josh Campbell stated that there are lighting requirements in the City of Suwanee regulations.

Anthony Manners called upon the applicant.

Matt Reeves, Anderson, Tate and Carr, 1960 Satellite Boulevard, Duluth, GA. Mr. Reeves.

Greg Power, Terwilliger Pappas, 3565 Piedmont Road, Atlanta, GA. Mr. Power stated that he focuses on boutique walkable developments. This project will have 240 multi-family units. Phase I will have 520 parking spaces. 150 parking spaces will be inside of the parking deck. There will be 244 residential units in Phase I. Four buildings will make up Phase I. Building 1000 will have a rooftop amenity. Building 2000 will contain the pool, club and fitness center. Building 3000 will have an outdoor kitchen, bike storage and a dog wash station. Building 4000 will look over site walkability. Phase 2 will activate the detention pond. There will be bike trails.

Mr. Reeves explained that Phase I will have 75 high end townhomes. The minimum square footage will be 1800 square feet. There will be 4.5 acres of green space.

Paul Michael, Meritage Homes, 2700 Cumberland Parkway. Mr. Michael stated that the 3 story townhomes will be 3 sided brick.

Anthony Manners called for opposition. There was none.

Michelle Budd moved to approve RZ-2016-004 with November 1, 2016 staff conditions, second by Glenn Weyant. Motion carried 4-0.

1. Develop in accordance with the concept plan (dated ~~July 1~~ **October 31**, 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. Development shall occur consistent with the phases, uses, and development standards outlined as follows and as shown in the “Phasing” exhibit.

- A. Phase I: Any development authorized on the subject property for RZ-2015-001 may be distributed into the area identified as Phase I of Exhibit ‘E’~~‘T’~~. All conditions from RZ-2015-001 shall apply to this phase with the following ~~additions~~**changes**:

- ~~i. Provide a minimum of 5,000 square feet of street level commercial at the corner of each building at the corner of Buford Highway and Suwanee Avenue. Uses in this space shall be limited to those found in the Old Town Commercial District.~~
- ii. Surface parking other than on-street parking shall be located behind or within buildings. Any off-street parking areas shall meet the minimum landscape standards for parking lots as indicated in the City of Suwanee Zoning Ordinance. The townhomes behind the apartment buildings shall be screened with a mixture of trees and shrubs from the adjacent parking lot.**
- iii. All ground floor residential along Buford Highway shall have an exterior entrance accessible via a landing, patio, stoop or step connected to the public sidewalk as much as practical. Areas between individual patios, landings, stoops, or steps shall be landscaped. Final design of the area between the front of the building and the edge of curb along Buford Highway shall be subject to the approval of the Planning Director.**
- iv. The façade of each building shall be broken up horizontally with vertical elements or a change in plane, a change in material or color, and/or a change in parapet height substantially as shown in the elevations shown in Exhibit ‘K’.**
- v. All dumpster enclosure openings shall not face any street and shall be screened from the view of any street or sidewalk as much as practical.**

- B. Phase II shall be limited to 75 single family attached residential units with the following development regulations.

- i. Minimum unit size shall be 1,800 square feet.
- ii. Maximum unit height shall be 3 stories.**
- iii. Townhomes shall be located on fee simple lots.
- iv. Minimum width for townhomes shall be ~~22~~ **24** feet.

- v. Townhomes will have a front yard setback of 5 feet from the right-of-way. Stoops, steps and landscaping may be located within this setback.
- vi. Minimum distance between buildings shall be ~~20~~ **15** feet.
- vii. Driveways shall be a minimum of 22 feet long.
- viii. All units shall have rear loaded, 2 car garages served by rear alleys, **with the exception of the front loaded units shown on the concept plan dated October 31, 2016.**
- ix. No units shall have the back of the unit facing the detention area/future amenity area.
- x. **Units 35, 36, and 37 should be adjusted so that the rear of the units faces an alley, not a street.**
- xi. **Prior to issuance of a development permit for Phase II, provide a plan book to the Planning Department for review. The plan book is subject to the approval of the Planning Director and shall include the following:**
 - a) **A Comprehensive Pedestrian Plan – The plan shall include a minimum 6-foot wide sidewalk connection to the townhomes facing stream buffers; all pocket parks and the master detention pond; a minimum of 3 pedestrian connections to the trail around the pond; and a minimum 10-foot wide hard surface trail connecting the 2 pods of townhomes**
 - b) **Architectural elevations consistent with Exhibit ‘L’.** Townhomes shall use high quality materials, including brick and/or stone on at least the front and sides of buildings and windows with simulated divided lites. Siding shall be limited to rear elevations and must be fiber cement siding. Each townhome shall have a covered front stoop at the entrance elevated between 18 inches and 6 feet above the grade of the sidewalk in front of the townhome, as much as practical. Corner units shall have wrap around porches similar to those in the adjacent Shadowbrook neighborhood. Wood or fiber cement materials may be used as trim or on porches/stoops. Railing materials may be wrought iron, wood, or steel. The City of Suwanee Planning and Inspections Director shall have final approval for all architecture prior to the issuance of a development permit. The architecture and location of the mail kiosk will be part of this review.
 - c) **Landscape Plan – Street trees shall be provided along all streets. The ends of all alleys shall be screened with material that is tall enough to shield the lights from cars and trucks.**

C. Phase III shall be labeled as “future development” on all site plans.

i. Future development in Phase III shall be mixed-use including a minimum of 12,000 square feet of retail/restaurant on the ground floor.

3. ~~A new street with 2 travel lanes and 8 foot wide on-street parallel parking shall be provided from existing Suwanee Avenue to Buford Highway per the concept plan dated July 1, 2016. Bulb outs shall be provided at intersections where on-street parking is provided.~~
4. **For new streets with 2 travel lanes and minimum 8 foot wide on-street parallel parking, a minimum 5 foot wide sidewalk shall be provided on both sides of all new streets directly adjacent to the back of the curb. In addition, a minimum 5 foot wide landscape strip shall be provided on both sides of all streets behind the sidewalk.**

For new streets with 2 travel lanes and no on-street parking, a minimum 5 foot wide landscape strips shall be provided on both sides of all new streets directly adjacent to the back of the curb. In addition, a minimum 5 foot wide sidewalks shall be provided on both sides of all the streets adjacent to the landscape strips.

Within the landscape strips, street trees shall be planted on 40 foot centers. Said street trees shall comply with the requirements of the Buffer, Landscape, and Tree Preservation Ordinance. A root barrier shall be planted with all trees adjacent to a sidewalk

5. Streets shall meet the standards of a local street. The final size of right-of-way and road design shall be subject to the approval of the City Engineer. Streets shall comply with City of Suwanee construction standards pertaining to thickness, depth, compaction, construction methods and materials. Said streets shall be two pass streets. **Provide on-street parking as much as practical.**
6. All rear alleys shall be constructed as approved by the City Engineer and shall be located on private property.
7. Should traffic signalization be determined to be needed, signals shall be mast-arm style signals subject to the review and approval of Georgia Department of Transportation. Any signals installed to serve development of the property shall be installed at the expense of the developer.
8. All utilities shall be located underground.
9. Provide bicycle racks with a minimum of 5 spaces near the entrance of **each multi-family** ~~any non-residential~~ building.

10. Detention may be satisfied by existing detention facility on adjacent property.
11. Landscaping shall be approved by the City of Suwanee Planning and Inspections Director. **Development does not need to meet tree density or landscape strip requirements.**
12. **Provide a construction and access easement along the southern property line to allow for coordination of future development on the adjacent property**

NEW BUSINESS

RZ-2016-005 – Owners: Mun Sun Hui and Suwanee Main Street, LLC. Applicant: Caddis Acquisition Partners. The applicant requests a rezoning from M-1 (Light Industry District) and C-1 (Neighborhood Commercial District) to PMUD (Planned Mixed-Use Development) to allow for a senior living facility including independent living, assisted living, and memory care. The site is located in Land Lot 236 of the 7th District at the intersection of Suwanee Dam Road and Brogdon Road and contains approximately 10 acres.

Alyssa Durden presented the staff report as follows: The subject property consists of 3 tracts of land totaling approximately 10 acres at the corner of Suwanee Dam Road and Brogdon Road. 2 of the 3 tracts are zoned M-1 (Light Industrial District). The third tract is directly at the corner of Suwanee Dam Road and Brogdon Road and is zoned C-1 (Neighborhood Commercial District). This parcel is also within the Old Town Overlay District. All three tracts are undeveloped.

The applicant requests a rezoning from M-1 (Light Industrial District) and C-1 (Neighborhood Commercial District) to PMUD (Planned Mixed-Use Development District) to allow for a senior living facility including 80 independent living units and 73,162 square feet of institutional uses including 59 assisted living rooms and 32 memory care beds.

The independent living component would offer units for people able to live on their own, but they would be served by group dining facilities and other amenities including internal courtyards, 24-hour emergency response, shuttle service, social and recreational activities, housekeeping and laundry services, beauty salon/barber shop, and wellness center.

The applicant proposes one contiguous 178,000 square foot, four-sided brick building to house the three types of care units, each with its own wing. The independent living component would be located in the portion of the building fronting Suwanee Dam Road, which would be 3 stories. The 2 story assisted living wing and 1 story memory care wing would be located behind the three story independent living wing.

The site would have 2 vehicular access points, one from Suwanee Dam Road and one from Brogdon Road. Both are located as far from the intersection as possible. A total of 192 parking spaces are proposed. 50 percent of the residents would not have access to a vehicle and would go to and from the facility via a shuttle; therefore, the parking would most lightly used.

The building would be pushed up toward Suwanee Dam Road with parking behind and to the sides of the building. The corner of the site facing Suwanee Dam Road and Brogdon Road would be designed to have an entry courtyard that would accent the corner. The developer/health care provider intends to incorporate public art into this corner as well.

One of the subject parcels located directly at the corner of Brogdon Road and Suwanee Dam Road is part of the Old Town Overlay District. The intention of this district is to encourage an urban design conducive to a walkable downtown with parking hidden behind buildings and buildings pulled up to the sidewalk to activate the pedestrian realm.

The importance of this parcel developing in a pedestrian friendly way was identified prior to the overlay due to the proximity of the parcel to what was then the future Town Center. In 2001, the corner parcel of the three subject tracts was rezoned from M-1 (Light Industrial District) to C-1 (Neighborhood Commercial District). The original rezoning proposal, RZ-2001-005, included plans to construct two 1 to 2 story commercial buildings fronting Suwanee Dam Road and two office buildings at the rear of the site. The commercial buildings were proposed to be located toward the front of the parcel with parking to the sides and rear. The applicant indicated a desire to construct a wide sidewalk/patio area in front of the buildings oriented toward the roadway. Access was shown by individual entrances on Suwanee Dam Road and Brogdon Road. RZ-2001-005 was approved with conditions requiring four sided brick construction, traditional architecture, monument style ground signs, a unified wall signage plan, buildings pushed up to the front of the site with parking at the rear, and interparcel vehicular access. This project was never built.

In 2004, a new applicant requested a change of conditions to the original rezoning. RZ-2004-006 proposed a 21,000 square foot commercial/retail center with parking located along Suwanee Dam Road. The rezoning was approved changing the original parking condition from requiring buildings to be pushed to the front of the tract and parking located internally to “buildings shall be pushed to the front of the tract as much as practicable” and a “maximum of two rows of parking may be provided between the building and any right-of way.” This project was not built either.

The subject property includes approximately 10 acres at the corner of Brogdon Road and Suwanee Dam Road. The applicant proposes to build a senior living facility including 80 independent living units, 59 assisted living rooms, and 32 memory care beds, for a total of 171 units. The mixture of independent living and health care components of the facility combined with the in-house services for residents create a mixture of uses conducive to this site.

The subject property is bound by Suwanee Dam Road to the south, Brogdon Road and the railroad to the east, and a Georgia Power easement and to the north. The proximity of the site to the high traffic intersection of Suwanee Dam Road and Buford Highway is a challenge for many potential uses requiring more ideal vehicular access. However, senior living generates minimal vehicular trips because 50 percent of the residents do not have

access to a vehicle and will rely on a facility shuttle to go to or from the facility; therefore, senior living offers a good mix of uses for this particular property.

The property is primarily flat with a small portion on the west side of the property within a stream buffer. The site can accommodate the proposed development. It is surrounded by developed parcels zoned M-1 (Light Industrial District) or O-I (Office-Institutional District). The property directly adjacent to the west is occupied by a cluster of several small landscaping and building supply businesses. A large warehouse is located just north of the property along Brogdon Road. The proposed project is located directly across the street from the site for the new planned extension to Town Center Park. Existing one story commercial buildings face the subject property directly across Suwanee Dam Road in front of the park site, but the height of the proposed building would allow visibility of the park from the proposed building and of the building from the park.

The proposed senior living project will not have a negative impact on any of these surrounding uses, which are primarily light industrial in character and/or use. The proposed development would create a good transition from these industrial uses to the urban character of Town Center. Furthermore, the City of Suwanee recently developed and adopted a Master Plan for Town Center West, a new urban park planned for the property across Suwanee Dam Road from the subject property. The proposed development would create a strong urban backdrop similar to the architecture of Town Center for the future park across the street.

Both the Comprehensive Plan and the Downtown Suwanee Master Plan promote the expansion of Town Center as the city grows including more housing that is compatible with Town Center. The 2015 Downtown Suwanee Master Plan Update recommends mixed-use at this corner of Brogdon Road and Suwanee Dam Road. This was defined as “higher-density buildings located near major nodes including residential, retail, office, hotel, and other uses compatible with an urban setting,” (2015 Downtown Suwanee Master Plan Update, p. 51). Senior living would be one of these uses, particularly as proposed. The proposed development would create an urban building with the appearance of higher density stacked flat units. The 2030 Comprehensive Plan also allows for and encourages this type of mixed-use development in this location. The Town Center Character Area in the Comprehensive Plan is identified as an appropriate location for mixed-use developments similar to Town Center in function and style. Introducing senior living into Town Center satisfies the goal to expand housing options for all ages and doing so in a compact footprint with a multi-story building contributes to expansion of the urban character of Town Center.

“Town Center is not only the focal point of the community but a walkable urban center where shops, residences and greenspace combine to create a true sense of place (2015 Downtown Suwanee Master Plan Update, p. 57). The proposed design would contribute to the sense of place in Town Center and create a backdrop for the new park planned at Town Center West. A three story, brick building with urban character similar to the

architecture of Town Center would front Suwanee Dam Road overlooking the new park from across the street.

The property is located within the Old Town Overlay District. The intention of the Old Town Overlay District is to encourage urban design conducive to a walkable downtown with parking hidden behind buildings and buildings pulled up to the sidewalk to activate the pedestrian realm. While the proposed building is pulled up close to Suwanee Dam Road with no parking between the building and the street, the sidewalk and the building should be pulled closer to the street and each other to create a more urban feel. The sidewalk should also connect all the way from Brogdon Road to the adjacent property to the west. Realigning the building to create a straighter edge to the street will enhance the pedestrian experience by creating a sense of enclosure along the sidewalk.

A need for senior housing was identified in the 2030 Comprehensive Plan (completed in 2008). The plan projected an increase in the average age of Suwanee residents. This trend was confirmed by the market analysis done as part of the 2015 Downtown Suwanee Master Plan Update. “Within the past 15 years, the number of households in the city limits with individuals age 55 and older has increased at more than 2.5 times the rate of Gwinnett County as a whole” (2015 Downtown Suwanee Master Plan Update, p. 40).

A senior living facility was included as part of the conceptual plan for the Town Center area in the 2015 Downtown Suwanee Master Plan. A parcel across Buford Highway from Town Center Park and next to the police station was shown as a potential location. However, this site has parking constraints and is currently occupied by an existing auto repair business. The proposed site is similar to this site in terms of its relationship to Town Center. It is not directly adjacent to Town Center Park, but it is in close proximity. The subject site will be in even closer proximity to the new park at Town Center West. Senior living and Town Center could have a mutually beneficial relationship. Residents that are still active could be within walking distance to enjoy Town Center’s parks, trails, shopping and restaurants, which would bring additional vitality to Town Center.

The project would satisfy a need for senior housing in Suwanee with compact development that enhances the urban character of the City and adds residents within walking distance to Town Center. The proposed development would also extend mixed-use development down Suwanee Dam Road from Town Center creating an appropriate urban context for Suwanee’s new planned park at Town Center West. These are all goals of the 2015 Suwanee Downtown Master Plan and the 2030 Comprehensive Plan. As such, the Planning Department recommends approval with conditions of RZ-2016-005.

Anthony Manners asked if there will be access to the property off of Suwanee Dam Road. Alyssa Durden stated that there will be access off of Suwanee Dam Road. Anthony Manners called upon the applicant.

Jud Jason, Caddis Acquisition Partners, 5910 N. Central Expressway, Dallas, Texas. Mr. Jason stated that Caddis Acquisition Partners has 11 senior housing facilities. They are focused on quality care for the residents.

Anthony Manners called for opposition. There was none.

Alyssa Durden indicated that she received a letter from an adjacent property owner that may be potential opposition, if it creates a need for an additional buffer on his property.

Michelle Budd moved to approve RZ-2016-005 with staff conditions, second by Glenn Weyant. Motion carried 4-0.

1. Develop in accordance with the concept plan (dated September 30, 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, plantings, sidewalks, multi-use paths, or other proposed features shown on the submitted plan. If needed due to conditions of zoning that require substantial changes to the concept plan, 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 Planning Department.
2. Use shall be limited to a senior living facility including a mix of independent living, assisted living and/or memory care units. The total number of all units shall not exceed 175 units. A minimum of 50% of the total units shall be assisted living and/or memory care units. Assisted/independent living uses shall comply with all federal and state regulations. For assisted living facilities and/or memory care, amenities and services such as meal service providing residents 21 meals per week, housekeeping services, shuttle/transportation services, a 24 hour staff, and in house medical services shall be provided.
3. Development Standards:
 - I. Minimum lot size = N/A
 - II. Minimum lot width = N/A
 - III. Minimum front setback = 0
 - IV. Minimum rear setback = 0
 - V. Minimum side setback = 0
 - VI. Maximum building height = 3 stories
 - VII. Minimum separation between buildings on same lot = 20 feet
 - VIII. Provide a minimum of 1 parking spaces per unit, with a maximum of 200 parking spaces.
4. A plan book shall be submitted to the City for review and approved by the Planning Department prior to issuance of a development permit. Said plan book shall include building elevations, building materials and colors, images and locations of any planned signage for the building or site, detailed plans of the design for the pedestrian realm along Suwanee Dam Road between the road and the building, detailed plans of any plaza areas at the building entrance or anywhere along the sidewalk along Suwanee Dam Road, and a detailed plan of

the landscaping/screening of parking lots along Suwanee Dam Road and the stormwater management facility.

5. All parking shall be located behind the line of the front façade of the building and screened with an adequate hedgerow from any public street. Any off-street parking areas shall meet the minimum landscape standards for parking lots as indicated in the City of Suwanee Zoning Ordinance.
6. Architecture shall be traditional and similar in character to the existing mixed-use buildings in Town Center and the elevation identified as Exhibit “D”. The building shall be a minimum of 3 stories and have a flat roof on the façade facing Suwanee Dam Road, which shall line at least 45 percent of the frontage of Suwanee Dam Road. Buildings shall be brick on all 4 sides. Railing materials may be wrought iron, steel, or anodized aluminum. Accent materials used shall be high quality and be consistent with materials used in Town Center. The City of Suwanee Planning and Inspections Director shall have final approval for all architecture prior to the issuance of a development permit.
7. Provide a sidewalk that complies with the requirements of Section 512.F of the Zoning Ordinance. Provide a minimum 6 foot wide clear zone parallel to Suwanee Dam Road from Brogdon Road to the western property line. Provide a minimum 5 foot wide supplemental zone between clear zone and the building. This supplemental zone may include landscaping and/or hardscape as well as street furniture and public art. Provide a minimum 5 foot wide landscape zone between Suwanee Dam Road and the clear zone. Within the landscape zone, street trees shall be planted on 40 foot centers. Said street trees shall be a minimum of 3” caliper at the time of planting and comply with the requirements of the Buffer, Landscape, and Tree Preservation Ordinance. A root barrier shall be planted with all trees adjacent to a sidewalk. The sidewalk area along Suwanee Dam Road shall be adequately lit by either exterior wall sconces or pedestrian street lights. Pedestrian street lights if provided along the sidewalk shall not be located within the minimum clear zone.
8. Should traffic signalization be determined to be needed, signals shall be mast-arm style signals subject to the review and approval of Georgia Department of Transportation. Any signals installed to serve development of the property shall be installed at the expense of the developer.
9. All utilities shall be located underground except existing transmission lines located to the rear of the site.
10. Landscaping shall be approved by the City of Suwanee Planning and Inspections Director.

OTHER BUSINESS

ANNOUNCEMENTS

ADJOURNMENT

Glenn Weyant moved to adjourn at 7:28 PM