

**CITY OF SUWANEE
SPECIAL USE PERMIT ANALYSIS**

CASE NUMBER: SUP-2007-004
REQUEST: BUILDING HEIGHT INCREASE
LOCATION: GWINCO BOULEVARD NORTH OF OLD PEACHTREE ROAD
TAX ID NUMBER: 7-152-178
ACREAGE: 2.00 ACRES
PROPOSED DEVELOPMENT: 43,500 SQUARE FOOT 4-STORY HOTEL

APPLICANT(S): NIMISH PATEL
33 WATERSIDE DR.
CARTERSVILLE, GA 30121

OWNER(S): YON J. LEE
9759 TALISMAN DRIVE
ALPHARETTA, GA 30022

CONTACT: NIM PATEL **PHONE:** 770-455-4202

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

PROJECT DATA:

The applicant seeks a special use permit on an approximately 2-acre tract for a building height increase to allow for an approximately 43,500 square foot 4 story approximately 48 foot tall hotel approximately. The proposed site plans indicates an 82 room hotel with a total of 87 parking spaces. Access is proposed via a single driveway onto Gwinco Boulevard. Detention is shown towards the rear of the site.

The subject property was annexed into the City in 2000 and zoned C-2A. The C-2A zoning district has a maximum height of 35 feet. The proposed 4 story building would be slightly over 47 feet tall. As such, a special use permit would be required in order to allow the 4 to 5 story hotel.

The Special Use Permit process was created by the City Council in 2001 to better handle certain land uses. The SUP process allows the Council to review certain proposals in the context of their use and take into consideration the surrounding area and other relevant factors. A Special Use Permit does not change the underlying zoning of property, but grants the property an additional specified use. In this case the specified use would allow for additional height.

DEVELOPMENT COMMENTS:

The following comments are provided to make the developer aware of certain pertinent issues. This is not intended to serve as an all-inclusive list of comments. If approved, the City will formally review the project during the normal development and/or building review process.

Gwinco Boulevard is a Gwinnett County road. The Gwinnett County Department of Transportation regulates access onto Gwinco Boulevard. All curb cuts would require the approval of the Gwinnett County DOT.

The submitted site plan plans 89 parking spaces for 82 rooms. This is less than the required minimum number of parking spaces. The applicant will need to comply with the City's parking requirements.

The applicant should be aware that exterior lights within and around parking lots shall be contained in full cut-off type luminaries whose source is completely recessed in an opaque housing. Lenses on the housing shall be completely flat with no portion of the lens extending below the housing.

The City of Suwanee Development Regulations require stormwater systems to address stormwater quality, stormwater quantity and channel protection. The applicant should be prepared to meet the stormwater requirements.

The developer should be aware that the City has Architectural Standards. The project should be prepared to comply with these standards.

The C-2A zoning districts includes several conditions for hotel/motel uses. The applicant should be prepared to comply with these requirements.

The City of Suwanee Development Regulations require sidewalks along all road frontages. The proposed site plan does indicate any sidewalks. The applicant should be prepared to comply with this requirement.

ANALYSIS:

The site is mostly cleared of any significant vegetation. The topography of the site slopes from the rear of the site downwards towards the road. The topography of the site is relatively mild compared with Suwanee in general. Access is available onto Gwinco Boulevard. The zoning ordinance requires hotels to be at least 2 acres. The subject property is 2 acres. The site should be suitable for use as a hotel.

The site is located on Gwinco Boulevard north of Old Peachtree Road in the I-85 business district. This area is developed with predominantly commercial uses and zoning districts. To the north of the subject property, across Gwinco Boulevard, are two commercially zoned tracts developed with sit down restaurants. To the east of the subject property, is a commercially zoned tract in unincorporated Gwinnett County with the remains of a building that burned during construction. To the south of the subject property are several commercial sites in unincorporated Gwinnett County. One site is developed with a gymnastics facility, one site is undeveloped and a third site is developed with a daycare. To the west of the subject property is a small undeveloped commercial parcel in unincorporated Gwinnett County and slightly further west is a commercially zoned hotel site located within the Suwanee City Limits. Gwinco Boulevard is developed with several restaurants and hotels. The surrounding area is suitable for a building height increase.

The building height increase proposes a fourth story for a hotel (47 to 48 -feet tall). This increase would be 12 to 13 feet higher than typically allowed in the C-2A zoning district. The proposed building is located in the heart of a highly developed area with commercial office, and industrial uses. Residential uses are not located near the subject property. A 12 to 13 foot taller hotel building should not negatively impact the area.

The future land use plan recommends commercial uses for the location. The proposed use of the property as a hotel is consistent with this designation. The City has historically targeted the I-85 Business District as one of the appropriate locations for special uses in commercial zoning districts. The subject property is located in the heart of this area close to I-85. As such, subject property is an appropriate location for additional building height.

In conclusion, approval of the request with conditions would be appropriate. The proposal is consistent with the Future Land Use Plan's commercial designation and the tract is located in the heart of a commercial area, with no residential uses in the immediate area. The subject property is well located for a hospitality use, and a building height increase would be appropriate at this location. Therefore, the Planning Department recommends **APPROVAL WITH CONDITIONS** of SUP-2007-004.

Planning Department Recommended Conditions

SUP-2007-004

Approval of a building height increase subject to the following conditions:

1. Approval is limited to a single hotel structure. The height of the building(s) shall not exceed 50 feet, not including any building height exemptions specifically listed in the Zoning Ordinance. Any features of the building that are exempted (such as decorative towers) from height limitations shall not exceed 65 feet in height.

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 project would be an appropriate special use in view of the existing and nearby properties.

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

Approval of the request would not likely 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 would not create 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;

Commercial uses are recommended for the subject property. The proposed hotel use is entirely consistent with this designation. In the 2003-2004 comprehensive plan update the it was noted that more intensive commercial areas are appropriate locations for Special uses especially automotive uses. The requested special use permit for a building height increase is consistent with this policy.

- 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 proposal.

LETTER OF INTENT

9/25/07

To: Planning and Zoning

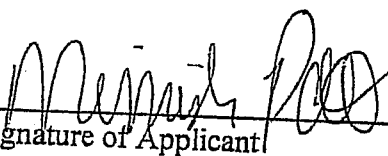
SUBJECTED LAND: Vacant Lot along Gwinco Boulevard, Suwanee, Gwinnett County, Georgia. Property is known at Lot 3 Block A. It is approximately 800 feet west of the intersection with Lawrenceville-Suwanee Road. Currently zoned as C2-A the subjected land sits on Land Lot 152 in the 7th District.

We respectfully request a height variance for our proposed Holiday Inn Express Hotel and Suites. It is approximately going to be total of 43,500 square feet per each floor. We would like to build a four story (approximately 55 ft high), 80 units, state of the art, indoor corridor motel building on the 2 acre lot.

We will be offering luxury style business and leisure accommodations for a broad based clientele. This is a limited service hotel that has no restaurant. The amenities that are offered in the rooms are hair dryers, microwave and refrigerators, coffee makers, free high speed internet, business center, fitness center, free hot breakfast, indoor pool. This hotel mainly will service the corporate business clientele as well as some transient business and weddings, and other groups.

The hotel will have 82 rooms in which 2 rooms will be used for storage. We are requesting for a variance for the parking from 1.25 parking spaces to 1.05 parking spaces for our 82 unit hotel in which case 80 rooms will be rentable. The building will sit on approximately 1 acre, 43,500 square feet area on a 2 acre / 87,000 square foot lot.

Thanks,


Signature of Applicant

9/25/07.
Date

Nimish Patel 9/25/07. CEO.
Type or Print Name and Title

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION*

OWNER INFORMATION*

NAME: Nimish Patel

NAME: Yon J. Lee

ADDRESS: 33 Waterside Dr
Cartersville, Ga. 30121

ADDRESS: 9759 Talisman Drive
Alpharetta, GA 30022

PHONE: 513-277-8708

PHONE: 770-455-4202

CONTACT PERSON: Nim Patel

PHONE: _____

E-Mail Address: Nimishp@msn.com

PROPERTY INFORMATION

PRESENT ZONING DISTRICT(S): C2A REQUESTED ZONING DISTRICT _____

PROPOSED DEVELOPMENT: Hotel

TAX PARCEL NUMBER(S): 7-152 178

ADDRESS OF PROPERTY: Gwinco Blvd., Suwanee, Ga.

TOTAL ACREAGE: 2 PUBLIC ROADWAY ACCESS: Gwinco Blvd.

FOR RESIDENTIAL DEVELOPMENT:

FOR NON-RESIDENTIAL DEVELOPMENT:

NO. OF LOTS/DWELLING UNITS: _____

NO. OF BUILDINGS/UNITS: 1/81

DWELLING UNIT SIZE (SQ. FT.): _____

TOTAL GROSS SQUARE FEET: ~178,000

CERTIFICATIONS

I hereby certify that the above and attached information is true and correct. I am also aware that 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 any and all conditions which may be attached to the property shall be binding on the property and all subsequent owners.

Nimish Patel
Signature of Applicant* Date 9/25/07

Nimish Patel
Print Name* Date 9/25/07

Bonnie J. Dorsney
Signature of Notary Date 9/25/07

Yon J. Lee
Signature of Owner* Date 10/2/07

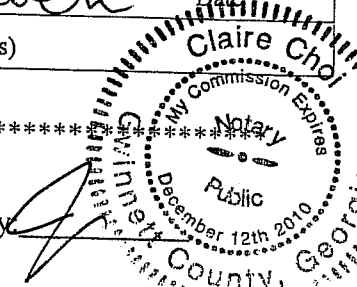
Yon J. Lee
Print Name* Date 10/2/07

[Signature]
Signature of Notary Date 10/2/07

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

CITY OF SUWANEE USE ONLY

Date Received: 10/2/07 Case No.: SUP-2007-004 Accepted By: [Signature]



SPECIAL USE PERMIT APPLICANT'S RESPONSE

STANDARDS GOVERNING EXERCISE OF THE ZONING POWER

Pursuant to 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 highest we would want the building to be is 4 stories which would allow suitable view of the use and development of adjacent and nearby property

(B) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:
 There will be no affect to the existing use or usability of adjacent or nearby property.

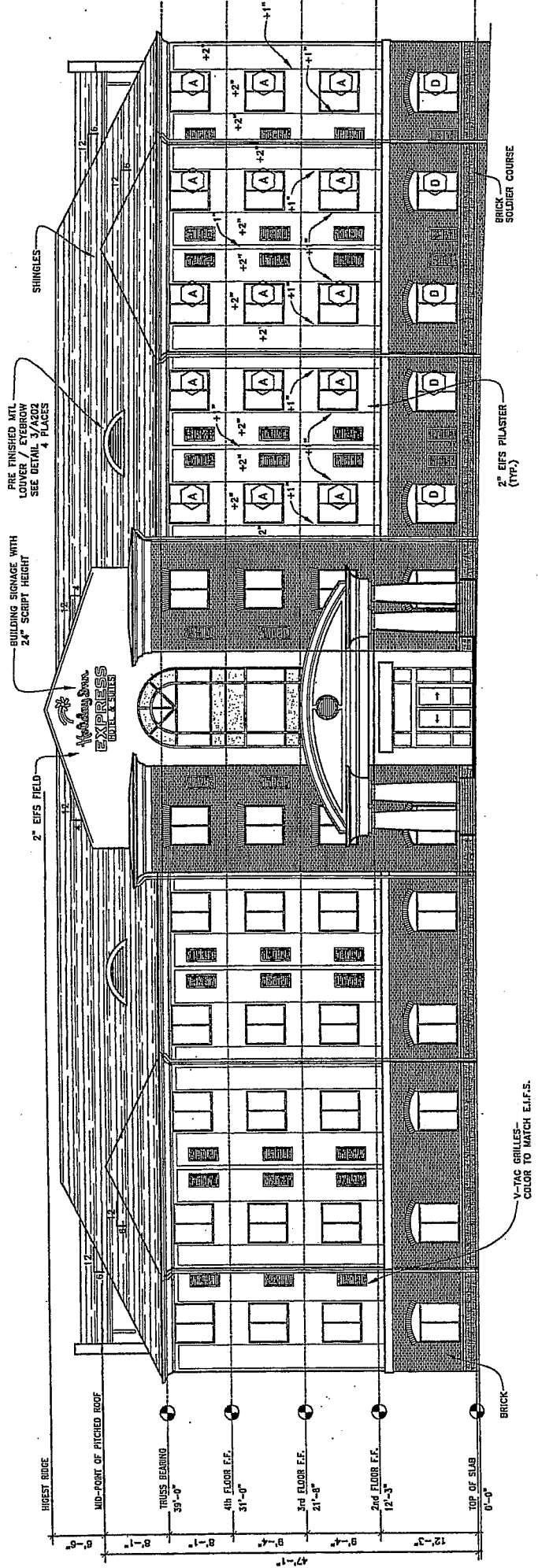
(C) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:
 The property is zoned fine we just want to get a height variance up to 4 stories

(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:
 Height variance will not be causing any burdensome for the 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, except that we are proposing to change the zoning from 1.25 cars per room to 1.05 cars per room

(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:
 None at this time.

CITY OF SUWANEE USE ONLY
 Date Received: 10/2/07 Case No.: SUP-2007-004 Accepted By: [Signature]



FRONT ELEVATION

SHINGLES

PRE FINISHED MTL LOUVER / EYEBROW SEE DETAIL & PLACES

BUILDING SIGNAGE WITH 24" SCRIPT HEIGHT

Walden Bros. EXPRESS BOTTLES & BULK

2" EIFS FELD

BRICK SOLDIER COURSE

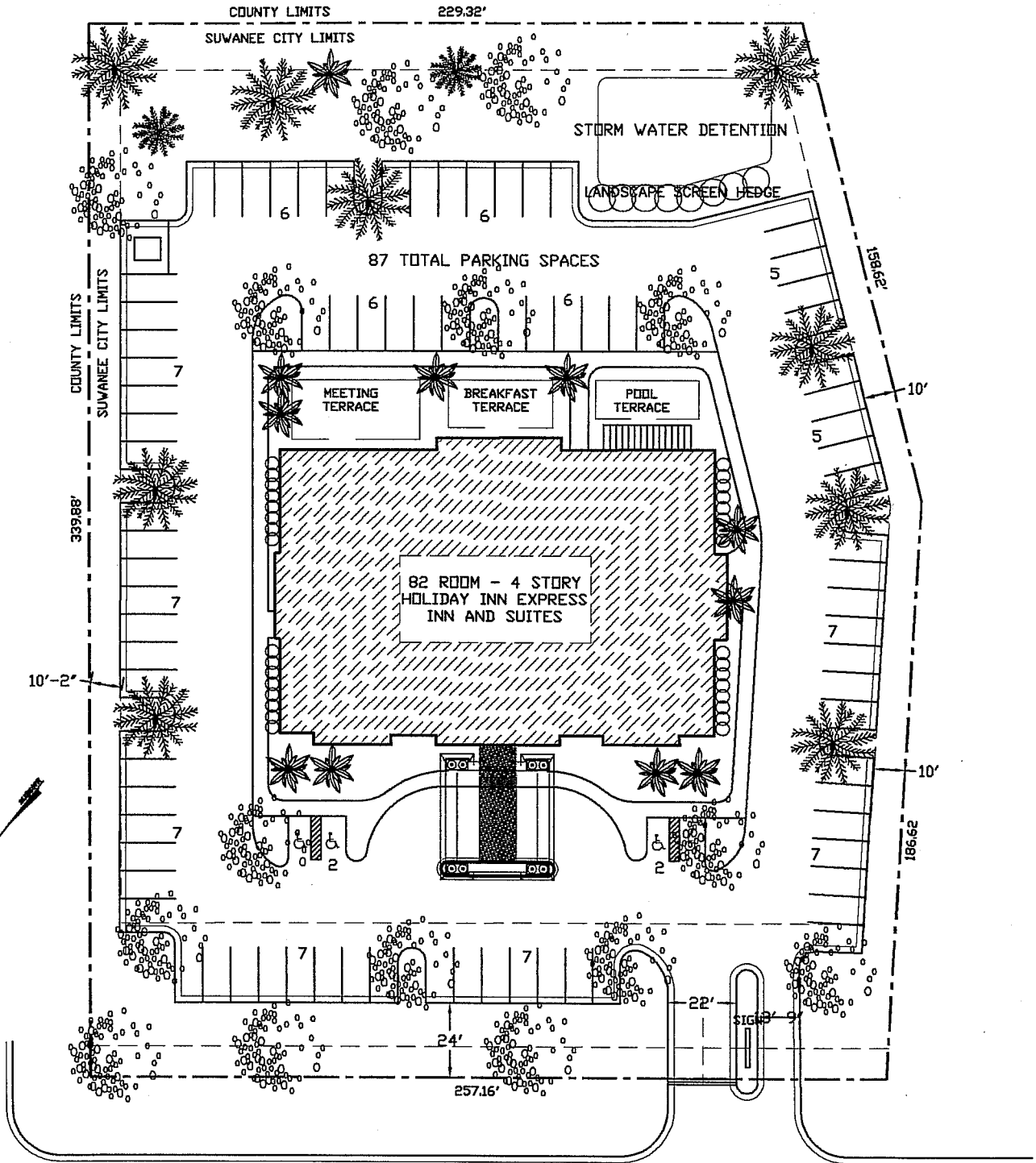
2" EIFS PILASTER (TYP.)

1/4" T&G GRILLES - COLOR TO MATCH EIFS.

BRICK

HIGHEST RIDGE
 MID-POINT OF PITCHED ROOF
 TRUSS BEARING 39'-0"
 4th FLOOR F.F. 31'-0"
 3rd FLOOR F.F. 21'-3"
 2nd FLOOR F.F. 12'-3"
 TOP OF SLAB 0'-0"

6'-0"
 8'-1"
 8'-1"
 8'-4"
 9'-4"
 9'-4"
 12'-3"
 47'-1"



GWINGD BLVD. 80' ROW

revised 10/18/07

CONCEPT SITE PLAN
HOLIDAY INN EXPRESS AND SUITES

Revised Site Plan

City of Suwanee

CROSSROADS OF PAST and FUTURE

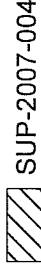


CITY OF
Suwanee
G E O R G I A

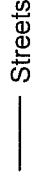
SUP-2007-004

Location Map

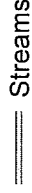
Legend



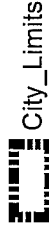
SUP-2007-004



Streets



Streams



City Limits

