

**CITY OF SUWANEE
SPECIAL USE PERMIT ANALYSIS**

CASE NUMBER: SUP-2008-006
REQUEST: BUILDING HEIGHT INCREASE
LOCATION: GWINCO BOULEVARD SOUTHWEST OF
LAWRENCEVILLE-SUWANEE ROAD
TAX ID NUMBER: 7-152-146
ACREAGE: 2.01 ACRES
PROPOSED DEVELOPMENT: 58,000 SQUARE FOOT 4-5 STORY HOTEL

APPLICANT(S): SALESH PATEL
400 E E BUTLER PKWY
GAINESVILLE, GA 30501

OWNER(S): MUKESH PATEL
815 HIGHLAND BEND CV
ALPHARETTA, GA 30022

CONTACT: SALESH PATEL **PHONE:** 678-343-3112

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

PROJECT DATA:

The applicant seeks a special use permit on an approximately 2.01-acre tract for a building height increase to allow for a 4-5 story approximately 50-65 foot tall hotel. The proposed site plans indicates an approximately 58,000 square foot 90 room hotel with a total of 106 parking spaces. The hotel and its associated development would cover the entire 2.01 acre site. Access is proposed via a single driveway onto Gwinco Boulevard.

The subject property is zoned C-2. The maximum building height in C-2 zoned parcels is 35 feet. The proposed 4-5 story building would be up to 65 feet tall. As such, a special use permit would be required in order to allow for the proposed building height.

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.

The City regulates parking for hotels based on the number of rooms and restaurant, meeting and related facilities. The site will need to comply with the City Parking requirements.

The City requires landscape islands with trees throughout parking lots. The proposed plan does not appear to meet the City's landscape requirements. The applicant should be prepared to comply with the landscaping requirements

The City of Suwanee Development Regulations require stormwater systems to address stormwater quality, stormwater quantity and channel protection. The applicant indicates detention is provide in an offsite detention pond. The applicant should be prepared to meet all of 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-2 zoning district has 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 not indicate any sidewalks. The applicant should be prepared to comply with this requirement.

ANALYSIS:

The site is an undeveloped parcel vegetated with mostly young pines and a few mature trees along Gwinco Boulevard. The topography of the site is generally flat with slopes along the perimeter of the site, reflecting recent grading. The topography of the site is relatively mild compared with Suwanee in general. 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 southwest of Lawrenceville-Suwanee Road in the I-85 business district. This area is surrounded by commercial uses and zoning districts. To the south of the subject property, across Gwinco Boulevard, are two commercially zoned tracts with a hotel zoned C-2 and an undeveloped parcel zoned C-2A. To the east of the subject property are two sit-down restaurants zoned C-3 and a hotel zoned C-2. To the north of the subject property is Interstate 85. To the west of the subject property is an undeveloped commercial parcel zoned C-2A. Gwinco Boulevard is developed with several restaurants and hotels. The proposed building height increase could be appropriate in light of the surrounding area.

The building height increase proposes a four to five story for a hotel (approximately 65 feet tall). This increase would be 25 feet higher than typically allowed in the C-2 or C-2A zoning districts. 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 65 foot tall hotel 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. It is also worth noting that a similar request (SUP-2007-004) for a building height increase for a proposed hotel on Gwinco Boulevard was approved earlier this year.

The subject property is located in what the 2030 Comprehensive Plan designates as the Suwanee Gateway Character Area. The Comprehensive Plan states that states that “higher intensity developments and taller buildings relative to other parts of Suwanee are appropriate in the Gateway.” It also states that “new hospitality uses should be concentrated along Celebration Drive (the renamed Gwinco Blvd.).

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 2030 Comprehensive Plan Suwanee Gateway Character area. 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 with a building height increase. Therefore, the Planning Department recommends **APPROVAL WITH CONDITIONS** of SUP-2008-006.

Planning Department Recommended Conditions

SUP-2008-006

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 65 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 75 feet in height.
2. All facades of said hotel shall comply with the architectural standards for the front façade within the C-2 zoning district. Architecture of the building shall be subject to the approval of the City of Suwanee.

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 consistent with this designation. In the 2003-2004 comprehensive plan update, it was noted that more intensive commercial areas are appropriate locations for Special 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;

The 2030 Comprehensive Plan, which is scheduled for transmittal to the ARC and DCA in May, states, "higher intensity developments and taller buildings relative to other parts of Suwanee are appropriate in the Gateway." It also states that "new hospitality uses should be concentrated along Celebration Drive (the renamed Gwinco Blvd.)."

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION*

OWNER INFORMATION*

NAME: Salesh Patel

NAME: MUKESH PATEL

ADDRESS: 400 EE BUTLER HWY
GAINESVILLE GA
30501

ADDRESS: 815 HIGHLAND BEND CV
ALPHARETTA
GA 30022

PHONE: 678-343-3112

PHONE: 404 889 3225

CONTACT PERSON: Salesh PATEL

PHONE: _____

E-Mail Address: Spatel@laniercentrehotel.com

PROPERTY INFORMATION

PRESENT ZONING DISTRICT(S): 7 REQUESTED ZONING DISTRICT 7

PROPOSED DEVELOPMENT: HOTEL/MOTEL

TAX PARCEL NUMBER(S): _____

ADDRESS OF PROPERTY: _____

TOTAL ACREAGE: _____ PUBLIC ROADWAY ACCESS: _____

FOR RESIDENTIAL DEVELOPMENT:

NO. OF LOTS/DWELLING UNITS: _____

DWELLING UNIT SIZE (SQ. FT.): _____

FOR NON-RESIDENTIAL DEVELOPMENT:

NO. OF BUILDINGS/UNITS: 1

TOTAL GROSS SQUARE FEET: 58,000 sq ft

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.

Signature of Applicant* [Signature]
 Print Name* SALESH PATEL
 Signature of Notary [Signature]
 Date 5/5/18

Signature of Owner* [Signature]
 Print Name* MUKESH PATEL
 Signature of Notary [Signature]
 Date 5/5/18

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

CITY OF SUWANEE USE ONLY

Date Received: _____ Case No.: SUP-2008-006 Accepted By: _____

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:

YES

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

NO

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

YES

(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:

NO

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

YES

(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

CITY OF SUWANEE USE ONLY

Date Received: _____ Case No.: _____ Accepted By: _____



Lanier Hospitality

400 E.E. Butler Parkway
Gainesville, Georgia 30501
770-531-0907
770-536-5280 (Fax)

May 1, 2008

To whom it may concern
City of Suwanee
Suwanee, Georgia

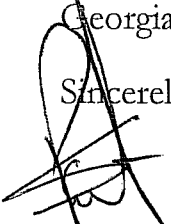
Dear To whom it may concern,

PORPOSED HOLIDAY INN EXPRESS AND SUITES ON GWINCO BLVD.

We propose to build and operate an approximately 90 room Holiday Inn Express and Suites hotel on our site on Gwinco Blvd. located in Suwanee Georgia. The hotel will be a limited service suite type hotel. It will feature state of the art guest rooms with full connectivity for the savvy business traveler. Indoor / outdoor pool and spa. The hotel will feature a complete exercise room and meeting space of 1,000 square feet and a business center for our guests. Our market research indicates the need for a hotel of this type in the area that we have selected.

Our Company has over 25 years experience in the successful development and operation of both resort and corporate type hotels in both the select service and full service areas. We currently own and operate the award winning Holiday Inn Hotel in Gainesville Georgia and hotels in the resort area of Helen Georgia.

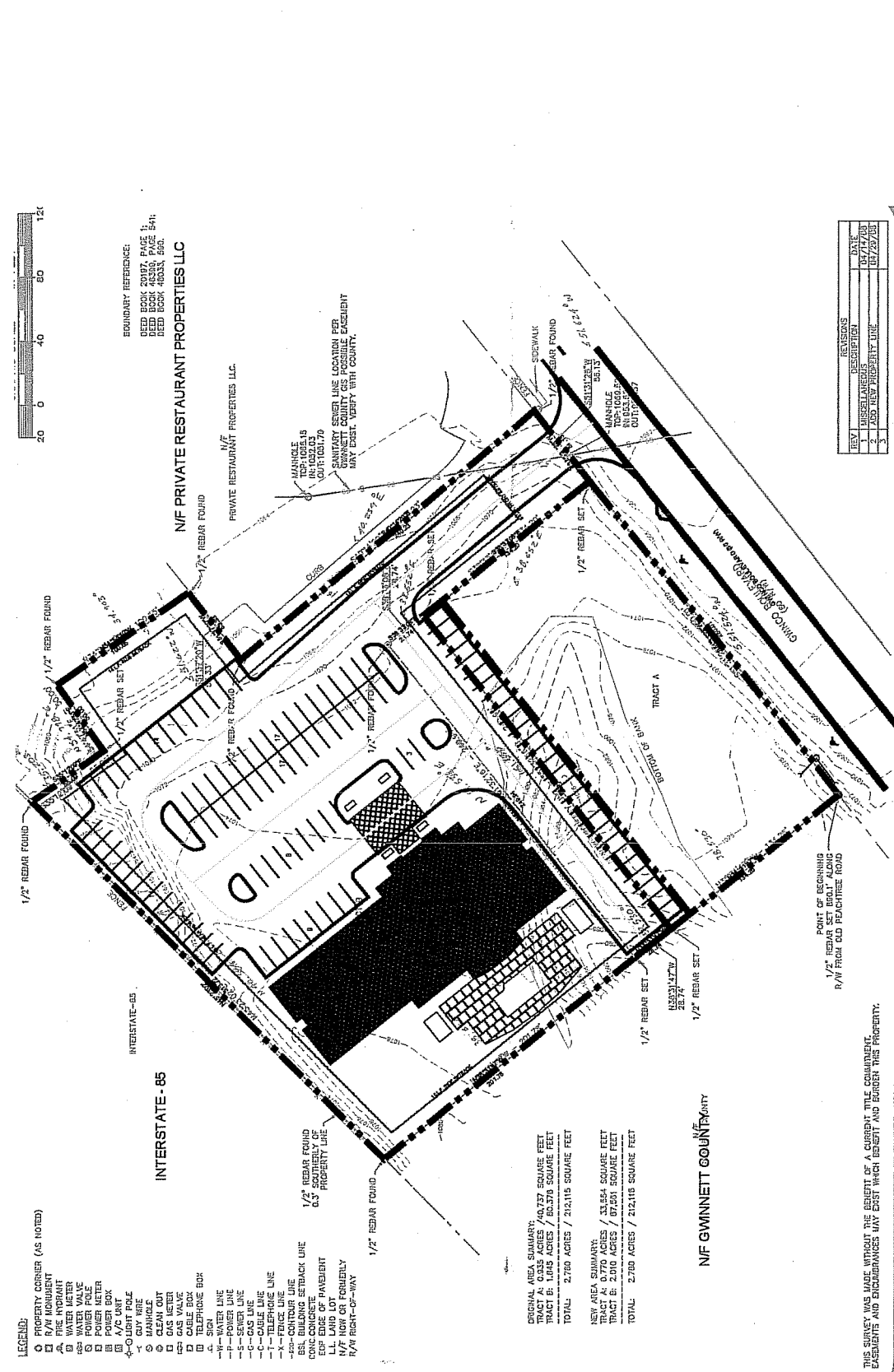
Sincerely,



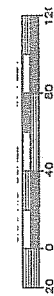
Salesh (Sam) Patel
CEO
Lanier Hospitality

rbb

SUP-2008-006



LEGEND:
 ○ PROPERTY CORNER (AS NOTED)
 □ R/W MONUMENT
 ○ WATER METER
 ○ WATER VALVE
 ○ POWER POLE
 ○ POWER POLE
 ○ POWER BOX
 ○ A/R UNIT
 ○ LIGHT POLE
 ○ MANHOLE
 ○ CLEAN OUT
 ○ GAS METER
 ○ GAS VALVE
 ○ CABLE BOX
 ○ TELEPHONE BOX
 ○ SIGN
 ○ FENCE LINE
 ○ POWER LINE
 ○ SEWER LINE
 ○ GAS LINE
 ○ COLE LINE
 ○ FENCE LINE
 ○ CONTOUR LINE
 ○ BIL. BUILDING SETBACK LINE
 ○ 6.5' SOUTHERLY OF PROPERTY LINE
 ○ L.L. LAND LOT
 ○ R/W ROW OR FORMERLY R/W RIGHT-OF-WAY



BOUNDARY REFERENCE:
 DEED BOOK 20972, PAGE 1, 241;
 DEED BOOK 48333, PAGE 200

NF PRIVATE RESTAURANT PROPERTIES LLC

PRIVATE RESTAURANT PROPERTIES, LLC

MANHOLE TOP LOSES 15
 COU-1001770
 SANITARY SEWER LINE LOCATION PER
 GWINNETT COUNTY GIS POSSIBLE EXCELLENT
 MAY EXIST. VISIT WITH COUNTY.

ORIGINAL AREA SUMMARY:
 TRACT A: 0.533 ACRES / 40,737 SQUARE FEET
 TRACT B: 1.667 ACRES / 116,213 SQUARE FEET
 TOTAL: 2.200 ACRES / 156,950 SQUARE FEET

NEW AREA SUMMARY:
 TRACT A: 0.333 ACRES / 23,154 SQUARE FEET
 TRACT B: 2.010 ACRES / 140,796 SQUARE FEET
 TOTAL: 2.343 ACRES / 163,950 SQUARE FEET

NF GWINNETT COUNTRY

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

THIS MAP OR PLOT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,483,599 FEET. THIS PLOT HAS BEEN PREPARED USING A TRIMBLE 5603 REBOTIC TOTAL STATION.

THIS MAP OR PLOT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,483,599 FEET. THIS PLOT HAS BEEN PREPARED USING A TRIMBLE 5603 REBOTIC TOTAL STATION.

THIS MAP OR PLOT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,483,599 FEET. THIS PLOT HAS BEEN PREPARED USING A TRIMBLE 5603 REBOTIC TOTAL STATION.

© COPYRIGHT 2008 - BOUNDARY ZONE, INC.
 THIS MAP OR PLOT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,483,599 FEET. THIS PLOT HAS BEEN PREPARED USING A TRIMBLE 5603 REBOTIC TOTAL STATION.

THIS MAP OR PLOT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,483,599 FEET. THIS PLOT HAS BEEN PREPARED USING A TRIMBLE 5603 REBOTIC TOTAL STATION.

REV	REVISIONS	DATE
1	MISCELLANEOUS	08/14/08
2	ADD NEW PROPERTY LINE	08/29/08
3		

BOUNDARY ZONE, INC.
 LAND SURVEYING SERVICES
 4195 SOUTH LEE STREET, SUITE 1
 BUFORD, GEORGIA 30518
 770-271-5772 - WWW.BOUNDARYZONE.COM



City of Suwanee

CROSSROADS of PAST and FUTURE

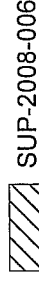


CITY OF Suwanee GEORGIA

SUP-2008-006

Location Map

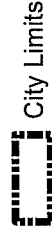
Legend



SUP-2008-006



Streets



City Limits

