

SPECIAL USE PERMIT(S):

SUP-2013-004

**CITY OF SUWANEE
VARIANCE ANALYSIS**

CASE NUMBER: SUP-2013-004
REQUEST: HAIR SALON IN AN AREA DESIGNATED FOR O-I (OFFICE-INSTITUTIONAL) USES

LOCATION: 530 HIGHLAND STATION DRIVE, STE. 3006
DISTRICT/LAND LOT: 7-193-692
ACREAGE: 0.8 ACRES
PROPOSED DEVELOPMENT: 1,250 SQUARE FOOT HAIR SALON

APPLICANT/OWNER: NARESH BHANDERI/VARSHA VIRANI
2400 SUMMIT OAKS COURT
LAWRENCEVILLE, GA 30043

CONTACT: MELANIE MAYNARD
PHONE: 404-784-5521

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

PROJECT DATA:

The applicant requests a special use permit to allow for a hair salon in the office portion of the Highland Station PMUD. The applicant is proposing to occupy a 1,250 square foot unit on the top floor in the 3000 office building. The letter of intent states that the salon will have three chairs and a maximum of four employees working at a given time. The minimum amount of parking for a salon of this size is 5 spaces, while an office use would only require one less space. The subject property is located off of Highland Station Drive. It is slightly less than an acre in size, but it is part of a 3 building, 1.9 acre office complex that includes 110 parking spaces. It can be accessed from Highland Station Drive as well as from Lawrenceville-Suwanee Road.

The Special Use Permit process was created by the City Council in 2001 to better handle certain land uses. The SUP process allows the City 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 a hair salon in an office setting.

DEVELOPMENT COMMENTS:

The applicant does not intend to make any exterior changes to the existing office building and will not be required to submit plans for development review. Any interior changes will be reviewed through the standard building permit process. However, the applicant and the hair salon establishment should be prepared to comply with all fire safety and ADA access or other applicable requirements prior to issuance of a Certificate of Occupancy.

ANALYSIS:

The subject property is an 0.8 acre parcel located in the Highland Station planned mixed-use development. The property was rezoned in 2003 to PMUD (RZ-2003-011). The Highland Station PMUD consists of three major land uses: commercial, office and residential. The Shoppes at Highland Station shopping center that fronts onto Lawrenceville-Suwanee Road is the commercial element of the development. The single family home neighborhood in the rear is residential element. In between the commercial and residential uses is the office element. Three two-story office buildings were constructed for this portion of the project. The rear elevations of the buildings are two stories while the front is one. A fourth office building was started, but it remains vacant and unfinished. The building which the applicant is seeking to occupy is the 3000 building which is the second furthest from Highland Station Drive.

The biggest issue associated with commercial uses in office settings is the demand for parking. The subject property is required to provide a minimum of 108 spaces. The complex has provided 110 spaces. The proposed hair salon would only require 1 space more than an office use. As such, the parking provided by the development is adequate to meet the needs of the proposed hair salon.

The subject property is located at the heart of a planned mixed use development. As such it is surrounded by a mixture of office, residential and commercial uses. To the north and south are office buildings. To the east are single family homes in the Highland Station residential neighborhood. To the west is the Shoppes at Highland Station shopping center. Some of the other businesses in the office buildings include an acupuncture clinic, travel agency, and healthcare clinic along with other more typical office establishments. The area surrounding Highland Station is a mixture of industrial, utility and commercial uses.

The zoning ordinance was amended in 2010 to allow for "Light Retail Services" as a special use in the O-I zoning district. Defined as, *a personal retail service establishment with limited size, limited number of employees, and limited need for retail exposure that as a result of these and other limitations is suitable for an office setting. Such establishments shall have no outdoor storage or retail display, produce little to no noise or vibration beyond the business location, and generate a limited amount of traffic.* The zoning ordinance places further conditions on Light Retail Services regarding prohibiting outdoor storage and speakers and limiting the size to 1,250 square feet. The unit that the hair salon wishes to occupy meets the square footage limit.

The 2030 Comprehensive Plan identifies character areas of the City. The subject property is in the Satellite North Character Area. This area includes Martin Farm Road and both sides of Lawrenceville-Suwanee Road. The Comprehensive Plan states, "considering the recent investment in commercial development, viable existing and new commercial uses should be encouraged and supported in most of Satellite North." The addition of a low-impact commercial use, such as a hair salon, would not be out of place nor conflict with the vision of the Comprehensive Plan.

In conclusion, the requested special use permit for a hair salon would be appropriate at this location with certain conditions. Some of the existing businesses in the subject office building are commercial in nature and have outside customers coming and going throughout the day, similar to a hair salon. The applicant is planning to limit the number of chairs to three. As such, the parking on the site should be adequate for the proposed use. Therefore, staff recommends **APPROVAL WITH CONDITIONS** of SUP-2013-004.

Planning Department's Recommended Conditions
SUP-2013-004

Approval of the request for a special use permit to allow for a hair salon in the Highland Station PMUD office area subject to the following conditions:

1. No outdoor speakers shall be allowed.
2. Hours of operation shall be limited to 8:00 am to 8:00 pm
3. A maximum of 3 chairs for salon services shall be allowed.
4. The space must comply with all Fire Marshall regulations prior to issuance of a certificate of occupancy

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 zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The light retail service business is similar to nearby uses and will not cause a parking burden to existing businesses.

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

With the recommended conditions, the proposed hair salon would not be expected to negatively impact existing uses or usability of adjacent and nearby uses.

- 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.

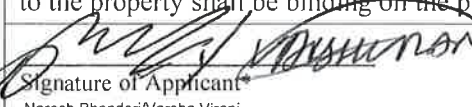
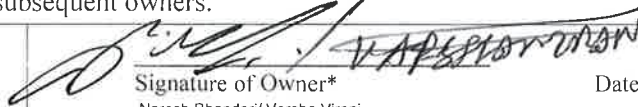
- E. Whether the zoning proposal is in conformity with the policy and intent of the Land Use Plan;

The City's Future Land Use Plan recommends commercial development for this area. The proposed use of the property is consistent with this designation.

- 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 adequate parking in the office complex to accommodate the needs of the proposed hair salon.

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION*	OWNER INFORMATION*
NAME: <u>Naresh Bhanderi/ Varsha Virani</u>	NAME: <u>Naresh Bhanderi/ Varsha Virani.</u>
ADDRESS: <u>2400 Summit Oaks Court,</u> <u>Lawrenceville, GA-30043.</u>	ADDRESS: <u>2400 Summit Oaks Court,</u> <u>Lawrenceville, GA-30043.</u>
PHONE: <u>404 379 5007</u>	PHONE: <u>404 379 5007</u>
CONTACT PERSON: <u>Ashok Virani</u> <i>Melanie Maynard</i>	PHONE: <u>770 789 9366</u> <i>404-784-5521 Salon owner</i>
E-Mail Address: <u>nbhanderi1@gmail.com</u> <i>melanie@f.mj.hair.com</i>	
PROPERTY INFORMATION	
PRESENT ZONING DISTRICT(S): <u>PMUD</u>	REQUESTED ZONING DISTRICT <u>Hair Studio</u>
PROPOSED DEVELOPMENT: <u>N/A</u>	
TAX PARCEL NUMBER(S): <u>R7193-699</u>	
ADDRESS OF PROPERTY: <u>530 Highland Station Dr., Ste 3006, Suwanee, GA-30024.</u>	
TOTAL ACREAGE: <u>0.792 AC</u> PUBLIC ROADWAY ACCESS: _____	
FOR RESIDENTIAL DEVELOPMENT:	FOR NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: _____	NO. OF BUILDINGS/UNITS: <u>1</u>
DWELLING UNIT SIZE (SQ. FT.): _____	TOTAL GROSS SQUARE FEET: <u>1250 SF</u>
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* _____ Naresh Bhanderi/Varsha Virani Date <u>10/3/2013</u> Print Name* _____ Date <u>10/3/2013</u> Signature of Notary <u>[Signature]</u> Date <u>10/3/2013</u>	 Signature of Owner* _____ Naresh Bhanderi/ Varsha Virani Date <u>10/3/2013</u> Print Name* _____ Date <u>10/3/2013</u> Signature of Notary <u>[Signature]</u> Date <u>10/3/2013</u>
* If Additional Applicant or Owner Information is Needed Please Complete Additional Application Form(s)	

CITY OF SUWANEE USE ONLY

Date Received: 10/4/13 Case No.: SUP-2013-004 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:

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, building could still be used as office.

(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:


NI

(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:

NO

CITY OF SUWANEE USE ONLY
Date Received: 10/4/13 Case No.: SEP-2013-004 Accepted By: 

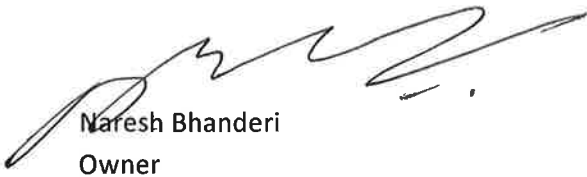
City of Suwanee

Re: Special Use Permit
530 Highland Station Dr
Suite 3006
Suwanee, GA 30024

To Whom it may concern:

The requested Special Use Permit is to enable an upscale by appointment only 3 chair hair salon to lease suite 3006 at 530 Highland Station Dr which is currently vacant. The salon plans to have limited retail area and no more than 4 people working in the salon.

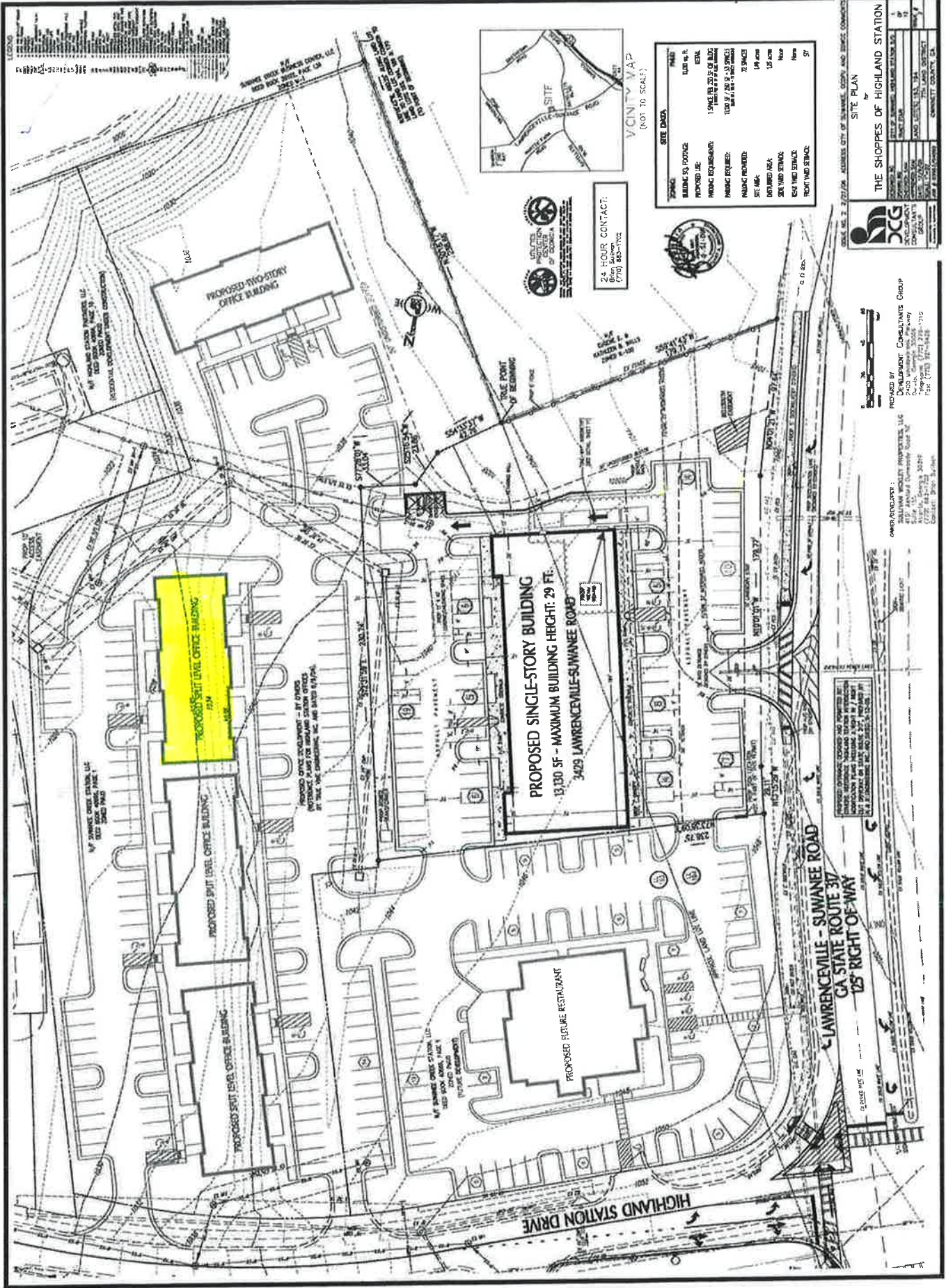
Sincerely,



Naresh Bhanderi
Owner

SUP-2013-004

CR 1

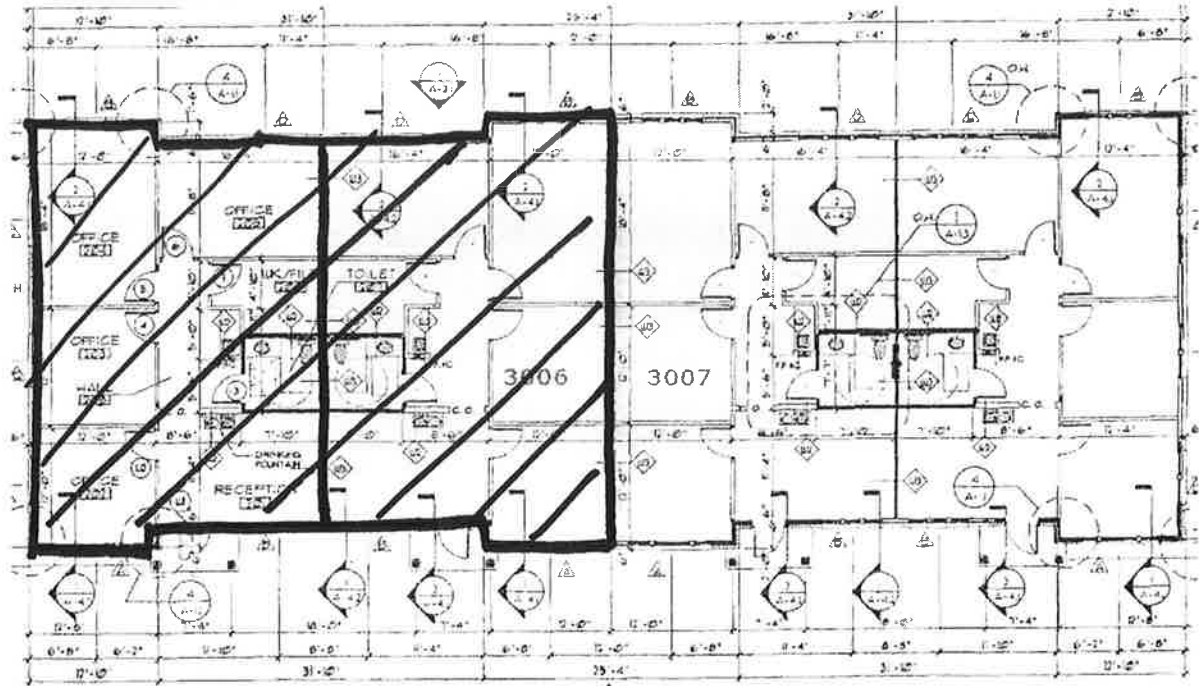


THE SHOPPES OF HIGHLAND STATION	
SITE PLAN	
NO.	DESCRIPTION
1	PROPOSED 110-STORY OFFICE BUILDING
2	PROPOSED 3117 LEVEL OFFICE BUILDING
3	PROPOSED 3118 LEVEL OFFICE BUILDING
4	PROPOSED 3119 LEVEL OFFICE BUILDING
5	PROPOSED 3120 LEVEL OFFICE BUILDING
6	PROPOSED SINGLE-STORY BUILDING
7	PROPOSED RESTAURANT

PREPARED BY: **Danielman Consultants Group**
 2400 University Ave., #100
 Atlanta, Georgia 30309
 Telephone: (770) 278-1719
 Fax: (770) 974-6428
 CONTRACT: 2007-12-18

OWNER PROJECT: **SULLIVAN HUNTER PROPERTIES, LLC**
 4700 Ashford Dunwoody Road, NE
 Atlanta, Georgia 30326
 Telephone: (770) 278-1719
 CONTRACT: 2007-12-18

R2-2012-001
 SUP-2010-084



2 BUILDINGS 1, 2, AND 3
UPPER LEVEL FLOOR PLAN - TYPE A

SUP-2013-004



EXHIBIT A SUP-2013-004

Location Map

Legend

- SUP-2013-004
- Major Road

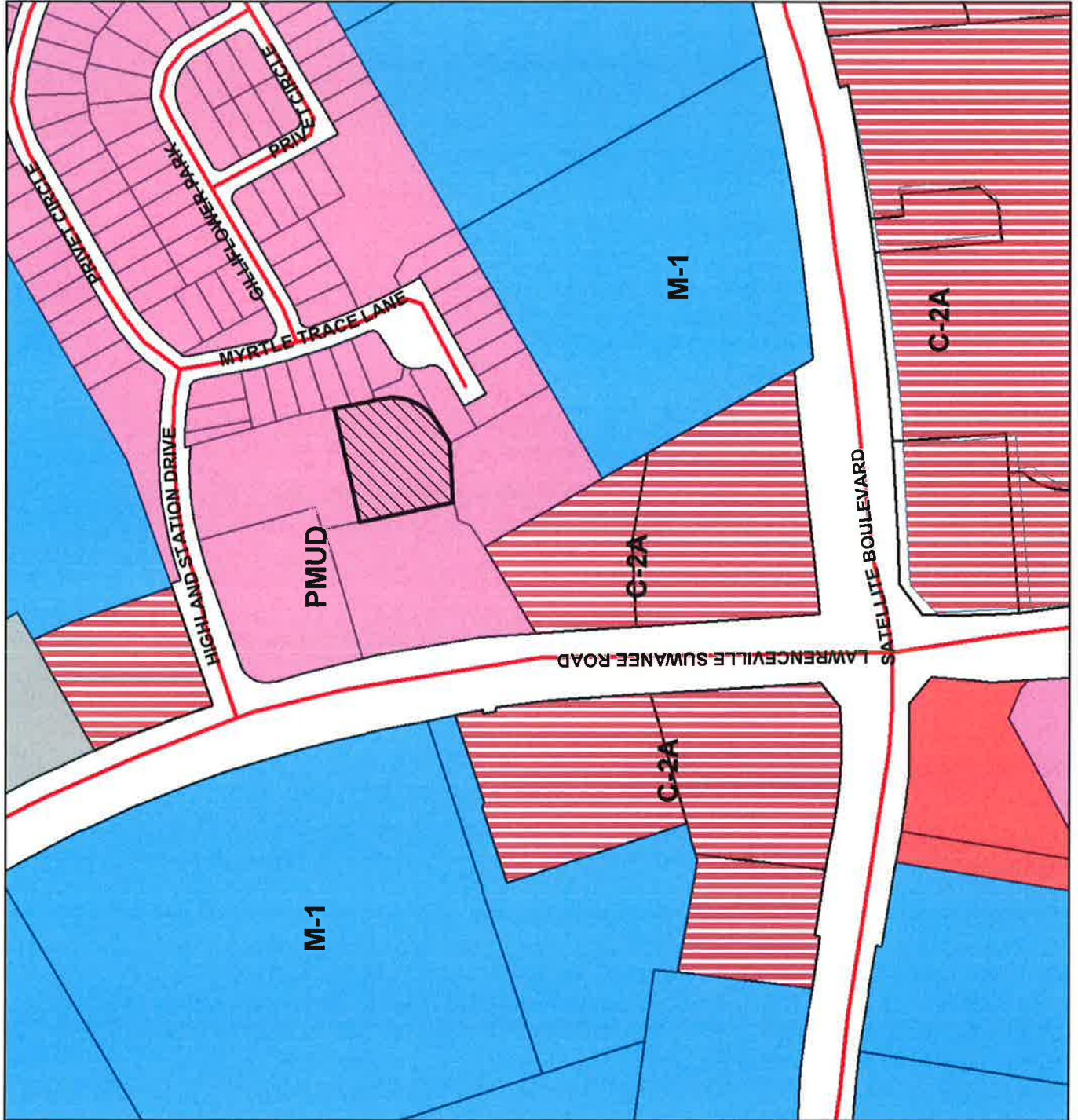
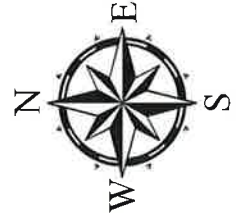




EXHIBIT B SUP-2013-004

Aerial Map

Legend

-  SUP-2013-004
-  Major Road

