



City of Snellville Planning Commission

PLANNING COMMISSION REPORT September 27, 2016

CASE NUMBER:	#LUP 16-01 RZ 16-04
REQUEST:	Land Use Plan and Zoning Map Amendment; Zoning Modification for Change in Conditions, and Variances
LOCATION:	Near Tree Lane and New Hampton Drive, Snellville, Georgia
TAX PARCEL:	District 5 Land Lot 41 Parcel 105
CURRENT FUTURE LAND USE PLAN:	Low Density Residential and Public/Civic
PROPOSED LAND USE:	Public/Civic
PRESENT ZONING(S):	R-HOP(62)-CC and RS-150
PROPOSED ZONING:	R-HOP(62)-CC
DEVELOPMENT/PROJECT:	201 Unit Mixed Senior Housing Development
PROPERTY OWNER:	SLV Georgia 1, LLC Duluth, Georgia 30097
APPLICANT:	Senior Lifestyle Corp. and Griffin Fine Living Duluth, Georgia 30097

The Planning Commission held a duly advertised public hearing on the subject applications at the September 27, 2016 Regular Meeting of the City of Snellville Planning Commission. For the purposes of promoting health, safety, morals, convenience, order, prosperity, aesthetics, or the general welfare of the City of Snellville, and after conducting a public hearing, the Planning Commission voted:

- 4-0 with 1 abstention to **Approve** the request to amend the 2030 Future Land Use Plan from Low-Density Residential to Public/Civic for the 0.95± acre tract of tax parcel R5041 105;
- Unanimously (5-0) to **Approve** the request to amend the Official Zoning Map from RS-150 (Single-Family Residence) District to R_HOP(62)-CC (Continuous Care Campus Housing) District for the 0.95± acre tract of tax parcel R5041 105;
- Unanimously (5-0) to **Approve** the request for modification of prior zoning conditions from rezoning cases #LUP 07-09 RZ 07-13 and #LUP 14-03 RZ 14-04 to utilize a new rezoning site plan, as well as, conditions specific to the proposed development and the following variances (1-7):
 1. Section 9.22 - Area, Dimension, and Design Standards-CCRC Dwellings (A), Density: To allow for the mix of residential and assisted living units as proposed in the letter of intent and site plan.
 2. Section 9.22 - Area, Dimension, and Design Standards-Detached Homes (F), Minimum Side Yards: To reduce the minimum side yard from fifteen (15') feet to (10') ten feet for the Independent Living cottages.
 3. Section 9.22 - Area, Dimension, and Design Standards-CCRC Dwellings (C), Height Requirements: To establish a maximum building height of sixty five feet (65') for a three story building.
 4. Section 9.22 - Site and Architectural Design Standards (C), Minimum Square Footages for Dwellings: To reduce the minimum square footages for attached housing from 850 sq. ft. to 450 sq. ft. for a “studio” and 400 sq. ft. for a private 1 bedroom, from 1,000 sq. ft. to 950 sq. ft. for two bedrooms. To reduce dwelling unit sizes within the Memory Care units to be 300 sq. ft. for “studios”, 400 sq. ft. for a private one bedroom, and 525 sq. ft. for a two bedroom unit. And, to reduce the square footage of the detached cottages from the required 1,200 sq. ft. for two bedroom and 1,400 sq. ft. for three or more bedrooms to a minimum of 1,000 sq. ft. for all types.

5. Section 9.22 - Site and Architectural Design Standards (G), Minimum Lot Requirements: To reduce the required 20 acre minimum R-HOP development size to 15.37 acres.
6. Section 9.22 - Site and Architectural Design Standards (B), Building Materials: To reduce the 70% requirement for brick or stone masonry to 30%.
7. Section 11.2 - Parking: To allow one parking space per two assisted living units and to allow for single car garages for the cottage units.

For the 15.37± acre tract of tax parcel R5041 105 with the following **Conditions (1-11)**:

1. Phase I of the property shall be developed in general accordance with the submitted Site Plan entitled “Eastside Senior Community,” sealed and dated 09-20-2016 (stamped received 09-21-2016), with modifications to meet conditions of zoning or State, County, and City regulations. Substantial variation from the concept plan, as determined by the Director of Planning and Development will require Mayor and Council approval;
2. Permitted uses for senior and medical-related uses shall include low to mid-rise buildings, attached villas, detached and age-restricted senior cottages and single story homes, age-restricted independent living units, assisted living units, memory care, continuing care and/or nursing home units, and medical uses, with amenities and accessory uses for the benefit of, operation and services to the senior units, homes, and medical uses;
3. A minimum landscaped buffer of twenty-five feet (25’) shall be maintained on all sides of the property abutting residential zoning and seventy-five feet (75’) building setback where abutting residential property zoned R-100. Buffers shall comply with Article II of Chapter 19, Buffer, Landscape and Tree Ordinance and shall be planted with (2) staggered rows of evergreen trees, 15’ on center, with a height of 8’-10’. Where graded, the buffers shall be regraded and replanted with a 2:1 irrigated, landscaped berm. In the remaining areas of the buffer where there is sparse vegetation, the developer shall be required to replant the buffer to allow for adequate screening and emergency access;
4. The maximum number of units in Phase I as proposed by this application shall be 225 age-restricted residential units and/or homes, with the mixture and types of senior, age-restricted uses to be determined by the developer based on market conditions. Substantial

variation from the concept plan, such as increases in density, will require Mayor and Council approval;

5. Any additional non-substantial variance(s) as determined by the Director of Planning and Development for the design requirements, zoning requirements, development regulations, and construction requirements must be submitted in writing for administrative approval with the Director of Planning and Development for this project;
6. New signs higher than 15 feet and larger than 225 square feet are prohibited;
7. Uses involving adult entertainment, including any sale or display of adult magazines, books, or videos and as further defined by the Adult Entertainment Ordinance in effect on the date this condition is imposed, are prohibited;
8. Phase II of the development reflected on the Site Plan as Phase II – Future Development, shall require site plan approval by Mayor and Council. The Phase II – Future Development property shall be entitled to a maximum of 192 age-restricted units, homes and/or villas, with the mixture of residential uses to be determined, and a maximum of 51,500 square feet of medical office space;
9. The developer shall complete all recommended improvements, listed more fully below:
 - a) Sidewalks and pedestrian connectivity to all buildings throughout the development;
 - b) Pedestrian connectivity to the adjacent single-family development and Tree Lane, as shown on the Site Plan submitted herewith;
 - c) Interparcel access as show on the Site Plan;
 - d) Sidewalks along all exterior streets; and
 - e) Pedestrian connectivity to the active pond for the property that is the subject of this application, and the adjacent single-family residential development directly to the west (rezoning case #LUP 14-03 RZ 14-04) shall be provided.
10. The area designated as ‘GRASSCRETE FIRE TRUCK ACCESS’ where adjacent to the R-100 zoned properties, as shown on the rezoning plan entitled “Eastside Senior Community”, sealed and dated 9-20-2016 shall be used for emergency vehicle(s) only and shall not be used for non-emergency vehicles, loading/unloading purposes, service or delivery vehicles or for other temporary or permanent parking; and

11. There shall be master protective covenants for the entire development that will include all phases of the community; and concurrent therewith, a master association shall be formed which will include all component parts of the proposed development. The master association shall be responsible for the oversight, upkeep, and maintenance of the entrance areas, common areas, open space areas, and the like contained within the overall community (i.e., bicycle paths, sidewalks, open space, walking trails, and the like).