CITY OF SNELLVILLE
DEPARTMENT OF PLANNING & DEVELOPMENT
MAYOR AND COUNCIL

CASE SUMMARY

October 24, 2016

CASE NUMBER:	**#LUP 16-01 RZ 16-04**
REQUEST:	**Land Use Plan and Zoning Map Amendment; Zoning Modification for Change in Conditions, and Request for 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
CONTACT:	Marian C. Adeimy, Esq. Anderson, Tate & Carr, P.C. 770-822-0900 or Madeimy@atclawfirm.com
RECOMMENDATION:	**Approval with Conditions**

CITY OF SNELLVILLE
DEPARTMENT OF PLANNING & DEVELOPMENT
MAYOR AND COUNCIL

CASE ANALYSIS

October 24, 2016

TO:	**The Mayor and Council**
MEETING DATE:	October 24, 2016
FROM:	Jason Thompson, Director Department of Planning and Development
CASE NUMBER:	**#LUP 16-01 RZ 16-04**

FINDINGS OF FACT:

The Department of Planning and Development has received applications from Senior Lifestyle Corporation and Griffin Fine Living (applicants) and SLV Georgia 1, LLC (property owner), represented by Marian C. Adeimy, Esq., Anderson, Tate & Carr, P.C., to amend the 2030 Future Land Use Plan and Official Zoning Map and to modify the prior zoning conditions for the 15.37± acre property located near New Hampton Drive and Tree Lane, adjacent to the Eastside Hospital medical campus.

The applicant intends to re-develop the property to construct a master-planned 201 unit mixed-senior housing development consisting of 24 independent living cottages (duplexes and triplexes), 64 assisted living units and 32 memory care units located in a 3-story, 75,000 sq. ft. building, and 81 independent living units located in a 3-story, 89,000 sq. ft. building. The proposed development is adjacent to the eastern border of the hospital adjacent to Tree Lane, and is a transitional development where seniors and community members can “age in place”.

As part of the application submittal, the applicant is requesting:

- To amend the 2030 Future Land Use Plan of the City of Snellville from Low-Density Residential to Public/Civic;

- To amend the Official Zoning Map of the City of Snellville from RS-150 (Single Family Residence) District to R-HOP(62)-CC (Continuous Care Campus Housing) District;

- To modify prior zoning conditions from a 2008 rezoning (case #LUP 07-09 RZ 07-13) and 2014 rezoning (case #LUP 14-03 RZ 14-04) to utilize a new site plan, as well as, conditions specific to the proposed development; and

- Variances from the City of Snellville Zoning Ordinance as outlined and explained in the Applicant's September 20, 2016 Memo in Support of the Variances and September 6, 2016 Supplemental Letter in Support of Variances.

BACKGROUND:

On March 24, 2008, the 43.85± acre property was rezoned (case #LUP 07-09 RZ 07-13) from RS-150 (Single-family Residence) District and HSB (Highway Service Business) District to R-HOP(62)-CC (Continuous Care Campus Housing) District for a mixed-residential development consisting of 726 senior housing units (duplexes, independent living, assisted living and nursing home); 36,500 sq. ft. of medical offices; and 10,000 sq. ft. activity center for a total density of 16.56 units per acre.

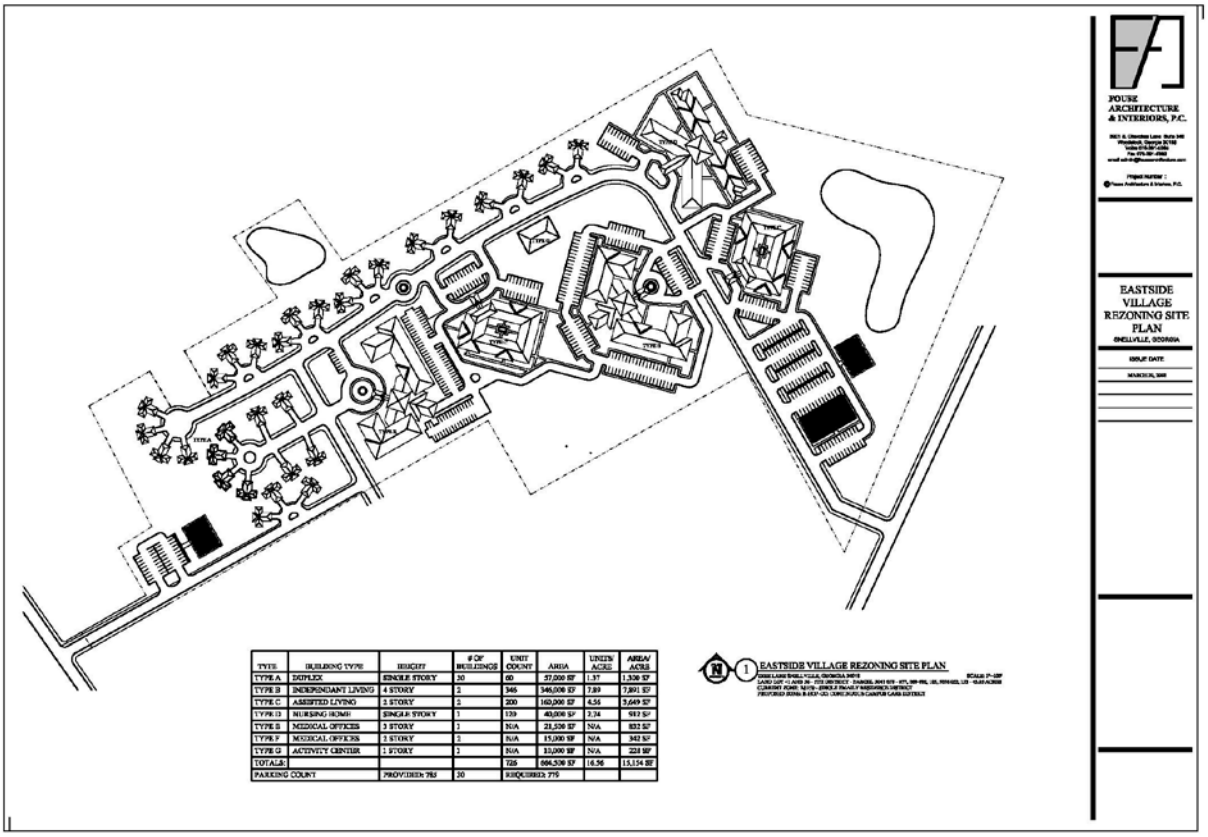
Details of the 2008 Mayor and Council approved unit and building types are listed below in Table 1:

Table 1

TYPE	BUILDING TYPE	HEIGHT	# OF BUILDINGS	UNIT COUNT	AREA	UNITS/ ACRE	AREA/ ACRE
TYPE A	DUPLEX	SINGLE STORY	30	60	57,000 SF	1.37	1,300 SF
TYPE B	INDEPENDANT LIVING	4 STORY	2	346	346,000 SF	7.89	7,891 SF
TYPE C	ASSISTED LIVING	2 STORY	2	200	160,000 SF	4.56	3,649 SF
TYPE D	NURSING HOME	SINGLE STORY	1	120	40,000 SF	2.74	912 SF
TYPE E	MEDICAL OFFICES	3 STORY	1	N/A	21,500 SF	N/A	832 SF
TYPE F	MEDICAL OFFICES	2 STORY	2	N/A	15,000 SF	N/A	342 SF
TYPE G	ACTIVITY CENTER	1 STORY	1	N/A	10,000 SF	N/A	228 SF
TOTALS:				726	664,500 SF	16.56	15,154 SF
PARKING COUNT		PROVIDED: 785	30	REQUIRED: 779			

On the following page is the 2008 Mayor and Council approved rezoning plan known as the Eastside Campus Village Rezoning Site Plan showing the layout of the proposed development and different building and use types.

Eastside Campus Village Rezoning Site Plan (2008)

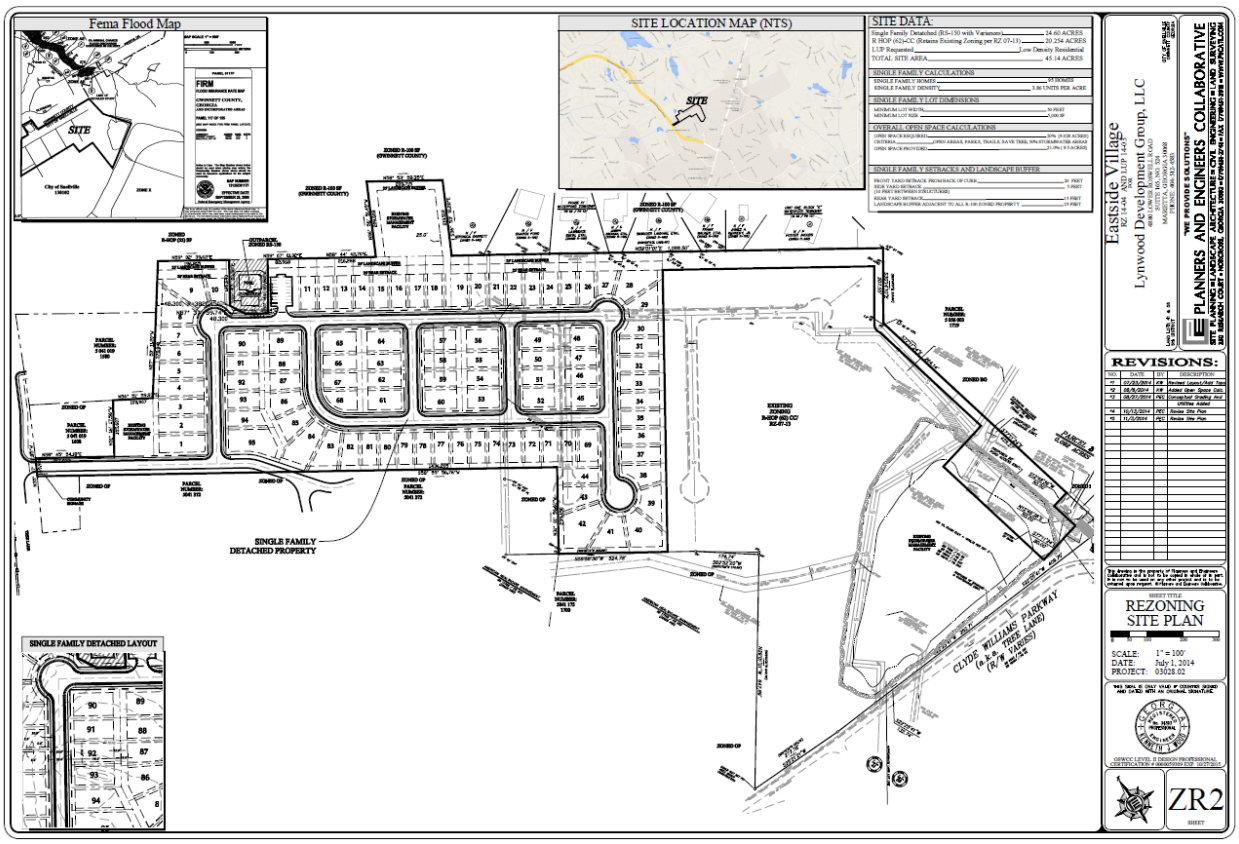


TYPE	BUILDING TYPE	HEIGHT	# OF BUILDINGS	UNIT COUNT	AREA	UNITS/ ACRE	AREA/ ACRE
TYPE A	DUPLEX	SINGLE STORY	20	60	37,000 SF	1.37	1,308 SF
TYPE B	INDEPENDANT LIVING	4 STORY	2	346	346,000 SF	7.89	7,891 SF
TYPE C	ASSISTED LIVING	3 STORY	2	200	160,000 SF	4.56	3,649 SF
TYPE D	NURSING HOME	SINGLE STORY	1	120	40,000 SF	2.74	912 SF
TYPE E	MEDICAL OFFICES	3 STORY	1	N/A	21,500 SF	N/A	832 SF
TYPE F	MEDICAL OFFICES	2 STORY	1	N/A	15,000 SF	N/A	342 SF
TYPE G	ACTIVITY CENTER	1 STORY	1	N/A	10,000 SF	N/A	228 SF
TOTALS:				726	604,500 SF	16.56	13,154 SF
PARKING COUNT		PROVIDED: 781	30	REQUIRED: 775			

Unfortunately the sharp economic downturn of the Great Recession did not allow the project come out of the ground. Fast forward six years later, Lynwood Development picked-up the property and on November 10, 2014 (case #LUP 14-04 RZ 14-04) the Mayor and Council approved a 95-lot single-family residential development on 24.63± acres adjacent to New Hampton Drive and Tree Lane. The remaining 20.44± acres retained the original 2008 R-HOP(62)-CC zoning and conditions, with additional conditions being applied to the property under the 2014 Lynwood Development rezoning.

Provided as an attachment to the Staff Report, is a copy of Ordinance No. 2008-07 containing the zoning actions approved March 24, 2008 by the Mayor and Council, including twelve (12) conditions of zoning, for the Eastside Campus Village rezoning (case #LUP 07-09 RZ 07-13). Also attached, is a copy of Ordinance No. 2014-19 containing the zoning actions approved November 10, 2014 by the Mayor and Council, including twenty-three (23) conditions of zoning, for the Lynwood Development rezoning (case #LUP 14-03 RZ 14-04).

Lynwood Development Rezoning Site Plan (2014)

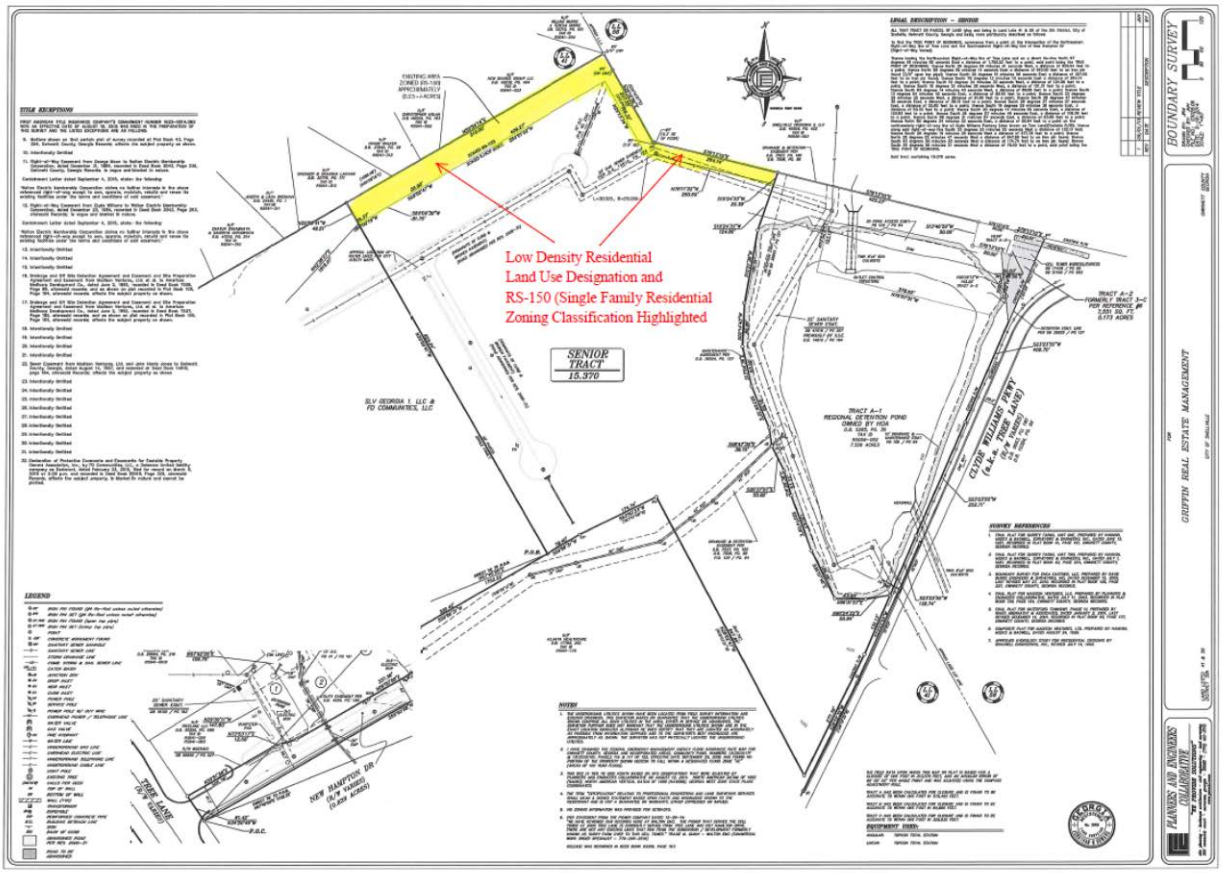


LAND USE PLAN and ZONING MAP AMENDMENTS:

As part of the action taken in the 2014 rezoning case (#LUP 14-04 RZ 14-04), a 0.95± acre strip of the 20.44± acre property had a Future Land Use designation of Low-Density Residential with a corresponding zoning classification of RS-150 (Single-Family Residence). This was done to provide residents of the single family community access to the lake amenity area. The applicant is requesting to amend the Future Land Use Plan and zoning district classification of the 0.95± acre strip of the subject property to Public/Civic and R-HOP(62)-CC, respectively. This request is to ensure that the zoning and land use designations are consistent with the 2030 Comprehensive Plan and will clean up a split zoning/land use classification that would otherwise remain on the property.

The Boundary Survey on the following page shows the 0.95± acre strip which has been highlighted in yellow.

Boundary Survey (2014)



ZONING MODIFICATION and SITE PLAN APPROVAL:

The applicant is also required to meet certain requirements of the Zoning Ordinance with submittal of a concept plan as enumerated in Section 9.18 R-HOP, Concept Plan Review Required:

1. *A location map indicating existing zoning on the site and the adjacent areas;*

2. *A concept plan drawn no smaller than one-inch (1") equals one-hundred-feet (100') (1" = 100'), including the following information;*
   a. *Lot lines and setbacks;*
   b. *Topography with contour intervals no greater than four-feet (4');*
   c. *Lakes, ponds and floodplains and the sources of floodplain data;*
   d. *Stormwater detention areas;*
   e. *Recreation facilities and active adult or senior amenities;*
   f. *Location of typical off-street parking;*
   g. *Color elevations of front, sides, and rear of all typical units, including proposed building material, and any other structures such as recreation buildings;*
   h. *Acreage and proposed density;*
   i. *Lot sizes (typical dimensions and square footage);*

j. Amount of common open space in square feet (if applicable); and
k. Such other architectural and engineering data as may be required to evaluate the project.

On September 19, 2016 conceptual building elevations and perspectives were submitted, completing the Concept Plan submittal requirements. Although the elevations and perspectives are conceptual, they are a good starting point to facilitate discussion. The applicant intends to fine tune the elevations upon feedback received during the Planning Commission meeting and Mayor and Council public hearing. To ensure a quality and innovative development, the R-HOP district does grant the Mayor and Council the flexibility to require an additional future site plan review (which may also include review of the final building elevations) by the Planning Commission and Mayor and Council.

Zoning Modification:

Since the zoning and land use for the majority of the subject property are already consistent with the proposed development, the zoning modification request is a result of Condition #1 of the 2008 Eastside Campus Village rezoning (case #LUP 07-09 RZ 07-13):

> *<u>Condition #1</u>: "The property shall be developed in general accordance with the submitted site plan by Fouse Architecture and Interiors dated 03-20-08, received 03-20-2008 and Entitled "Eastside Village - Rezoning Site Plan" 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."*

Although the general use of the property is the same, the configuration and the mixture of residential uses are significant enough to constitute a substantial variation requiring the approval of the Mayor and Council.

As shown on the 2008 Eastside Village Rezoning Site Plan, the subject property was originally approved for a maximum density of 393 residential units and 51,500 sq. ft. of medical office uses. The density for phase one of the Senior Lifestyles proposed development is 201 mixed residential units, which is nearly half the density of the original project. The applicant does wish to reserve any additional unused density to apply towards phase two of the development as depicted on the Eastside Senior Community rezoning site plan and developed in the area most closely adjacent to Tree Lane. The future development of the remaining area would be limited in scope based on the remaining available acreage and would not exceed 192 senior type living units and 51,000 sq. ft. of medical office.

Site Plan Review – 2008 Approved Plan:

The original 2008 rezoning site plan that was approved featured single-story duplexes adjacent to existing single-family residential properties, zoned R-100, and located in unincorporated Gwinnett County. There was also a one-story, 120-unit; 40,000 sq. ft. assisted living building located in the northwest portion of the property, as indicated on the approved concept plan. The

site was designed in order to protect the existing residential uses to north and northeast. There was a 25' buffer, with a 2:1 irrigated landscaped berm proposed between the senior development and existing single-family residential uses. Condition #4 of the 2008 approved conditions also reiterated this point.

Site Plan Review – Proposed Plan:

The proposed plan has been designed to utilize the neighboring water feature, Clyde Williams Detention Pond, as one of the amenity features for the development. It should be noted, however, that the parcel (R5056 002) containing the detention pond is not part of this rezoning application and is under ownership by Eastside Property Owners Association.

The main focal point for the development is a three-story (65 feet max. building height); 75,000 sq. ft. Assisted Living Building and three-story (65 feet max. building height) 89,000 sq. ft. Independent Living Building, both of which are separated by a two-story, 24,000 sq. ft. Commons Building. Together, these buildings are positioned in the rear of the property with view sheds to the "lake".

An outdoor activity courtyard area and pool are located directly behind the Commons Building and directly in front of the Commons Building are several outdoor amenity areas. Parking for the Assisted Living and Independent Living buildings is primarily located in the rear, side and front of the Independent Living Building. Loading and service areas including solid waste management is located near the side of the Assisted Living Building.

Located in front of the Assisted Living and Independent Living buildings are twenty-four (24) independent living cottages (duplexes and triplexes). 157 parking total spaces are being shown, with majority of the off street parking being located to the west and northwest of the main building adjacent to *Shadowbrook Crossing*, a new single-family residential development currently under construction by Front Door Communities.

The northwest corner of the main building is located seventy five (75') from the property line of parcel R5041-053. A twenty-five foot (25') rear landscaped buffer is proposed with an additional twenty-five (25') remaining in areas to provide fire truck access around the rear of the Assisted Living building.

A potential future access connection is shown to the adjoining *Shadowbrook Crossing* residential development to provide emergency access for emergency vehicles as well as a pedestrian connection that leads to shared amenity areas, as prescribed in Condition #19 of the 2014 Lynwood Development rezoning (case #LUP 14-03 RZ 14-04) as follows:

> *<u>Condition #19</u>: "Single-family pedestrian access easement shall be provided on the eastern property line between single-family lots in order to access the lake and open space amenities."*

The proposed plan is a good fit for the location and embodies what was originally envisioned for the area when originally rezoned in 2008.

Gwinnett County Planning Comments:

Given its proximity to the unincorporated area of Gwinnett County and Waterford Township, the application was forwarded to the Gwinnett County Department of Planning and Development for review and comment. As stated in the County's letter of September 19, 2016 (below), the County recommends approval of the requests with at least a fifty-foot (50) planted buffer between the development and the Waterford Township community. The applicant is proposing a twenty-five foot (25') planted buffer with a berm as it was originally approved. The applicant has also provided an additional fifty-foot (50') setback for the three-story main building (75 feet total setback from the building to the property line).

gwinnettcounty

Department of Planning and Development

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SEP 20 2016
CITY OF SNELLVILLE
PLANNING DEPARTMENT

September 19, 2016

Mr. Jason M. Thompson, Director
City of Snellville Planning Department
2342 Oak Road
Snellville, GA 30078

Re: Rezoning and Land Use Plan Amendment Applications (RZ 16-04 and LUP 16-01)

Dear Jason,

Gwinnett County is in receipt of your correspondence dated September 8, 2016, regarding the above referenced applications to amend the City's Land Use Plan and rezone property on Tree Lane. The subject property lies adjacent to homes in Waterford Township subdivision in unincorporated Gwinnett County, zoned R-100. The residents of Waterford Township would be the most directly affected, and the County has reservations about the rezoning request as it is currently proposed.

The subject property is a strip of land abutting Waterford Township, which is part of a larger parcel being proposed for development as a large continuing-care senior housing facility, including memory care, assisted living, independent living and medical office uses. The majority of the greater parcel is zoned R-HOP (62) CC which allows for the planned senior facility. The subject strip is presently zoned RS-150, and is requested to be rezoned to R-HOP (62) CC for inclusion in the development site. Rezoning of this strip would accommodate a reduced buffer and an access driveway for emergency vehicles to the rear of the 3-story assisted living building.

The Snellville 2030 Future Land Use Map presently recommends Public/Civic uses for the majority of the development site, and Low Density Residential uses for the subject strip of property. Per their application materials, the applicant is seeking to amend this designation for the subject property to "Civic/Institutional," to correspond with their requested zoning and development.

Given that the vast majority of the overall site is already zoned for the proposed development, the County takes no exception to the requested rezoning and Land Use Plan amendments. We do, however, strongly urge the City to maintain a zoning buffer of at least 50 feet in width to provide adequate screening and separation for the neighboring Waterford Township community. Given the three-story height of the planned building immediately adjacent to Waterford Township, such a buffer should also be densely vegetated with additional evergreen plantings if necessary.

Variance Analysis:

In order to achieve the goals as set forth on the proposed rezoning site plan, the applicant is requesting several variances as enumerated and discussed below.

1. Section 9.22 - Area, Dimension, and Design Standards-CCRC Dwellings (A), Density

   The applications reflect three different types of residential uses: single-family homes, independent units, memory care and assisted living units. The applicant is requesting to be allowed to vary from the percentage requirements of each use as dictated by the zoning ordinance to allow for the mix of residential and assisted living units as proposed in the letter of intent and site plan.

   This variance seems reasonable and is important to allow the applicant the flexibility to deliver a market driven product. The demand for each type of unit will drive the ratio of different residential uses; however the overall theme and quality of the master planned development will not change regardless of the ratios of the individual uses.

2. Section 9.22 - Area, Dimension, and Design Standards-Detached Homes (F), Minimum Side Yards

   The applicant is requesting that the minimum side yard be reduced from fifteen feet (15') feet to ten feet (10') for the Independent Living cottages.

   This variance seems reasonable and allows for better clustering of the cottage uses, these reduced setbacks are commonly found in other comparable senior developments. The neighboring single-family residential neighborhood (Shadowbrook Crossing) also has the same 10 foot setback.

3. Section 9.22 - Area, Dimension, and Design Standards-CCRC Dwellings (C), Height Requirements

   The applicant is proposing to establish a sixty-five feet (65') maximum building height for the proposed three story buildings.

   Although a variance isn't officially required because the building meets the three story requirement, the applicant wants to insure that they will have design flexibility with roof pitches and architectural features. Without that flexibility mechanical units would be visible on the roof and the overall building aesthetics would be negatively affected. This request is recommended for approval but the building has to remain three stories regardless of the height.

4. Section 9.22 – Site and Architectural Design Standards, (C), Minimum Square Footages for Dwellings

   The applicant is requesting 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. They are further requesting to be allowed to reduce dwelling unit sizes within the Memory Care units to be 300 sq. ft. for "studios", 400 sq. ft. for a one bedroom, and 525 sq. ft. for a two bedroom unit.

Further the applicant is requesting 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.

This variance seems reasonable because it allows the market to drive the minimum square footages. It is highly likely that most units will be much larger than the minimum but the increased flexibility permits the applicant more options when building out the project. There are likely no potential negative effects of allowing the applicant flexibility in the minimum square footages as the project will still be developed as a master planned community.

5. Section 9.22 – Site and Architectural Design Standards (G), Minimum Lot Requirements

   The applicant is seeking relief to 15.37± acres from the required 20 acre minimum due to the amount of property that remains from the adjacent single-family residential development.

   This variance is reasonable because after the rezoning of the neighboring single family residential project (Shadowbrook Crossing) only 15.37 acres was left for this development.

6. Section 9.22 – Site and Architectural Design Standards (B), Building Materials

   The applicant is requesting a reduction from the 70% requirement for brick or stone masonry to 30%.

   This variance seems reasonable due to the design restraints that are placed on a building if strict adherence to 70% brick or stone in enforced. By requiring 70% brick or stone the designer is forced to build a square or rectangular building with little to no architectural character. That character includes building elevations with varying depths and reliefs that provides pleasing textures and aesthetics. Modern building designs provide for four-sided architecture to create unique elevations that are of benefit to the overall architectural style of the buildings.

7. Section 11.2 – Parking

   The applicant is requesting to be allowed to park one space per two assisted living units and to allow for single car garages for the Independent Living cottage units.

   This variance seems reasonable given that it is the industry standard for these type of developments. Furthermore, Senior Lifestyles has developed a number of these kinds of developments and feels comfortable with the parking provided. If the demand is

increased or decreased the site plan can be amended to meet the needs of the development.

STAFF RECOMMENDATION:

In conclusion, the Department of Planning and Development recommends that the Planning Commission recommend **Approval** of the application to amend the 2030 Future Land Use Plan designation from Low-Density Residential to Public/Civic and recommend **Approval** of the application to amend the Official Zoning Map from RS-150 (Single Family Residence) District to R-HOP(62)-CC (Continuous Care Campus) District for the 0.95± acre tract shown on the Boundary Survey, entitled "Griffin Real Estate Management", stamped received 09-07-2016; and recommend **Approval** of the request for zoning modification/change in conditions for the 15.37± acre tract with the following **Conditions:**

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;

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).

VARIANCES RECOMMENDED FOR APPROVAL:

In conjunction with the rezoning approval and recommended conditions, the following variances (1-7) are recommended for **Approval**:

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.

PLANNING COMMISSION REPORT:

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).