

VARIANCE RECOMMENDATIONS ONLY

CASE: #LUP 16-01 RZ 16-04

REZONING FOR A SENIOR LIVING DEVELOPMENT AND REQUEST FOR VARIANCES

Senior Lifestyle Corporation & Griffin Fine Living – Tree Ln., Snellville

Department of Planning and Development Variances Recommended for Approval	Planning Commission Variances Recommended for Approval Regular Meeting Date: 9-27-2016
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.	1. SAME
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.	2. SAME
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.	3. SAME
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.	4. SAME
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.	5. SAME
6. Section 9.22 - Site and Architectural Design Standards (B), Building Materials: To reduce the 70% requirement for brick or stone masonry to 30%.	6. SAME
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.	7. SAME

**Department of Planning and Development
Variances Recommended for Denial**

**Planning Commission
Variances Recommended for
Denial
Regular Meeting Date:
9-27-2016**

None

None