

VARIANCE RECOMMENDATIONS ONLY

CASE: #LUP 17-04 RZ 17-06

LAND USE PLAN AMENDMENT, REZONING AND REQUEST FOR VARIANCES

The Villas @ Crestview – U.S. Hwy. 78 and South Crestview Drive, Snellville

Department of Planning and Development Variances Recommended for APPROVAL	Planning Commission Variances Recommended for Approval Regular Meeting Date: 5-23-2017
1. Section 9.19, R-HOP(55)-SF, Permitted Uses: Variance request to allow two-story town homes for persons age 55 and over.	1. SAME.
2. Section 9.19, R-HOP(55)-SF, Area, Dimensional, and Design Standards: Variance request to increase the maximum units from 4 to 7 units per building.	2. SAME.
3. Section 9.19, R-HOP(55)-SF, Maximum Density: Variance request to increase the maximum density from 6.0 to 7.5 units per acre or 85 total units.	3. SAME.
4. Section 9.22, R-HOP(62)-CC, Area, Dimensional, and Design Standards: Variance request to waive or eliminate the minimum 0.05 CCRC Skilled Nursing Unit requirement for each CCRC Independent Living Unit constructed.	4. SAME.
5. Section 9.22, R-HOP(62)-CC, Site and Architectural Design Standards: Variance request to reduce the landscape strip requirement along all exterior street frontages from fifty (50) feet to twenty-five (25) feet.	5. SAME.
6. Section 9.22, R-HOP(62)-CC, Site and Architectural Design Standards: Variance request to reduce the requirement for brick and stone masonry on each building elevation from 70% to 30% for the R-HOP(62)-CC development.	6. SAME.
7. Section 9.18, R-HOP, Site and Architectural Design Standards: Variance request to reduce the requirement for brick and stone masonry on each building elevation from 70% to 50% for the R-HOP(55)-SF development.	7. SAME.
8. Section 9.22, R-HOP(62)-CC, Site and Architectural Design Standards: Variance request to reduce the one bedroom units from 850 SF to 400 SF, allow one bedroom studios at 450 SF, and two bedroom units from 1,000 SF to 950 SF. For the memory care units, 300 SF for studios, 400 SF for private one bedroom, and 525 SF for two bedroom units.	8. SAME.

9. Section 9.22 R-HOP(62)-CC, Site and Architectural Design Standards: Variance request to reduce the twenty (20) acre minimum development size requirement to 10.36 acres.	9. SAME.
10. Section 11.2, Parking Required: Variance request to reduce the minimum number of required parking spaces from 1.1 spaces per CCRC Independent Living Units to .5 spaces or one (1) space per two (2) CCRC Independent Living Units.	10. SAME.
Department of Planning and Development Variances Recommended for DENIAL	
Planning Commission Variances Recommended for Denial Regular Meeting Date: 5-23-2017	
NONE.	NONE.