

VARIANCE ONLY RECOMMENDATIONS

CASE: #RZ 19-01 SUP 19-01

REZONING AND SPECIAL USE PERMIT AND REQUEST FOR VARIANCES 4-STORY 88-UNIT SENIOR (55+) APARTMENT DEVELOPMENT

4.44± Acre Tract Near Henry Clower Boulevard and Pate Street, Snellville

Department of Planning and Development Variances Recommended for APPROVAL	Planning Commission Variances Recommended for APPROVAL Regular Meeting Date: 3-26-2019
1. Variance from Section 11.3: Minimum and maximum off-street parking and loading requirements to reduce the required parking on the site from 2 spaces per unit to 1 space per unit.	1. SAME.
2. Variance from Section 9.23 (X)(13)(e): Commercial space requirement to grant an exemption from providing a minimum of 15,000 sq. ft. of commercial space on the site.	2. SAME.
3. Variance from Section 9.23(U)(2)(g): Parking Location for Stacked Flat Building Type to allow some parking between the building and Henry Clower Blvd.	3. SAME.
4. Variance from Section 9.23(U)(2)(g): Street-Facing Façade Length for Stacked Flat Building Type to exceed the 200 foot maximum building façade length for the stacked flat building type to 310 feet where facing Henry Clower Blvd. and 210 feet where facing Wesley Way.	4. SAME.
5. Variance from Section 9.23(X)(13)(d): Minimum Floor Area to reduce the 750 sq. ft. minimum floor area requirement to 670 sq. ft. for 1BR/1BA units.	5. SAME.