



**CITY OF SNELLVILLE
DEPARTMENT OF PLANNING & DEVELOPMENT
PLANNING COMMISSION**

CASE SUMMARY

December 17, 2019

CASE NUMBER: RZ 19-06 SUP 19-03

REQUEST: Rezoning; Special Use Permit; Request for Variances

LOCATION: 18.5± Acres at Oak Road, Wisteria Drive, Clower Street and North Road, Snellville

TAX PARCELS: 5026 227, 256, 258, and 275; 5039 009C, 013, 014, 036, 063, 190, 191, and 208

PRESENT ZONING: BG (General Business) District and OP (Office Professional) District

REQUESTED ZONING: TC-MU (Towne Center Mixed Use) District

OVERLAY DISTRICT: Towne Center Overlay District

2040 FUTURE LAND USE PLAN: Towne Center

DEVELOPMENT/PROJECT: Mixed-Use Development with Multifamily Housing, Commercial, Public Greenspace and Civic Buildings

PROPERTY OWNERS: Downtown Development Authority of Snellville
Snellville, Georgia 30078 AND
United States Postal Service
Mandan, North Dakota 58554

APPLICANT/CONTACT: David Brunner
MidCast Snellville, LLC
919-302-8844 or dbrunner@castoinfo.com

RECOMMENDATION: **Approval with Conditions**



**CITY OF SNELLVILLE
DEPARTMENT OF PLANNING & DEVELOPMENT
PLANNING COMMISSION**

CASE ANALYSIS

December 17, 2019

TO: The Planning Commission

**SPECIALLY CALLED
MEETING DATE:** December 17, 2019

FROM: Jason Thompson, Director
Department of Planning and Development

CASE NUMBER: RZ 19-06 SUP 19-03

FINDINGS OF FACT:

The Department of Planning and Development has received applications from MidCast Snellville, LLC, represented by David Brunner, to request a Rezoning and Special Use Permit for a 18.5± acre site located at the Wisteria Drive, Clower Street, Oak Road and North Road.

The applicant wishes to build a mixed-use district that will serve as the first block of a revitalized downtown Snellville. The project will include:

- A new Gwinnett County library with 22,500 SF first floor library space and 22,500 SF second floor civic space.
- 2-story city market building with up to 34,000 SF consisting of a mix of commercial, retail, office, restaurant, event space, and micro-brewery uses.
- Up to 86,200 SF of commercial, retail, office, restaurant space spread out over multiple building sites.

- 429 residential/multi-family units. (Phase 1 and Phase 2).
- 4-story 254-unit 280,000 SF apartment building (Phase 1).
- 5-story, 750 space parking deck.
- 80,200 SF of common area civic/greenspace and promenade.
- 3 new private streets with access along Oak Road, Wisteria Drive and Clower Street in addition to road improvement to North Road.

The applicant is requesting the subject property, comprised of twelve parcels, be rezoned, as well as request for a Special Use Permit for the residential use. The applicant is also requesting variances from the Snellville Zoning Ordinance.

BACKGROUND:

The 18.5± acre tract is located at two different locations. 10.3± acres of the site are located within the block created by the intersection of (clockwise from the north) Wisteria Drive, Clower Street, Oak Road and North Road. The remaining 8.2± acres are contained on one parcel across from the Snellville Public Safety building on Wisteria Drive to the north. The site is comprised of a variety of parcels (full chart below) all owned by either the Downtown Development Authority (DDA) of Snellville or the United States Postal Service (USPS). All parcels making up the development are zoned either BG or OP, and are located in the Towne Center Overlay District.

Parcel ID	Street Address	Owner
R5029 227	2250 Oak Road	USPS
R5039 014	2250 Oak Road	USPS
R5026 256	2260 Oak Road	DDA
R5026 258	2270 Oak Road	DDA
R5026 275	2280 Oak Road	DDA
R5039 208	2395 Clower Street	DDA
R5039 190	2385 Clower Street	DDA
R5039 036	2285 Wisteria Drive	DDA
R5039 191	2285 Wisteria Drive	DDA
R5039 063	2265 Wisteria Drive	DDA
R5039 013	2245 Wisteria Drive	DDA
R5039 009C	2306 Wisteria Drive	DDA

The lower portion of the site currently contains a variety of commercial structures, two vacant residential structures, the current location of the Snellville Post Office, and ancillary parking for the aforementioned commercial uses. The northern portion of the site contains a partially constructed bridge-like structure and some vacant parking that was in the past intended to be

used for a mixed-use development that never materialized, as well as a detention pond that was graded for the same purpose.

On the lower portion of the site, the only adjoining property is a commercial building at the corner of Oak Road and Clower Street, zoned BG (General Business) and located at 2290 Oak Road. The rest of the block is taken up by the development.

The northern portion is bordered on the northwest and southeast by commercial properties zoned BG. To the northwest is the Tim Stewart Funeral Home, located at 2246 Wisteria Drive. To the southeast is the Wisteria Place office and business condominium site, located at 2336 Wisteria Drive.

To the north and northeast are residential properties, zoned RS-180, that back up to the subject parcel and front Eastwood Drive and part of the Sunrise Estates subdivision.



The proposed site plan, submitted by the applicant.

REQUEST:

Rezoning

The applicant is requesting that all the subject parcels be rezoned from BG (General Business) District and OP (Office Professional) District to TC-MU (Towne Center Mixed-Use) District. The details for each parcel in the 18.5± acre tract are below:

Parcel ID	Street Address	Owner	Current Zoning	Proposed Zoning
R5029 227	2250 Oak Road	USPS	BG	TC-MU
R5039 014	2250 Oak Road	USPS	BG	TC-MU
R5026 256	2260 Oak Road	DDA	BG	TC-MU
R5026 258	2270 Oak Road	DDA	BG	TC-MU
R5026 275	2280 Oak Road	DDA	BG	TC-MU
R5039 208	2395 Clower Street	DDA	OP	TC-MU
R5039 190	2385 Clower Street	DDA	OP	TC-MU
R5039 036	2285 Wisteria Drive	DDA	BG	TC-MU
R5039 191	2285 Wisteria Drive	DDA	BG	TC-MU
R5039 063	2265 Wisteria Drive	DDA	BG	TC-MU
R5039 013	2245 Wisteria Drive	DDA	BG	TC-MU
R5039 009C	2306 Wisteria Drive	DDA	BG	TC-MU

Special Use Permit (SUP)

In accordance with Sec. 9.23(W)(1), Uses Allowed by District of Article IX, Schedule of District Regulations of the 2001 Zoning Ordinance, the applicant is requesting a Special Use Permit for the 254-unit, 280,000 SF apartment building in the 10.3± acre Phase 1, with a total density of 24.66 units per acre and up to an additional 175 residential/multi-family units on the 8.2± acre tract in Phase 2, having a density of 21.34 units per acre. Combined, there are proposed 429 residential/multi-family units for the 18.5± acre Phase 1 and Phase 2 development with a total density of 23.19 units per acre.

There is no maximum density limit in the TC-MU District.

Variances

As part of the application submittal, the applicant is requesting thirty-two (32) variances from the Zoning Ordinance and mostly pertaining to the Towne Center District regulations for blocks, parking and loading, driveways, parking deck design, vehicle access, building design and materials, storefront street design, building placement, exterior lighting and signage. The variances and staff analysis are presented more thoroughly beginning on page 9, below.

STAFF ANALYSIS:

This will likely be the first entirely new redevelopment under the Towne Center zoning districts (TC-R and TC-MU) that were created and adopted in 2016. As such, this project will be something of a litmus test for how well the ordinances and requirements set in place are at producing quality developments for downtown Snellville.

This project is intended to serve as the first block of a revitalized downtown Snellville, and is the fruition of many years of work by city leaders and staff. It is referenced extensively in the City of Snellville 2040 Comprehensive Plan (adopted February 2019), and is supported by a variety of policies and goals throughout the document. A few key instances are listed below:

- “Implementation of the planned Towne Center is a high priority for community members and elected officials.”¹
- LU-1.3: Promote mixed uses within the Towne Center.²
- LU-3.1: Pursue density in targeted areas of the community.³
- H-3.2: Encourage the construction of high-quality townhomes and multifamily units in areas where higher density has been targeted.⁴
- “Focus on redeveloping a core, active block with a mix of uses and pedestrian-oriented design on the block between Wisteria Drive, North Road, Oak Road and Clower Street.”⁵

The hope is that these policies and goals will produce developments that are walkable, human-scaled, and less dependent on automobile as the primary method of transportation.

SITE PLAN ANALYSIS:

The rezoning site plan entitled “The Grove @ Snellville”, sealed and dated 11-11-2019 shows the proposed layout of the 18.5± acre site. Currently, only the lower 10.3± acres, labeled “Phase 1” on the site plan, have a definite layout as proposed by the applicant.

The development in Phase 1 includes a variety of different uses and building types. The single largest building is 280,000 SF, 254-unit apartment building, providing 1-3 bedroom units on four floors. The building wraps on three sides by a 5-story, 750-space parking deck, with the remaining side of the parking deck exposed to North Road. The deck will be comprised of associated parking for the multifamily units, as well as public parking serving the whole development.

The site includes two civic buildings. The first is a 2-story, 44,000 SF Gwinnett County public library. The existing Snellville branch of the library, currently located next to Briscoe Park at

¹ Section 2, Priority Issues and Opportunities, 14.

² Section 4, Policies, Land Use Policies, 26.

³ Section 4, Policies, Land Use Policies, 26.

⁴ Section 4, Policies, Housing Policies, 28.

⁵ Section 5, Snellville Tomorrow, Town Center Character Area, Key Implementation Strategies, 43.

2740 Lenora Church Road, will be relocated to this new space. The library will inhabit the first floor, while the second floor will be utilized for a variety of “civic space.” To the east of the library is a 2-story, 34,000 SF city market building. The current plan as provided by the applicant is for this building to contain a mix of restaurant, retail and other commercial uses.

The remainder of the site is comprised of four (4) commercial buildings along Oak Road, Clower Street and Wisteria Drive, as well as their associated parking. At the center of the site is a 35,330 SF public greenspace, labeled “The Grove” on the site plan, which contains a tree save area preserving a few of the existing canopy trees currently located on the site.



Phase 1, as shown on the “Overall Site Concept Plan” submitted by the applicant.

There are five (5) additional civic open space areas ranging in size from 6,000 SF to 12,300 SF. Combined, Phase 1 of the development will contain just over 80,200 SF (1.84 acres) of civic open space representing 17.8% of the 10.3± acre site.

Three (3) new private interior streets are proposed with access along Oak Road, Wisteria Drive and Clower Street. The section of North Road, between Wisteria Drive and Oak Road will be improved to make it a two-way roadway.

The remaining 8.2± acres across Wisteria drive, labeled “Phase 2,” shows no conceptual layout. It shows only a tree save area, detention pond, and a segment of the first phase of the Snellville Greenway located on the northern third of the parcel. The remainder is titled only “Future Development.”

Although not shown on the conceptual site plan layout, the development shall be required to meet the Landscaping and Screening requirements of Sec. 9.23(T) of the Towne Center District regulations, as well as the Buffer, Landscape and Tree Ordinance requirements of Chapter 19 of the City Code, as applicable.



Phase 2, as shown on the “Overall Site Concept Plan” submitted by the applicant.

TRAFFIC PLAN:

A traffic study has been submitted to the Atlanta Regional Authority (ARC), Georgia Regional Transportation Authority (GRTA), and Gwinnett County Department of Transportation for review and comments. The traffic plan will be finalized and presented at the Mayor and Council public hearing.

CONCEPTUAL BUILDING ELEVATIONS:

The applicant provided building elevations for only the proposed apartment building and parking garage. No formal determination has been made regarding compliance with the City's building design standards of Sec. 9.23(V) summarized below; however, eleven (11) of the requested variances pertain to these building design standards.

- a) Allowable building and accent materials and colors;
- b) Building façade requirements when facing the street;
- c) Building massing;
- d) Façade design and articulation to convey the impression of separate buildings;
- e) Min. and max. fenestration and blank wall requirements;
- f) Awning/canopy building elements; and
- g) Floor-to-ceiling 9 foot min. height.

TOWNE CENTER FLAT USE STANDARDS:

Where a residential/multi-family (Towne Center Flat) use allowed, it is subject to the following specific use standards of Sec. 9.23(X)(13):

- a) Towne Center flats must be located in a conforming walk-up flat or stacked flat building type.
- b) Ground floor dwelling units may be accessed from the outside or through a conditioned interior hallways, as permitted by building type.
- c) Dwelling units located above the ground floor must be accessed through a conditioned interior hallway.
- d) Each dwelling unit must be at least 750 square feet in floor area.
- e) Sites containing 30 or more Towne Center flat dwelling units must provide a minimum of 5,000 square feet of commercial floor area for each additional 30 Towne Center flats, or fraction thereof, unless a variance is granted by the Board of Appeals in conformance with "f" below.
- f) Variance requests may only be approved when the applicant demonstrates that all Towne Center flat buildings are located within 1,000 feet of at least 15,000 square feet of existing commercial space. This distance shall be measured by the most direct route of travel on ground and in the following manner:
 - i. From the lobby entrance of each proposed building housing a Towne Center flat;
 - ii. In a straight line to the nearest public sidewalk, walkway, street, road or highway by the nearest route;
 - iii. Along such public sidewalk, walkway, street, road or highway by the nearest route;
 - iv. To the main entrance of the existing commercial floor area.
 - v. When multiple commercial establishments are required to attain 15,000 square feet, this requirement shall apply to all establishments.

The applicant has requested variances from items (d) and (e), above.

VARIANCE REQUEST AND ANALYSIS:

Although no demonstrated hardship has been provided for these variance requests, it is believed that In order to implement the vision for the Towne Center through the redevelopment of many of the subject properties and constraints that exist with a large portion of the proposed development being surrounded by existing City and County roadways, the applicant is requesting the following variances from the Zoning Ordinance and Development Regulations.

1. **Sec. 9.23.H.2 – Maximum block perimeter length for TC-MU.** Increase the maximum block length from 2,100 feet to 2,800 feet. The length of the current block as it exists today is 3,345 feet.

The proposed project is being built on an existing block, which the applicant had no control in creating. Furthermore, the block will be broken up by several proposed private internal streets. This request is recommended for approval.

2. **Sec. 9.23.N.1 – Parking and Loading Requirements.** Parking and loading for all uses shall comply with Article XI, Parking and Loading Requirements of the Zoning Ordinance except:
 - a. Residential parking requirement to be a minimum of one space per dwelling unit, with no additional loading requirement.
 - b. Commercial space (any use not civic or residential) to be parked at a minimum of 1 space per 200 gross square feet.

Any parking deficiency for any use within the development as it relates to Article XI and Section 9.23.N of the Zoning Ordinance shall be allowed as long as the overall development parking ratio meets the required parking ratio as listed above across all uses.

Requested Parking Ratio Table (Phase 1):

USE	SIZE	MINIMUM PARKING RATIO	MINIMUM NUMBER OF REQUIRED PARKING SPACES
Library / Civic Space	44,000 SF	1 space per 400 gross SF	110 spaces
Commercial / Retail / Office	22,500 SF	1 space per 250 gross SF	90 spaces
Mercantile Space	34,000 SF	1 space per 250 gross SF	136 spaces
Residential	254 Units	1 space per dwelling unit	254 spaces
TOTAL MINIMUM REQUIRED PARKING SPACES			590 SPACES

Total parking provided on Phase 1 – **964 spaces**:

- 753 spaces (Parking Deck)
- 110 spaces (On-Street Parking, Streets A/B/C)
- 56 spaces (Offsite)
- 45 spaces (Parking between Street C and Wisteria Drive)

The 2040 Comprehensive Plan calls for a reduction in parking requirements across the city, and especially in the Towne Center.⁶ A similar reduction was granted in early 2019 to Wendover Housing (RZ 19-01 SUP 19-01), who were seeking to build a Towne Center apartment building targeted for seniors. These variances are recommended for approval.

3. **Sec. 11.2.A.1 – Parking space dimensions.** To allow a reduction from 9' x 18' spaces to allow 9' x 17' spaces in the proposed parking deck where structural columns are located.

This is a practical need to accommodate spaces around the structure of the deck. The department recommends approval.

4. **Sec. 9.23.O.2 – Driveways.** To allow three (3) driveways per the site plan. This increases the number of driveways by one (1) but is consistent with the existing number of driveways.

As the applicant states, though the number of drives will be larger than allowed by the code, it will be a consistent number with what currently exists. This is recommended for approval.

5. **Sec. 9.23.P – Design of Parking Structure.**

- a. To allow cars and ramps to be visible over the screen wall as shown on the elevation labeled North Elevation (North Road and South Elevation (Street "A") to maintain the open-air design, not all areas inside the deck will be fully screened (ex. Cars, ramps, lighting, etc. will be only partially screened).
- b. Structured parking façade will be designed with elements/materials of the surrounding building and will have horizontal features as shown on the elevation labeled North Elevation (North Road and South Elevation (Street "A")).

(a) Unlike many buildings, there is no easily ascertained "back" of the building, as all sides front either a public right-of-way or an internal greenspace. The parking deck is designed to be exposed onto North Road in order to provide adequate ventilation and air circulation within the deck. Requiring it to be fully covered would significantly increase the cost of the design, as it would then need to be artificially ventilated. This is recommended for approval.

(b) The side of the deck will be lightly clad with brick and other building materials to blend the façade of the deck with that of the apartments. This is recommended for approval.

6. **Sec. 9.23.Q – Loading.** To allow loading for the residential uses and library along North Road and Wisteria Drive, as shown on the "Overall Site Concept Plan," dated November 12, 2019.

⁶ Section 4, Policies, Land Use Policies, 26.

The City of Snellville 2040 Comprehensive Plan advocates for a variety of uses in the Towne Center. This is recommended for approval.

7. **Sec. 9.23.R.4 – Vehicle Access and Parking Locations.** No off-street parking lot fronting a required storefront street sidewalk may exceed 150 feet in width. This is an increase of 30 feet to allow for vehicular circulation.

We do not believe this is needed as the parking lot on Clower Street appears to be two-bays or 120 feet in width. Therefore, no variance is required.

8. **Sec. 9.23.U.2.g – Stacked Flats.** To increase the street-facing façade length to 375 feet maximum to be able to wrap the parking deck on three sides.

We do not believe this is needed as the building appears to be broken up into segments under 200 feet using the following: A change of all exterior wall materials (excluding architectural accent materials) from grade to the roof for at least 40 feet of façade length; or a change in façade composition from grade to the roof for the remainder of the façade length. Therefore, no variance is required.

9. **Sec. 9.23.V.4 – Street-facing façade lengths.** Allow for the wall plan projection or recess to be an aggregate of at least 20' in depth for the total length of the façade.

Not applicable. See above. No variance is required.

10. **Sec. 9.23.V.5.e – Awning/Canopy.**

- a. Variance from the current 6' minimum awning depth to allow for no minimum depth for awnings.
- b. To allow for awnings to be made of canvas, other woven fabric, metal, wood, glass or other composite material.

The applicant is requesting these variances “to allow for the design of the buildings to be unique.” They are both recommended for approval; however the use of reflective or shiny materials shall be prohibited.

11. **Sec. 9.23.V.6.b – General Architectural Standards / Building Materials.**

- a. iii(a) - To allow simulated and/or face brick veneer on precast and retaining/slab wall.
- b. iv(a) - To allow shopfronts to have wood accent on the front and rear of the building and painted CMU on front and rear of building when integrated into the overall design of the building to create an accent feature, but may not be the prominent material on the façade.
- c. iv(a) – To allow the residential building to have painted CMU as accent material.
- d. iv(b) and v(c) – To remove the restrictions set forth on the Exterior Color Palette as this would limit the allowable colors and number of colors for the project.

The applicant is not intending that brick veneer, CMU or wood be allowed as the primary material on any façade, but would like the ability to incorporate the materials as accents on both residential and commercial properties within the development, as the overall design calls for.

The removal of the allowable color limit would not permit the use of colors not allowed in the approved color palette. It would simply allow the applicant to use more than the allowed maximum number of colors (currently three) on each façade.

All four (4) variances are recommended for approval.

12. Sec. 9.23.V.6.c – Building Façade.

- a. iii – Facades must provide visual division between the ground floor and second story through architectural means such as courses, awnings or a change in material where applicable and does not contradict the architectural style.

Not needed. The plan appears to conform. This is intended to prevent large windowless areas. No variance is required.

- b. v – Must have windows above ground floor that are similar in size and spacing but no requirement to greater height than width or be in a grid pattern.
- c. vi – No recess minimum for windowpanes on all building types and floor levels, as the setback requirement would create a long-term maintenance issue.
- d. vii – Windows may have true or simulated divided lights or be one-over-one lights but is not required, where fixed panel, transom, storefront, curtain wall or other window types would be used to match to the architectural design.

These design codes are to ensure that larger buildings aren't erected as "blocky" or "uniform" with no architectural variation. The applicant has submitted renderings that are architecturally variable and aesthetically pleasing thus satisfying the intent of these codes. Variance items 12(v)(vi)(vii) are recommended for approval.

13. Sec. 9.23.V.6.d – Massing. Wall massing over 50' in length must incorporate wall projections or recesses a minimum of 4" in depth. The combined length of said recesses and projections must be at least 10% of the total façade length. This reduction is to maintain the design elements of having projections and recesses but within a criterion that is consistent with high density design for commercial and residential buildings.

We believe they have accomplished this on all elevations except the parking deck; therefore, we recommended approval.

14. Sec. 9.23.X.13 – Specific Use Standard.

- a. d – Each dwelling unit must be at least 600 square feet in floor area.
- b. e – Request a variance to subsection 9.23.X.13.f.v where it states "Variance requests may only be approved when the applicant demonstrates that all Towne Center flat

buildings are located within 1,000 feet of at least 15,000 square feet of existing commercial space.

Similar variances were granted in early 2019 for Wendover Housing (RZ 19-01 SUP 19-01) to reduce the minimum floor area to 670 SF and not require the development to be located within 1,000 feet of at least 15,000 sq. ft. of existing commercial space. Once completed, residents of the towne center flat building will have easy walkable access to over 125,000 sq. ft. of civic, commercial, retail, restaurant and office uses. This is recommended for approval.

15. Sec. 9.23.Y – Storefront Street Requirements.

- a. 2 – Curb cuts and driveways to be permitted as located on “Overall Site Concept Plan” dated November 12, 2019.
- b. 4 – Buildings abutting a storefront street shall have no building type restrictions.

The 2040 Comprehensive Plan advocates for a variety of uses in the Towne Center.⁷ This would also necessitate a variety of building types, in order to provide visual as well as aesthetic variety. These variances are recommended for approval.

16. Sec. 9.24.D – Towne Center Mixed Use District Building Placement.

- a. A – Front yard to be reduced to less than 5’ in nine (9) locations. Five (5) locations along Wisteria Drive, two (2) locations along North Road and two (2) along Oak Road.
- b. All setbacks as it relates to subdividing shall be controlled by the overall site plan, where there may be cases where no rear setback could exist due to building being adjacent to one another (i.e. where the parking deck is adjacent to the stacked flats; this is two (2) buildings with different owners and are adjacent with no setback).

This is a master planned development that will be developed as one development. Based on the overall site plan there are areas where the front yard setback will need to be reduced to accommodate the different buildings and structures therefore the reductions are warranted. Once the development is subdivided for property management purposes the setbacks could create technical nonconformities within the code; however the development as a whole will meet most all setback requirements. These variances are recommended for approval.

17. Sec. 6.5.6 of the Development Regulations – Permanent String Lighting.

- c. Permanent overhead (clear or white) string lighting will be allowed for use in outdoor seating areas associated with restaurants and outdoor amenity areas associated with the uses within the development. The lights will only be allowed to be placed overhead, whether in addition to a trellis or with separate supports. Amenity areas are considered to be pool and outdoor gathering areas. Outdoor

⁷ Section 4, Policies, Land Use Policies, 26.

seating for restaurants includes patio areas and designated outside seating, whether or not fencing is provided.

- d. Temporary string lighting will be allowed for use in seasonal outdoor sales areas. These areas will include tree lots, pumpkin patches or other sales areas that are onsite for sixty (60) days or less annually.

String lights are not clearly defined in the code but would be appropriate for the Towne Center zoning districts for restaurant and gathering areas. These variances are recommended for approval.

18. **Article XII, Sign Ordinance – Comprehensive Sign Criteria.** In lieu of having the sign ordinance regulations of Article XII of the Zoning Ordinance regulate signage in the development, instead allow all signage in the development to be regulated by the Comprehensive Sign Plan, attached to the application submittal.

Within the next few months, the City plans to review the current sign codes and propose an amendment to the city's Sign Ordinance and adopt sign regulations that are specific to and limited to properties in the Towne Center that are zoned TC-MU or TC-R to ensure that all property owners within the district are treated equitable and held to the same standards. Therefore, this variance is recommended for denial.

Additional Items Requested for Approval Consideration:

In addition to the variances requested above, the applicant is requesting the following items for approval consideration:

1. Removal from Towne Center Overlay District: *“Request that the subject parcels be removed from the Towne Center Overlay District, and instead be governed solely by the regulations in Section 9.23 of the Zoning Ordinance for the Towne Center Districts and Section 9.24 of the Zoning Ordinance for the Towne Center Mixed-Use District”*

RECOMMENDED FOR APPROVAL AND ADDED AS RECOMMENDED CONDITION #3

2. Minor Revisions of Approved Plans: *“The City of Snellville Planning Director may administratively approve changes to buildings and site elements that do not alter the character and/or nature of the Development.”*

“Changes may include changes in facade design and building footprints or building location such that these changes do not represent a change in the overall character and intent of the approved site plan. The City of Snellville Planning Director may also administratively approve variations in the location and/or type of a permitted use within the Development.”

RECOMMENDED FOR APPROVAL AND ADDED AS RECOMMENDED CONDITION #4

3. Changes to Proposed Uses: *“The Site Plan provides for a variety of uses. While the Site Plan contemplates specific uses, the ultimate development of the project must be able to respond to market conditions over the development period. The approved Development is permitted modifications to the type, size and location of each use with the approval of the Planning Director provided that the approved changes do not exceed overall intensities provided for this Development, or exceed by more than 10 percent the total trip generation provided for in the project Traffic Impact analysis (TIA) except as provided for within, and that the requested change does not exceed the authority granted to the Planning Director.”*

RECOMMENDED FOR APPROVAL AND ADDED AS RECOMMENDED CONDITION #5

4. Open Container: *“The Grove development provides for a variety of public gathering spaces, amenity areas and a greenway extension. These spaces take the form of plazas in the heart of the mixed-use environment, seating areas along landscaped streetscapes, and recreation areas within the residential areas. In addition, residents of the stacked flat units will have access to the recreation facilities and green space within the residential portion of the development including clubhouse and recreation areas.”*

“The Grove development will provide for a variety of outdoor seating areas in yet to be determined areas. These areas will most often be associated with restaurants and food service businesses and occur between the buildings and the street. The location and quantity of outdoor seating shall be at the discretion of the property owner and shall be permitted as part of the approved site plan for the development.”

“It is proposed that with the rezoning the city would approve the right to allow for an open container policy for the project.”

MAYOR AND COUNCIL TO CONSIDER OUTSIDE OF THIS REZONING ACTION AS A POSSIBLE FUTURE AMENDMENT TO THE CITY OF SNELLVILLE ALCOHOLIC BEVERAGE ORDINANCE.

SUMMARY AND STAFF RECOMMENDATION

In conclusion, the Department of Planning and Development recommends **APPROVAL** of #RZ 19-06 and the rezoning from BG (General Business) and OP (Office Professional) District to TC-MU (Towne Center Mixed Use) District for the subject parcels as follows:

Parcel ID	Street Address	Owner	Current Zoning	Proposed Zoning
R5029 227	2250 Oak Road	USPS	BG	TC-MU
R5039 014	2250 Oak Road	USPS	BG	TC-MU
R5026 256	2260 Oak Road	DDA	BG	TC-MU
R5026 258	2270 Oak Road	DDA	BG	TC-MU
R5026 275	2280 Oak Road	DDA	BG	TC-MU
R5039 208	2395 Clower Street	DDA	OP	TC-MU

R5039 190	2385 Clower Street	DDA	OP	TC-MU
R5039 036	2285 Wisteria Drive	DDA	BG	TC-MU
R5039 191	2285 Wisteria Drive	DDA	BG	TC-MU
R5039 063	2265 Wisteria Drive	DDA	BG	TC-MU
R5039 013	2245 Wisteria Drive	DDA	BG	TC-MU
R5039 009C	2306 Wisteria Drive	DDA	BG	TC-MU

And, recommends **APPROVAL** for a Special Use Permit (#SUP 19-03) for the construction and occupancy of a Towne Center Flat residential housing type and more specifically a 280,000 SF, 4-story, 254-unit apartment building having a gross density not to exceed 24.66 units per acre on the 10.3± acre Tract 1 and up to 175 residential/multi-family units having a gross density not too exceed 21.34 units per acre on the 8.2± acre Tract 2.

In conjunction with the rezoning and special use permit approvals, the Department of Planning and Development recommends the following **APPROVAL, NOT REQUIRED** or **DENIAL** actions on each of the requested variances summarized below:

	SECTION	DESCRIPTION	RECOMMENDATION
1.	Sec. 9.23.H.2	Maximum block perimeter length for TC-MU	APPROVAL
2.	Sec. 9.23.N.1.a	Minimum number of parking spaces for residential Use	APPROVAL
3.	Sec. 9.23.N.1.b	Minimum number of parking spaces for commercial use	APPROVAL
4.	Sec. 11.2.A.1	Required dimensions for parking spaces	APPROVAL
5.	Sec. 9.23.O.2	Number of allowed driveways	APPROVAL
6.	Sec. 9.23.P.a	Design of parking structures (screening & visibility)	APPROVAL
7.	Sec. 9.23.P.b	Design of parking structures (façade)	APPROVAL
8.	Sec. 9.23.Q	Loading location	APPROVAL
9.	Sec. 9.23.R.4	Off-street parking locations	NOT REQUIRED
10.	Sec. 9.23.U.2.g	Maximum façade length for stacked flat building	NOT REQUIRED
11.	Sec. 9.23.V.4	Street-facing façade wall projection length	NOT REQUIRED
12.	Sec. 9.23.V.5.e	Awning/canopy minimum wall projection	APPROVAL
13.	Sec. 9.23.V.5.e	Awning/canopy material types	APPROVAL
14.	Sec. 9.23.V.6.b.iii.a	Building materials (exterior walls)	APPROVAL
15.	Sec. 9.23.V.6.b.iv.a	Accent building materials	APPROVAL
16.	Sec. 9.23.V.6.b.iv.a	Building materials on residential building	APPROVAL
17.	Sec. 9.23.V.6.b.iv.b	Exterior Color Palette	APPROVAL
18.	Sec. 9.23.V.6.b.v.c	Exterior Color Palette	APPROVAL
19.	Sec. 9.23.V.6.c.iii	Building façade (division between floors)	NOT REQUIRED
20.	Sec. 9.23.V.6.c.v	Building façade (window size)	APPROVAL
21.	Sec. 9.23.V.6.c.vi	Building façade (window panes recessed)	APPROVAL
22.	Sec. 9.23.V.6.c.vii	Building façade (windows types)	APPROVAL
23.	Sec. 9.23.V.6.d	Building façade (massing)	APPROVAL
24.	Sec. 9.23.X.13.d	Towne center flat minimum unit size	APPROVAL
25.	Sec. 9.23.X.13.e	Commercial space minimum requirement	APPROVAL
26.	Sec. 9.23.Y.2	Storefront street requirement (driveways)	APPROVAL
27.	Sec. 9.23.Y.4	Allowable building types on storefront streets	APPROVAL
28.	Sec. 9.24.D.a	TC-MU building placement	APPROVAL
29.	Sec. 9.24.D	TC-MU building setbacks	APPROVAL
30.	Dev. Regs. 6.5.6	Permanent string lighting	APPROVAL
31.	Dev. Regs. 6.5.6	Temporary sting lighting	APPROVAL

32.	Article XII	Sign Ordinance	DENIAL
-----	-------------	----------------	---------------

These actions are subject to the attachment of the following recommended **CONDITIONS**:

1. The property shall be developed according to the proposed site plan entitled "Overall Site Concept Plan", sealed and dated 11/12/2019 and exhibits in the "Drawing Package" stamped received 11-21-2019 with modifications permitted due to engineering restraints, ingress and egress, and/or to meet conditions of zoning or State, County, and City regulations;
2. Continuation of a ten (10) foot wide sidewalk shall be required along all road frontages along public rights-of-way, including Wisteria Drive, Clower Street, and Oak Road. North Road shall be allowed a six (6) foot wide sidewalk;
3. Removal from Towne Center Overlay District: The subject parcels shall be removed from the Towne Center Overlay District, and instead be governed solely by the regulations in Section 9.23 of the Zoning Ordinance for the Towne Center Districts and Section 9.24 of the Zoning Ordinance for the Towne Center Mixed-Use District, less any approved variances from Section 9.23 and 9.24;
4. Minor Revisions of Approved Plans: The Director of Planning and Development may administratively approve changes to buildings and site elements that do not alter the character and/or nature of the Development. Changes may include changes in facade design and building footprints or building location such that these changes do not represent a change in the overall character and intent of the approved site plan. The Planning Director may also administratively approve variations in the location and/or type of a permitted use within the Development. Substantial variances, as determined by the Planning Director and/or City Manager, will require Mayor and Council approval; and
5. Changes to Proposed Uses: The Site Plan provides for a variety of uses. While the Site Plan contemplates specific uses, the ultimate development of the project must be able to respond to market conditions over the development period. The approved Development is permitted modifications to the type, size and location of each use with the approval of the Director of Planning and Development provided that the approved changes do not exceed overall intensities provided for this Development, or exceed by more than 10 percent the total trip generation provided for in the project Traffic Impact analysis (TIA) except as provided for within, and that the requested change does not exceed the authority granted to the Planning Director.