

AN ORDINANCE TO APPROVE A REQUEST TO ADD 2.31 ACRES TO THE EXISTING 20.6-ACRE TOWN CENTER MUD ZONING DISTRICT BY REZONING 2.31 ACRES FROM C-2 TO MUD TO ALLOW FOR A NEW MIXED-USE OFFICE AND RETAIL DEVELOPMENT AT 3847 MEDLOCK BRIDGE ROAD AND 5100 PEACHTREE PARKWAY, DIST. 6, LAND LOT 301, PEACHTREE CORNERS, GA.

WHEREAS: Notice to the public regarding said public hearing has been duly published in The Gwinnett Daily Post, the Official News Organ of Peachtree Corners; and

WHEREAS: Public Hearings were held by the Mayor and City Council of Peachtree Corners on June 28, 2022 and July 26, 2022;

NOW THEREFORE, IT IS HEREBY ORDAINED by the governing authority of the City of Peachtree Corners, Georgia that RZ2022-004, Town Center Mixed Use Office Building, for the above referenced property is hereby approved subject to the following conditions:

1. The property shall be rezoned from C-2 to MUD.
2. Retail and/or restaurant use shall be located on the ground floor of the office building.
3. The site plan layout shall be in general conformance with the site plan submitted with this application and prepared by Foresite Group dated May 26, 2022 (with revisions to meet these conditions and zoning and development regulations).
4. Development shall include no more than the two existing access points as shown on the submitted site plan and the existing shared access to the rear of the Sprouts store.
5. All stormwater detention shall be located within existing facilities or be underground and all on-site facilities shall be constructed to meet the standards of the City of Peachtree Corners Stormwater Ordinances including, but not limited to, stormwater detention, water quality standards, stream protection and management of off-site drainage flowing through the site.
6. All stormwater facilities shall be owned and maintained by the owner of the subject property in accordance with the City of Peachtree Corners Stormwater Ordinances.
7. The developer shall provide sidewalk connectivity between all buildings and dedicated trails within the site and to all public streets adjacent to the site.
8. The remnants of the former driveway to the bank site along Medlock Bridge Road shall be fully removed. The sidewalk shall be returned to standard condition and the unimproved yard area shall be landscaped in accordance with city standards.
9. Building elevations shall be in general conformance with those submitted including a rooftop seating area as shown on renderings dated May 2, 2022. Final building design shall be approved by the City Manager or his designee.
10. Shared parking spaces between the office building and bank shall be developed as shown on plans drawn by the Foresite Group and dated May 26, 2022.

Effective this 26th day of July 2022.

So Signed and Witnessed this 26th day of July, 2022.

Attest:

Approved:

Rocio Monterrosa

Rocio Monterrosa, Deputy City Clerk

Mike Mason

Mike Mason, Mayor

