

**CITY OF PEACHTREE CORNERS  
COMMUNITY DEVELOPMENT DEPARTMENT**

**REZONING ANALYSIS**

PLANNING COMMISSION DATE: JULY 16, 2024

CITY COUNCIL DATE: AUGUST 27, 2024

CASE NAME: **25 TECHNOLOGY PARKWAY SOUTH**

CASE NUMBER: RZ2024-003

CURRENT ZONING: M-1 (LIGHT INDUSTRY DISTRICT)

LOCATION: 25 TECHNOLOGY PARKWAY SOUTH

MAP NUMBERS: 6<sup>th</sup> DISTRICT, LAND LOT 272

ACREAGE: 3.22 ACRES

PROPOSED DEVELOPMENT: REZONING FROM M-1 TO RM-13 TO ALLOW FOR A 13-UNIT CONDOMINIUM DEVELOPMENT

CHARACTER AREA MAP: CENTRAL BUSINESS DISTRICT

APPLICANT: E. ANDREW ISAKSON  
4994 LOWER ROSWELL ROAD, STE. 16  
MARIETTA, GA 30068

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OWNER: SOUTHERN TECHNOLOGY PARK INVESTORS,  
LLC 4994 LOWER ROSWELL ROAD, STE. 16  
MARIETTA, GA 30068

**STAFF  
RECOMMENDATION: DENIAL**

**PROJECT DATA :**

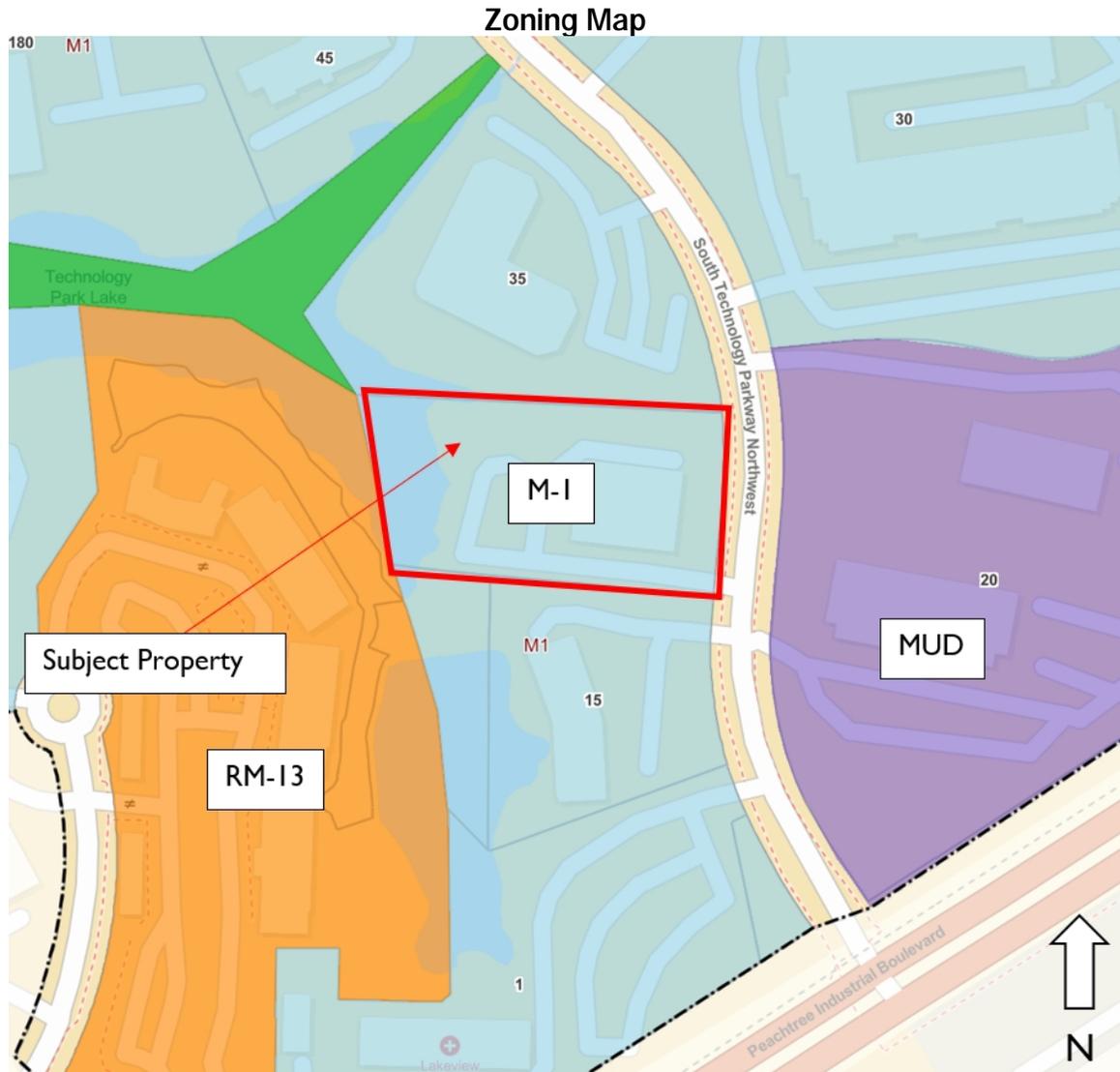
The applicant is requesting the rezoning of  $\pm$  3.22 acres from M-1 (Light Industry District) to RM-13 (Multifamily Residence District) in order to construct 13 condominiums at 25 Technology Parkway South.

The property is currently developed as a 2-story office building with associated parking, and is located on the western side of Technology Parkway S, approximately 500' north of its intersection with Peachtree Industrial Blvd. The applicant intends on renovating the existing office building for the development of 13 for sale condominiums.



The submitted site plan indicates a creek, just north of the property, which runs parallel to the northern property line and extends southwest, across the parcel, where it meets Technology Park Lake. The 25' undisturbed state buffer, 50' city undisturbed buffer, and 75' city no impervious surface setback cover approximately half of the site, and the existing parking lot and building are within these buffers. In addition to the lake, its buffers, and stream buffers, there are several sanitary sewer easements and drainage easements that bisect the site.

Directly north and south of the subject property are properties zoned M-1. To the east, across Technology Parkway S. is a large parcel zoned MUD (Mixed-Use Development District) that was rezoned in 2021 for 382 multi-family apartment units. Directly adjacent to the west is an apartment complex, Cortland at Peachtree Corners, zoned RM-13. This area along Technology Parkway S. is largely characterized by aging flex-office buildings.



The subject property is located within the Central Business District Character Area on the Future Land Use Character Area Map. This area encourages a mixture of uses, including retail, commercial, office, and institutional, as well as residential components within mixed-use developments. While residential uses may be appropriate within the Central Business District Character Area, the plan specifically states they should be included within mixed-use developments. Although the proposed revitalization of existing office buildings is a goal within the Central Business District Character Area, the plan states these developments should be pedestrian-oriented, walkable environments.

The applicant hosted a virtual community meeting on June 19, 2024, with nine people in attendance. No changes were made to the site plan as a result of the community meeting, but it should be noted that no changes were suggested.

### **DENSITY:**

The proposed development results in approximately 4.1 dwelling units per acre, significantly lower than the maximum density permitted in the RM-13 zoning district, 13 dwelling units per acre. It should be noted that when the applicant initially submitted the rezoning application, 12 condominiums were proposed, but after discussions with staff, the applicant increased the proposed number of units by one, to 13 condominiums.

### **ZONING HISTORY:**

The property was zoned M-1, under Gwinnett County, prior to the City's incorporation in 2012. There are no cases and/or zoning conditions associated with the parcel.

### **ZONING STANDARDS:**

Zoning Code Section 1702 identifies specific criteria that should be evaluated when considering a zoning decision. These criteria are enumerated as 'A' through 'F', below. Following each item is the applicant's response followed by Staff's comment.

#### **A. Will this proposed rezoning, special use permit, or change in conditions permit a use that is suitable in view of the use and development of adjacent and nearby property?**

Applicant's Response: *The property's location is bordered by RM-13 to the west and MUD to the east and will be located adjacent to M-1 parcels. The proposed rezoning will provide a pedestrian friendly residential development within the existing structure and building footprint, while adding an entrance ramp and platform for views of the lake.*

Staff Comments: While an apartment complex is adjacent to the subject property, the proposed use, redeveloping an existing office building into 13 condominiums, would not be appropriate at this location. Within the Central Business District Character Area of the Comprehensive Plan, residential uses are considered appropriate only within a mixed-use development, as this area is envisioned to be the economic heart of the city. The plan specifically states the Central Business District as being the most intense concentration of development and density.

#### **B. Will this proposed rezoning, special use permit, or change in conditions adversely affect the existing use or usability of adjacent or nearby property?**

Applicant's Response: *The proposed rezoning will positively affect the existing use of nearby properties by providing parking near existing office used. Additionally, it will reduce site impervious surface area and provide residential amenities within the property.*

Staff Comment: Residential uses are not necessarily out of character with this area of the city, however; other approved developments include a mixture of uses rather than a standalone residential development.

**C. Does the property to be affected by a proposed rezoning, special use permit, or change in conditions have reasonable economic use as currently zoned?**

Applicant's Response: *Given the current occupancy of the building and overall office occupancy of surrounding office buildings, the proposed development seeks to activate this site as well as surrounding properties with active residential property owners.*

Staff Comment: The site has a reasonable economic use as currently zoned.

**D. Will the proposed rezoning, special use permit, or change in conditions result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?**

Applicant's Response: *The proposed development will have 13 Condominiums which will not have an excessive or burdensome use of streets, transportation, utilities or schools. Overall use for these services will be less than allowable under the existing zoning.*

Staff Comment: Given the relatively small number of units proposed at this location, it is unlikely that transportation facilities, utilities and water/sewer infrastructure would be overburdened by the proposed development.

**E. Is the proposed rezoning, special use permit, or change in conditions in conformity with the policy and intent of the land use plan?**

Applicant's Response: The 2045 Comprehensive plan indicates development in Technology Park should "provide opportunities for more Peachtree Corners residents to work where they live. In turn, revitalizing traditional office parks into walkable, mixed-use environments will motivate young, educated professionals who wish to live where they work to live in Peachtree Corners." While this development site is not large enough for a MUD, this project will provide quality pedestrian friendly residential options for professionals which would like to purchase and own a condominium, rather than renting an apartment.

Staff Comment: The proposed rezoning would not be in alignment with the goals and policies of the Central Business District Character Area. (See "Comprehensive Plan" section analysis below.)

**F. Are there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning, special use permit, or change in conditions?**

Applicant's Response: *The applicant has reviewed the proposed project concept with Technology Park, which has offered support for the initial concept.*

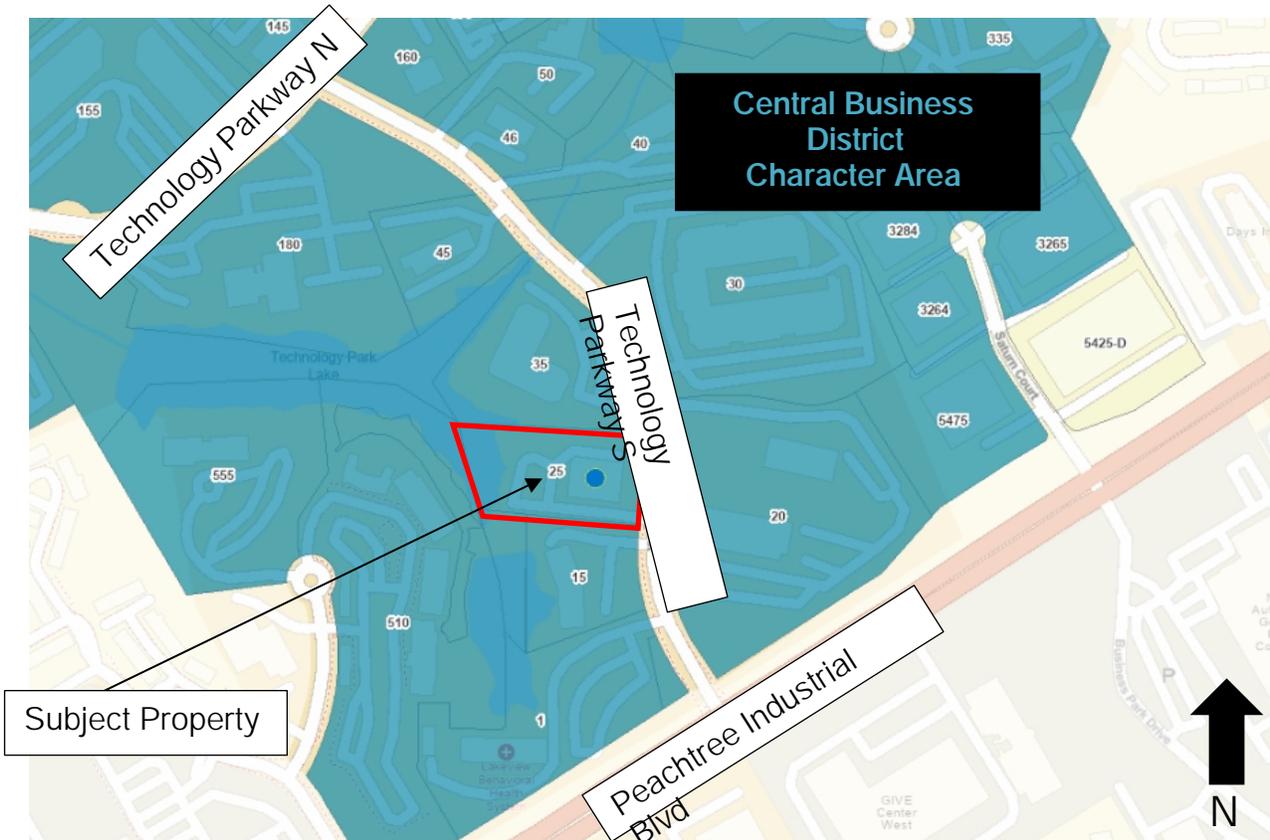
Staff Comment: The City’s Comprehensive Plan identifies this property as being located within the Central Business District Character Area. Within this character area, residential uses should be included in mixed use developments. The proposed use, at a density much lower than recommended in the 2045 Comprehensive Plan, would be better suited in a different location. If the applicant were to propose a higher density; however, staff could be more supportive of the request considering the approved mixed-use nature of nearby development.

**COMPREHENSIVE PLAN:**

The Peachtree Corners Comprehensive Plan lists the subject property in the Central Business District Character Area. Within this character area, residential uses are considered appropriate only within a mixed-use development.

This area of the City is envisioned as the economic heart and should have most intense concentration of development and density. The Central Business District Character Area also states uses should primarily be non-residential, but that high quality, mid-rise, mixed-use developments, with significant residential components are desired. Although a component of this character area is to revitalize traditional office parks, the recommendation is for walkable, mixed-use environments that will serve the surrounding offices and office workers.

With the proposed project being a singular residential use consisting of 13 units, the intent of the Central Business District Character Area is not being met.



**DEPARTMENT ANALYSIS:**

The property is located on the western side of Technology Parkway S., north of its intersection with Peachtree Industrial Blvd. The site is currently zoned M-1 and is developed with a 2-story office building.

The site is currently accessed via a full access drive at the southeastern corner of the parcel, from Technology Parkway S. The applicant intends to keep the existing entrance and will not be expanding the existing building. The applicant's proposed improvements with this project would result in a reduction in the amount of impervious surface that currently exists on the site. As currently developed, the parking, sidewalks, and building total approximately 58,320 square feet of impervious surface. The proposed site plan shows approximately 45,089 square feet of impervious surface, a reduction in impervious surface of approximately 13,231 square feet.

The Peachtree Corners Comprehensive Plan shows the property as located in the Central Business District Character Area, indicating that the location is desirable for mixed-use developments and higher density than may be appropriate elsewhere in the city. Additionally, the Tech Park area encourages redevelopment to take the form of pedestrian oriented, mixed-use projects.

The parking requirement for condominiums is 1.5 spaces per unit. For 13 units, 18 spaces would be required. As currently developed, 79 parking spaces exist on site. The applicant intends to eliminate several portions of the existing parking lot, near the lake and within the stream buffers for a reduction of 33 parking spaces. Per the submitted site plan, 46 parking spaces will remain on the property.

Minor exterior work has been proposed, as the applicant intends to give the existing building a facelift. The submitted architectural elevations reflect a contemporary style, depicting horizontal, cementitious siding and smooth EIFS as the main building materials with synthetic stone water tables and vertical slat accent treatments. The renderings also show flat roofs with prefinished metal flashing.

Within the stream buffers in the northern portion of the development, the applicant has proposed a pervious walking loop, with direct access from the units that are located adjacent to the stream buffers. The site plan also depicts a 10' wide pedestrian trail connection, along Technology Park Lake and a dock that would overlook the lake. Sidewalks are shown as proposed along the perimeter of the building connecting the right-of-way from Technology Parkway South to the proposed trail.

The proposal for condominiums at this location could be in keeping with the City of Peachtree Corners 2045 Comprehensive Plan if the applicant were to add density, height, or a mixture of uses. As currently proposed, the development would be better in a less intense character area within the city. While the adaptive reuse of office stock is one of the goals of the Central Business District Character Area, residentially zoned developments should provide walkability and higher densities.

**STAFF RECOMMENDATION:**

Based on the findings and conclusions herein, Staff recommends **DENIAL** of Land Use Petition **RZ2024-003**.

Note: The following conditions are provided as a guide should City Council choose to approve this request.

**APPROVAL** of Land Use Petition **RZ2024-003** subject to the following conditions:

1. The property shall be rezoned from R-100 to RM-13.
2. The site should be developed with up to 13 condominium units.
3. The site plan layout shall be in substantial conformance with the site plan submitted with this application and prepared by RDG dated May 3, 2024 (with revisions to meet these conditions and zoning and development regulations).
4. Developer shall construct 12' wide trail as shown on the site plan submitted with this application and prepared by RDG, dated May 3, 2024.
5. Upon completion of the trail, Developer shall donate trail to the city.
6. Developer shall connect the sidewalk from the project to the existing sidewalks along Technology Parkway S.
7. Developer shall construct on-site stormwater detention facilities to meet the standards of the Gwinnett County Stormwater Ordinances including, but not limited to, stormwater detention, water quality standards, stream protection and management of off-site drainage flowing through the site.
8. Onsite Stormwater Management Facilities will be required to address Runoff Reduction or Water Quality Treatment if RR is deemed Infeasible, Downstream Channel Protection, and Peak Flow Regulations.
9. All stormwater facilities shall be owned and maintained by the Homeowner's Association in accordance with the Gwinnett County Stormwater Ordinances.
10. The developer shall provide sidewalks along all internal streets and provide a pedestrian sidewalk connection from the development onto the public sidewalk along Medlock Bridge Road.
11. Developer shall install a 10' landscape strip along Technology Parkway South, subject to review and approval by the City Manager or his/her designee. Preservation of existing trees is required within this landscape strip.
12. The developer shall provide a central mailbox for the community with pedestrian access that is ADA compliant.
13. Building elevations shall be in substantial conformance with the elevations submitted with this application and prepared by RDG, dated May 3, 2024 with revisions to meet these conditions and zoning and development regulations).
14. Prior to the issuance of an LDP, tree protection fencing shall be installed, and the city shall confirm that all trees to be preserved have been included.
15. Construction hours shall be limited to weekdays from 7:00AM to 8:00PM. No weekend construction shall be permitted.