

**CITY OF PEACHTREE CORNERS
COMMUNITY DEVELOPMENT DEPARTMENT**

REZONING ANALYSIS

PLANNING COMMISSION DATE: JULY 16, 2024

CITY COUNCIL DATE: AUGUST 27, 2024

CASE NAME: **5250 AND 5390 TRIANGLE PARKWAY**

CASE NUMBER: RZ2024-004

CURRENT ZONING: O-I (OFFICE-INSTITUTIONAL DISTRICT) AND M-1
(LIGHT INDUSTRY DISTRICT)

LOCATION: 5250 & 5390 TRIANGLE PARKWAY

MAP NUMBERS: 6th DISTRICT, LAND LOT 302

ACREAGE: 14.19 ACRES

PROPOSED DEVELOPMENT: REZONING FROM O-I AND M-1 TO M-1

CHARACTER AREA MAP: CENTRAL BUSINESS DISTRICT

APPLICANT: GREENLEAF INVESTMENT PARTNERS L108, LLC
C/O ANDERSEN, TATE, & CARR

CONTACT: MELODY GLOUTON
770.822.0900

OWNER: GREENLEAF INVESTMENT PARTNERS L108, LLC
3081 HOLCOMB BRIDGE ROAD, S-A2
PEACHTREE CORNERS, GA 30092

**STAFF
RECOMMENDATION: APPROVAL WITH CONDITIONS**

PROJECT DATA :

The applicant is requesting the rezoning of ± 14.19 acres from O-I (Office Institutional) and M-1 (Light Industry District) to M-1 (Light Industry District) to unify the split zoning on the subject property and align the zoning with the design and function of the existing buildings and surrounding properties.

The subject property is located on the southern side of Peachtree Corners Circle, at its intersection with Triangle Parkway. The parcel is developed with two, one-story office buildings and associated parking and the site sits significantly lower than both Peachtree Corners Circle and Triangle Parkway. The applicant has not proposed any changes to the site with the subject request.

Aerial Map

The subject property contains two buildings, one along the southern property line and one along the northern property line. The more northern portion of the site, which

includes mostly parking and a sliver of the building is located within the M-1 zoning district, while the remainder of the parcel is zoned O-I.

North of the subject property, across Peachtree Corners Circle, is the Amberfield subdivision, zoned R-100. East of the site are several large parcels zoned M-1. The M-1 zoned parcels extend south from Peachtree Corners Circle, along Metric Place and further past Triangle Drive Northwest and along the western side of Triangle Parkway Northwest. South of 5250 Triangle Parkway are parcels zoned OI, 5300 Peachtree Corners Circle and 5390 Peachtree Corners Circle, 5390 is one of the subject properties the applicant has included in the rezoning application. Southwest of the subject property, on the western side of Triangle Parkway are two parcels zoned O-I and O-I and M-1, respectively. Directly west of the subject property is Cornerstone Christian Academy, zoned OBP (Office-Business Park District). The area along Triangle Parkway is largely characterized by light industrially zoned properties.

Zoning Map



The subject property is located within the Central Business District Character Area on the Future Land Use Character Area Map. A significant component of the Central Business District, specifically within Technology Park are the existing office uses in the area. The plan states the Central Business District is the most intense in concentration of development and density, with uses being primarily non-residential. Rezoning the property, to have one consistent zoning designation across the entire parcel, would be in keeping with the goals of the Central Business District Character Area as the applicant has proposed to rezone the property to M-1, one of the most intense zoning designations in the city.

ZONING HISTORY:

In 1982, the subject property was part of a rezoning request containing multiple parcels, which rezoned the properties from R-100 to O-I, pursuant to RZ-119-82. In 1987, the subject property was part of a multi-parcel Special Use Permit request to allow for a building height increase, pursuant to SUP-21-87.

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: Yes, approval of the proposed Rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property. The proposed use of the existing buildings would complement existing uses surrounding the property. The property is also located within the Central Business District Character Area. The surrounding area is characterized by a mix of intense retail, commercial, office, institutional, and residential uses.

Staff Comments: This rezoning request would be suitable in view of the use and development of adjacent and nearby properties. The applicant's proposal, to create a cohesive zoning designation, M-1, across the entire parcel would be in alignment with the surrounding parcels and would be in keeping with the Comprehensive Plan. The M-1 zoning district is one of the city's highest zoning classifications and the Comprehensive 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: Approval of the proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby property. Rather, the proposed use of the

existing buildings would complement surrounding land uses by providing additional office-professional and warehousing options for businesses.

Staff Comment: Rezoning the parcel to be a consistent zoning designation, light industrial, would be in character with this area of the city and surrounding properties and uses.

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: The Applicant submits that due to the size, location, layout, topography, and natural features of the property, it does not have reasonable economic use as currently zoned. The Applicant further submits that the rezoning will allow for one, consistent zoning classification across the entirety of the property.

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: Approval of the proposed rezoning will not result in a use that will or could cause an excessive or burdensome use of existing infrastructure systems. The existing development has frontage on Triangle Parkway with access to water and sewer utilities on-site. Any potential impacts would be mitigated with appropriate zoning conditions, site development requirements, and planning.

Staff Comment: As the site is already developed, it is unlikely that transportation facilities, utilities and water/sewer infrastructure would be overburdened by the proposed development. No schools will be impacted as a result of this rezoning.

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 proposed rezoning application is in conformity with the policy and intent of the 2045 Plan. The proposed use of the existing buildings would be compatible with and successfully co-exist with the surrounding uses.

Staff Comment: The proposed rezoning would 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 submits that the character of the surrounding development and the existing mix of uses in the area provide supporting reasons for

approval of the rezoning. The Applicant submits that the Property's location, size, and dimensions, as well as its frontage along Triangle Parkway provide further support for approval of the proposed rezoning application.

Staff Comment: The surrounding area is characterized by similarly developed properties and uses. The proposal for creating a consistent zoning across the entirety of the parcel is in keeping with the city's Comprehensive Plan and the Central Business District Character Area to allow for the most intense concentration of development to be located within this area.

COMPREHENSIVE PLAN:

The Peachtree Corners Comprehensive Plan lists the subject property in the Central Business District Character Area. Additionally, the subject property is located within Technology Park. Properties within Technology Park are a significant component of the character area and the existing office uses will continue to grow and thrive into the next several decades.

A goal of this Central Business District Character Area is to revitalize traditional office parks and upgrade existing buildings. While the buildings that currently exist on the subject property are more flex-office type buildings, the intent of the character area is being met. By creating a consistent zoning across the entire parcel, specifically one of the most intense zoning classifications in the city, the applicant is aligning the existing development with the goals of the Central Business District Character Area, to encourage investment and redevelopment of the site.

2045 Future Land Use Map



DEPARTMENT ANALYSIS:

The subject property is located on the southern side of Peachtree Corners Circle, at the southwestern intersection of Peachtree Corners Circle and Triangle Parkway. The parcel is currently split zoned, with a large portion of the property zoned O-I and a small corner, in the northeastern corner of the site, zoned M-1. The site is developed with two, one-story flex office buildings and associated parking. The site was developed in 1998 and is currently accessed via several full access drives along Triangle Parkway. The applicant has not proposed any improvements to the site with the requested rezoning.

The Peachtree Corners Comprehensive Plan and Future Land Use Map show the property as being located in the Central Business District Character Area. One of the goals of this character area is to revitalize existing office parks in order to attract high-paying jobs that will attract more of the city's residents to work where they live. The proposed request, to have a consistent zoning across the entirety of the parcel, is in keeping with the Central Business District Character Area of the city's Comprehensive Plan to invest in the area and attract more businesses to the area.

While the majority of the subject property is zoned O-I, the M-1 zoning designation more appropriately aligns with the existing development on the site, surrounding uses, and the intent of the Community Business District Character Area of the Comprehensive Plan.

STAFF RECOMMENDATION:

Based on the findings and conclusions herein, Staff recommends **APPROVAL** of Land Use Petition **RZ2024-004**, subject to the following conditions:

RECOMMENDATION:

1. The property shall be rezoned from O-I and M-1 to M-1.
2. Uses allowed within the M-1 zoning district are permitted, subject to any limitations within the Central Business District, supplemental regulations or development requirements.