

AN ORDINANCE TO APPROVE A REQUEST TO REZONE 6.78 ACRES FROM M-1 TO MUD WITH ASSOCIATED VARIANCES TO ALLOW FOR A NEW MIXED-USE DEVELOPMENT AT 4779 PEACHTREE CORNERS CIRCLE, 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 October 26, 2021, November 16, 2021, and January 25, 2022;

NOW THEREFORE, IT IS HEREBY ORDAINED by the governing authority of the City of Peachtree Corners, Georgia that RZ2021-004, V2021-006, Peachtree Corners Circle Lofts, is hereby approved for the above referenced property with the following enumerated conditions:

1. The property shall be rezoned from M-1 to MUD and a variance shall be granted to allow the zoning to apply to 6.78 acres instead of the required 8 acres.
2. The site may be developed with up to 56 multi-family for-sale condominium units. However, the maximum number of units is dependent on-site conditions, compliance with zoning conditions, and fully engineered plans that meet regulations.
3. The site shall contain a minimum of three distinct uses as required by the MUD district: residential, restaurant, and public trail.
4. The restaurant shall be a minimum of 2,000 sq. ft., located on either the ground floor or the roof (with directional signage), and open to the public.
5. The site plan layout shall be in general conformance with the site plan submitted with this application and prepared by Travis Pruitt & Associates dated October 5, 2020 (with revisions to meet these conditions and zoning and development regulations).
6. Development shall include no more than the one vehicular access point as shown on the submitted site plan. This access shall be designed as a right-in/ right-out only. And the design shall also include accommodations for a traffic circle to be located east of the property.
7. All stormwater detention shall 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.
8. All stormwater facilities shall be owned and maintained by the Property Owners' Association in accordance with the City of Peachtree Corners Stormwater Ordinances.
9. Engineering/Public Works requirements shall be met including location and size of detention facilities and any traffic related improvements, such as deceleration lane, determined to be needed.

10. The developer shall provide sidewalk connectivity between the building on the site and the trail system, as well as, provide pedestrian sidewalk connections from the development onto the public sidewalk network along Peachtree Corners Circle.
11. Approval from Corps of Engineers and State EPD must be received in order to pipe existing stream, vary from buffer requirements, and build retaining wall in stream buffer.
12. Building elevations shall be in general conformance with the elevations submitted with this application.
13. Bicycle racks shall be provided within the development in accordance with the overlay standards.
14. Prior to the issuance of a Land Disturbance Permit, land shall be donated to the City for the development of a public trail. The trail land shall be a minimum of 40 feet in width, (or less in constrained areas, as approved by staff), and shall run along the western side of the subject property extending from Peachtree Corners Circle to the adjoining parcel (ID # 6302 162) in order to connect with the lakeside portions of 5430 Metric Place and 5405 Metric Place as shown on Exhibit A 'Trail Opportunity.' Final trail location and configuration shall be approved by the City's Engineering/ Public Works Department.
15. The developer shall be responsible for either the cost or the construction of the public trail, as determined by the Engineering/ Public Works Department. If the developer constructs the trail, it shall meet or exceed the city's established trail specifications and the trail shall be completed prior to the issuance of a Certificate of Occupancy for the building.
16. With regard to the condominium units, the following minimum standards shall apply:
 - a. Each unit shall have General Electric stainless-steel kitchen appliances (or equal or better).
 - b. All kitchens shall include granite countertops (or equal material such as quartz).
 - c. Designer ceramic tile backsplashes shall be provided in all units.
 - d. The property owner shall install carpet and upscale plank or engineered wood flooring manufactured by Shaw Industries (or equal or better) (linoleum flooring shall be prohibited).
 - e. For increased privacy and reduced sound transmission, each unit shall have a minimum 7/16" 6-lb pad under all carpeted areas.
 - f. Designer lighting shall be installed in all units.
 - g. All bathrooms shall have granite countertops (or equal material such as quartz).
 - h. All bathrooms shall have ceramic tile tub surrounds.
 - i. All units shall have nine-foot ceilings throughout.
 - j. All bedrooms shall include a walk-in closet.
 - k. All units shall be equipped with connections for full-size washer/dryer.
 - l. Pre-wired security system shall be provided in all units.

- m. All units shall be equipped with an automatic fire sprinkler system.
 - n. Walk-out balconies shall be a minimum depth of 6' -0", including the portion of the balcony that is recessed into the building for privacy reasons. Juliet balconies, which provide no privacy, shall be prohibited.
 - o. One or more roof-top amenities such as an outdoor seating area, garden, and putting green, shall be incorporated into the final design of the loft building.
 - p. The property owner shall provide elevators and elevator lobbies.
 - q. All interior corridors shall be enclosed and climate controlled. Open air breezeways shall be prohibited.
 - r. Children's playground equipment shall be prohibited on the property.
 - s. The property owner shall provide trash chutes internal to the building so residents do not have to carry their trash downstairs.
 - t. All interior corridors shall be finished with carpet or wood flooring. Concrete flooring in interior corridors shall be prohibited.
17. The Homeowners' Association covenants shall stipulate that no more than 20% of the total number of units may be rented.

Effective this 25th day of January, 2022.

So Signed and Witnessed this 25th day of January 2022

Attest:



Kymberly Chereck, City Clerk

Approved:



Mike Mason, Mayor



VOTE: Y N A Sadd / Y N A Christ / Y N A Wright / Y N A Mason / Y N A Sawyer / Y N A Christopher / Y N A Gratwick