

**AN ORDINANCE TO APPROVE A REQUEST TO REZONE 3.22 ACRES FROM M-1 TO RM-6 TO ALLOW FOR THE DEVELOPMENT OF A 13-UNIT CONDOMINIUM COMMUNITY AT 25 TECHNOLOGY PKWY. S., DIST. 6, LAND LOT 272, 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, July 23, 2024 and August 27, 2024;

**NOW THEREFORE, IT IS HEREBY ORDAINED** by the governing authority of the City of Peachtree Corners, Georgia that RZ2024-003, 25 Technology Parkway S., for the above referenced property is hereby approved subject to the following conditions:

- 1) The property shall be rezoned from M-1 to RM-6.
- 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 a 12' wide multi-use trail along Technology Park Lake in substantial conformance with the trail location as shown on the site plan submitted with this application and prepared by RDG, dated May 3, 2024. Final location and design of the trail shall be subject to review and approval by the City Manager or his/her designee.
- 5) Prior to the issuance of the final certificate of occupancy for the condominium units, construction of the multi-use trail shall be completed and dedicated to the City for public use.
- 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 internal to the development and provide a pedestrian sidewalk connection from the development onto the public sidewalk along Technology Parkway South.
- 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.
- 16) No more than 2 of the condominium units may be rented concurrently. The limitation shall be incorporated into the Condominium Owner's Association covenants and enforced by the Condominium Owners' Association.

Effective this 27<sup>th</sup> day of August 2024.

So Signed and Witnessed this 27<sup>th</sup> day of August, 2024.

Attest:

Kymberly Chereck, City Clerk

Approved:

Mike Mason, Mayor

