

AN ORDINANCE TO APPROVE A REQUEST TO REZONE 9.35 ACRES FROM M-1 TO R-TH WITH ASSOCIATED VARIANCES TO ALLOW FOR A 75-UNIT TOWNHOME DEVELOPMENT AT 3585 ENGINEERING DR., DIST. 6, LAND LOT 284, 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 December 12, 2023, January 23, 2024, and February 27, 2024;

NOW THEREFORE, IT IS HEREBY ORDAINED by the governing authority of the City of Peachtree Corners, Georgia that RZ2023-002, V2023-002 D.R. Horton Engineering Drive, for the above referenced property is hereby approved subject to the following conditions:

1. **The property shall be rezoned from M-1 to R-TH and variances shall be granted as follows:**
 - a. **to encroach into the stream buffer in order to build the multi-use trail;**
 - b. **to reduce the front setback along Engineering Drive to 25 feet;**
 - c. **and to remove the requirement for retaining frontage trees and a landscape wall along Engineering Drive.**
2. **The site may be developed with up to 75 townhomes. However, the maximum number of units is dependent on site conditions, compliance with zoning conditions, and fully engineered plans that meet regulations.**
3. **The final site plan layout shall be in substantial conformance with the site plan drawing labeled "Rezoning Site Plan" prepared by Kimley Horn and dated 2/1/24, (with revisions to meet these conditions and zoning and development regulations).**
4. **Development shall include no more than the one access point which shall be located on Engineering Drive, opposite the northwesternmost entry to the property at 650 Engineering Drive or the entry to 3560 Engineering Drive. Should the final engineering of the project not allow for a direct alignment with an opposing driveway, the Developer shall work with Staff on the best alternate location for the entrance drive.**
5. **Driveways must be at least 18 ft. in length to ensure that vehicles do not overhang sidewalks, streets, or alleys.**
6. **Developer shall construct on-site stormwater detention facilities to meet the standards 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.**
7. **All stormwater facilities shall be owned and maintained by the Homeowner's Association in accordance with Peachtree Corners' Stormwater Ordinances.**
8. **Stormwater detention pond shall be designed as a water feature and shall include at least one pond aeration fountain.**
9. **The developer shall provide sidewalks along all internal streets and provide pedestrian sidewalk connection(s) from the development onto the public sidewalk and trail network**

where the connection(s) are possible based upon site grading design. Both the Developer and the City agree that stairs are not a preferred connection method and Staff will be able to work with the Developer on their final plan to allow sidewalk connections where stairs are not required.

10. Prior to the certificate of occupancy being issued for the 60th townhome, the developer shall dedicate and/or convey the land shown on the submitted site plan (labeled "proposed dedicated land to city for future trail network") for the Corners Connector trail system and construct the portion of the trail contiguous to the entire subject property from the lake to Engineering Drive in accordance with Peachtree Corners' Public Works trail standards, including alignment of the trail to ensure preservation of existing trees to the greatest extent possible and modifications made in accordance with the notes on Exhibit 'A', attached.
11. The developer shall provide a central mailbox for the community with adequate pedestrian access.
12. Building elevations shall be substantially similar to elevations prepared by GMA design group and dated 1/26/24.
13. Building elevation options shall consist of no more than five color schemes.
14. All units located along Engineering Drive shall be designed to face, or appear to face, that street.
15. Construction hours shall be limited to weekdays from 7:00AM to 8:00PM. No weekend construction shall be permitted.
16. No more than 15% of the townhomes may be rental units concurrently. The limitation shall be incorporated into the Homeowners' Association covenants and enforced by the Homeowners' Association.

Effective this 27th day of February 2024.

Attest:

Approved:

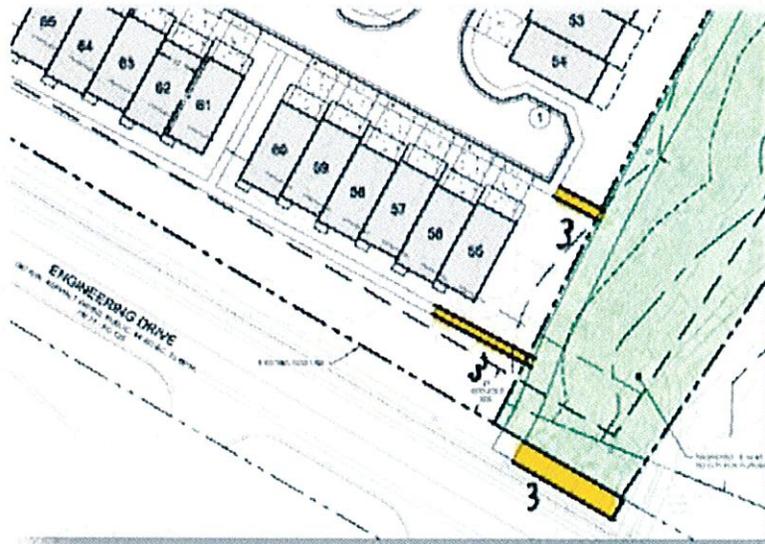


Kymberly Chereck, City Clerk

Mike Mason, Mayor



Exhibit 'A'



1. Continue the 12' wide trail to the northwest and tie in to the existing wooden bridge on the property (see first picture above).
2. Provide a round junction with a seat wall at the trail split near the dam (see first picture above).
3. Extend trail along property frontage to the east property line. Tie in other proposed sidewalks on the site to the trail to the east (see second picture above).