

AN ORDINANCE TO APPROVE A REQUEST TO REZONE 10.7 ACRES FROM M-1 TO MUD WITH ASSOCIATED VARIANCES TO ALLOW FOR A NEW MIXED-USE DEVELOPMENT AT 20 AND 22 TECHNOLOGY PARKWAY SOUTH, 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 September 28, 2021 and November 16, 2021;

NOW THEREFORE, IT IS HEREBY ORDAINED by the governing authority of the City of Peachtree Corners, Georgia that RZ2021-003, V2021-004, AHS Residential, 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 variances shall be granted to allow the development to encroach into the stream buffer up to the amount currently impacted by existing development and to reduce the one-bedroom minimum dwelling unit size from 600 square feet to 555 square feet.
2. The site may be developed with up to 382 multi-family 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 2,000 square feet of indoor/outdoor retail or restaurant space, 8,000 square feet of office space and a food truck parking area as shown on the submitted plan.
4. The site plan layout shall be in general conformance with the site plan submitted with this application and prepared by Bellon Architecture dated July 1, 2021 (with revisions to meet these conditions and zoning and development regulations).
5. The 2.6 acres of open space being dedicated for public use for a density bonus shall be subject to an easement which ensures its open access to the public.
6. Development shall include no more than the two access points as shown on the submitted site plan.
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 owner of the subject property in accordance with the City of Peachtree Corners Stormwater Ordinances.
9. The developer shall provide sidewalk connectivity between all buildings within the site and provide pedestrian sidewalk connections from the development onto the public sidewalk network along Technology Parkway South.
10. The developer shall provide a central mailbox for the community with adequate pedestrian access.

11. Building elevations shall be in general conformance with the elevations submitted with this application.
12. The development shall incorporate public art in the form of a large wall mural on the side of a building visible from Technology Parkway South. The design of the mural shall be approved by Staff with assistance from the Arts Council. Completion of the mural shall occur prior to the issuance of the Certificate of Occupancy for the building on which it is installed. Total cost of the mural shall not exceed \$25,000.
13. Bicycle racks shall be provided within the development in accordance with the overlay standards.
14. The multi-family site shall incorporate an outdoor grilling and seating area with fireplace or fire pit.
15. The multi-family building shall have controlled access at all pedestrian entry points.
16. With regard to the multi-family units, the following shall apply:
 - a. Each unit shall have General Electric stainless-steel kitchen appliances (or equal).
 - 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. Floor finish materials shall be tile, carpet, luxury vinyl tile/plank, or engineered wood. Concrete 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. All units to be equipped with light fixtures, either recessed can light and/or ceiling mount fixtures and/or wall sconces.
 - g. All bathrooms shall have granite countertops (or equal material such as quartz).
 - h. All bathrooms shall have tiled shower/tub surrounds.
 - i. All units shall have nine-foot ceilings throughout.
 - j. All bedrooms shall include a walk-in closet, except for the one bedroom with den which shall include a full room-length wall closet.
 - k. All units shall be equipped with a full-size washer and dryer.
 - l. Pre-wiring for security systems 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 4'-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. The property owner shall provide elevators and elevator lobbies.
 - p. All interior corridors shall be enclosed and climate controlled. Open air breezeways shall be prohibited.
 - q. The property owner shall provide a resort-style swimming pool and courtyard.
 - 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 corridor floor finish materials shall be tile, carpet, luxury vinyl tile/plank, or engineered wood. Concrete flooring shall be prohibited.
17. All existing vegetation along Peachtree Industrial Boulevard and Technology Parkway South shall be preserved as shown on preliminary landscape plans submitted with this application.
18. This property shall participate in the crime-free multi-family housing program.

Effective this 16th day of November, 2021.

Attest:



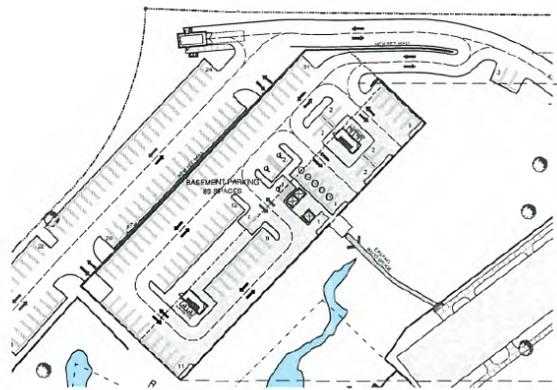
Kymberly Chereck, City Clerk

Approved:

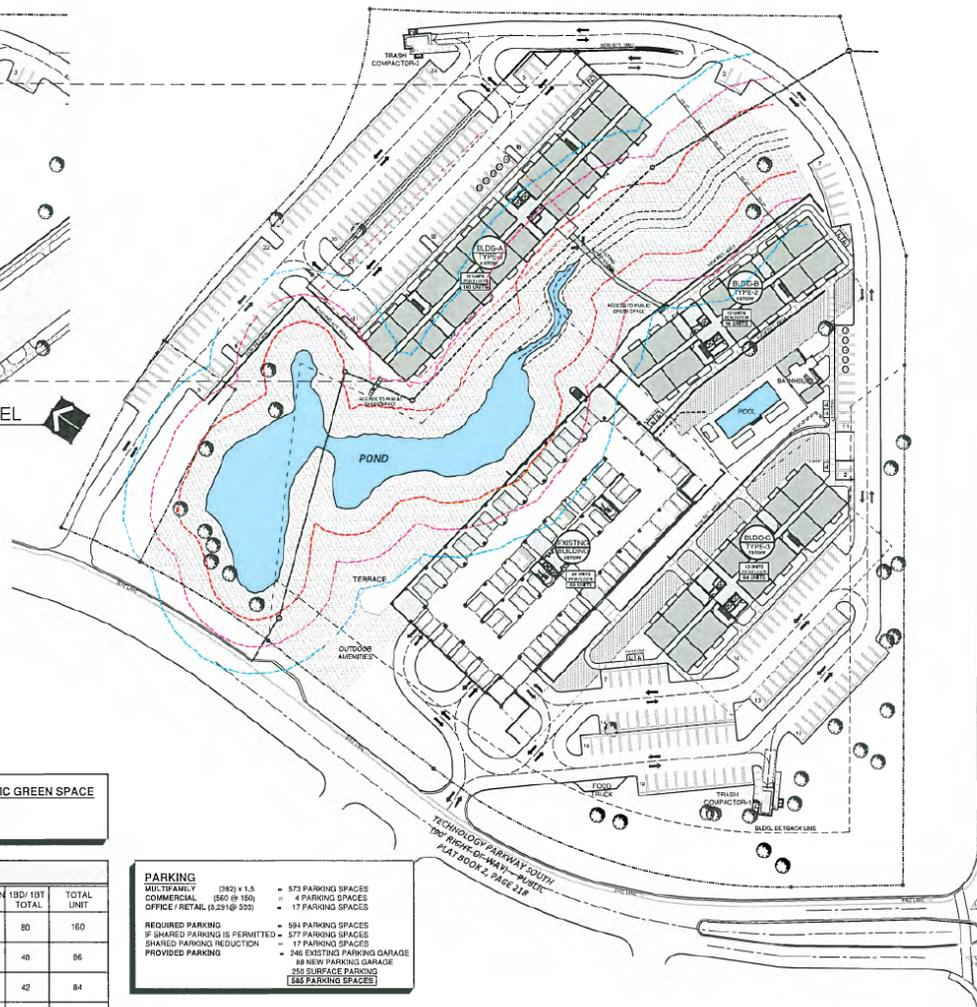


Mike Mason, Mayor





BASEMENT LEVEL
SCALE: 1" = 50'-0"



SITE PLAN STUDY - GROUND LEVEL
SCALE: 1" = 50'-0"

BONUS DENSITY SCHEDULE		
INCENTIVE ITEM	DENSITY BONUS	UNITS
BASE	STARTING ALLOWANCE UNDER MUD ZONING	32.0
CREATE A PUBLIC GREENSPACE	UP TO 2.0 U/A FOR DESIGNATED GREEN SPACE	2
PARKING MADE READY FOR EV CHARGING	UP TO 0.5 U/A	0.5
LEED OR COMPARABLE CERTIFICATION (National Green Building Standards)	UP TO 0.5 U/A	0.5
UNDERGROUND STORMWATER DETENTION	UP TO 0.5 U/A	0.5
ADAPTIVE RE-USE OF EXISTING BUILDING	UP TO 1.0 U/A	1.0
PARKING FOR E-SCOOTERS	UP TO 0.5 U/A	0.5
PUBLIC ART FEATURE VISIBLE FROM A PUBLIC RIGHT OF WAY	UP TO 0.5 U/A	0.5
SMART TECHNOLOGY BUILDING ENHANCEMENTS	UP TO 0.5 U/A	0.5
TOTAL		38

MULTIFAMILY DENSITY CALCULATION			TOTAL LAND AREA: 10.7 ACRES	
	UNITS/AC	TOTAL UNITS		
ACHIEVED DENSITY WITH BONUS INCENTIVES	38	405		
PROPOSED DENSITY	36	380		

COMPUTATION OF PUBLIC GREEN SPACE	
MIN. REQUIRED	= 1.2 Ac
PROVIDED GREEN AREA	= 2.4 Ac

AHS - PEACHTREE CORNER - 382 UNITS													
BUILDING QTY:	BUILDINGS	BLDG. TYPE	FLOORS	3BD/2BT PER FLR.	2BD/1DEN PER FLR.	1BD/1DEN PER FLR.	1BD/1BT PER FLR.	3BD/2BT TOTAL	2BD/2BT TOTAL	1BD/1DEN TOTAL	1BD/1BT TOTAL	TOTAL UNIT	
1	BUILDING (A)	TYPE 1	8	-	10	-	10	-	80	-	80	160	
1	BUILDING (B)	TYPE 2	8	-	5	-	0	-	40	-	40	86	
1	BUILDING (C)	TYPE 3	7	-	5	-	6	-	42	-	42	84	
1	EXISTING BLDG	-	2	-	-	4th FLR= 12 5th FLR= 16	4th FLR= 6 5th FLR= 8	-	-	-	26	14	42
	TOTAL UNITS											382	
	PERCENTAGE											100%	

PARKING	
MULTIFAMILY (382) @ 1.5	= 573 PARKING SPACES
COMMERCIAL (560 @ 150)	= 4 PARKING SPACES
OFFICE / RETAIL (8,291 @ 500)	= 17 PARKING SPACES
REQUIRED PARKING	= 594 PARKING SPACES
IF SHARED PARKING IS PERMITTED	= 577 PARKING SPACES
SHARED PARKING REDUCTION	= 17 PARKING SPACES
PROVIDED PARKING	= 546 EXISTING PARKING GARAGE
	= 89 NEW PARKING GARAGE
	= 255 SURFACE PARKING
	[588 PARKING SPACES]

ELECTRIC VEHICLE CHARGING STATIONS	
EV PARKING DESIGNATION	
TOTAL REQUIRED EV PARKING	= 5% (OF 573)
PROVIDED PARKING	= 29 EV STATIONS
13 STATIONS AT GROUND LEVEL	
9 STATIONS AT BASEMENT LEVEL (BLDG-A)	
15 STATIONS AT EXISTING PARKING STRUCTURE	

RESIDENTIAL
DEVELOP • BUILD • MANAGE

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ARCHITECTURE
LAND PLANNING
INTERIORS
CONSTRUCTION MANAGEMENT

AHS - PEACHTREE CORNER
A RENTAL COMMUNITY
ATLANTA, GA

MARK	DATE	DESCRIPTION

PROJECT No. T.B.O.
DRAWN BY: PM
CHECKED BY: MB
DATE: 03-19-21

LEOPOLDO BELLON, AIA (198-2616)
SHEET TITLE

SITE PLAN
SP-1
SHEET 01